

# 1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102 | FOR LEASE



## DAVID BAUMAN, SIOR, CCIM

Principal

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# 1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102



**\$2.05 PSF FSG**

Lease rate



**±1,510 SF**

Space available

## PROPERTY HIGHLIGHTS

- Features open office area, reception/office, break room and utility closet
- Unique dual entrance design with separate right-side entry
- Natural light with large windows
- Excellent location with access to I-15 and US-95 freeways
- Professional lobby and common areas
- Close to various retail amenities and restaurants

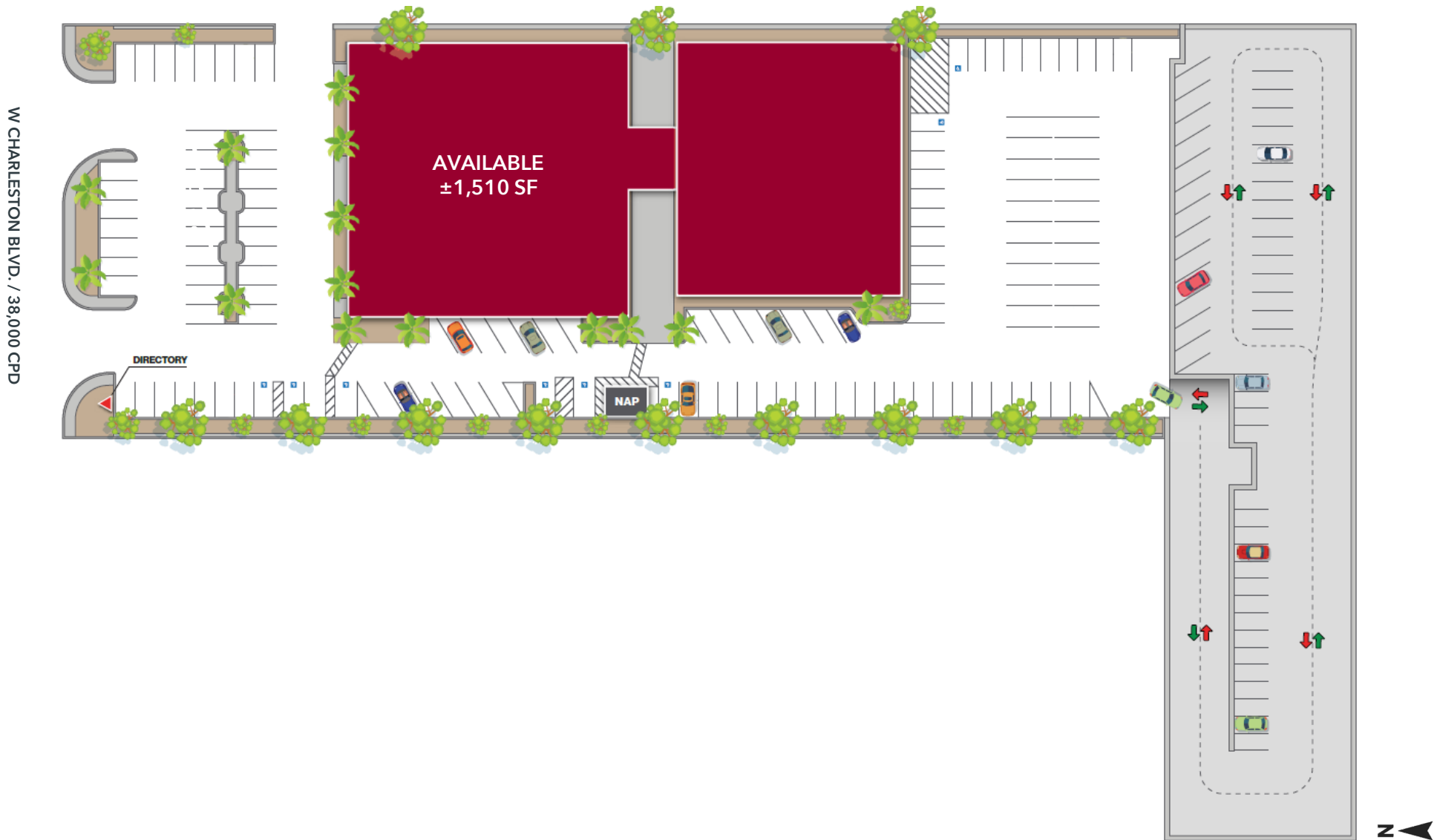


## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	11,001	178,239	511,114
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$79,357	\$66,278	\$69,120
<b>2024 TOTAL HOUSEHOLDS</b>	5,395	73,287	195,326

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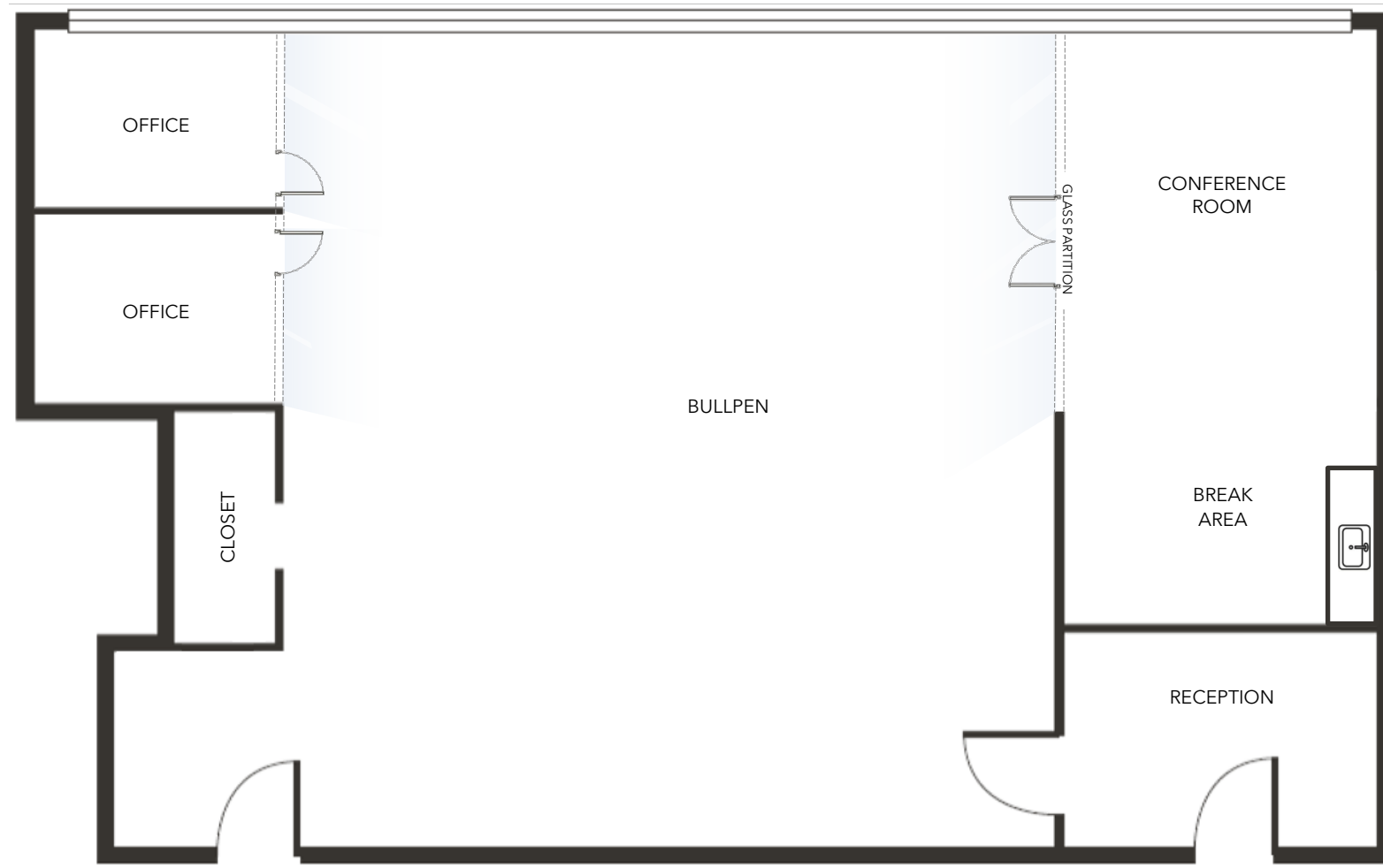
LAS VEGAS, NV 89102



# 1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102

SUITE 130 | ±1,510 SF



# 1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102



THE STRAT  
HOTEL · CASINO · TOWER

FONTAINEBLEAU  
LAS VEGAS

Resort World  
LAS VEGAS

sphere

ti  
TREASURE ISLAND  
Las Vegas

rio  
LAS VEGAS

LAS VEGAS STRIP

**AVAILABLE**  
SUITE 130  
±1,510 SF

McDonald's

W CHARLESTON BLVD. / 38,000 CPD

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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