

# LEASE HERE

# 3821 W Charleston Blvd

Las Vegas, NV 89103

## Charleston Valley View

# CVV

Downtown Adjacent  
Centrally Located Creative  
and Professional Offices  
with Retail Appeal

Suites from  
+/- 1,097 - 6,783 RSF

2nd Generation Turn  
Key Spaces

Join these amenities:



Las Vegas Medical  
District Adjacent  
Location

**CW 3821** W Charleston Blvd  
Las Vegas, NV 89103

# Charleston Valley View



Charleston Valley View is a lushly landscaped Class B office and retail campus located centrally at the edge of the Las Vegas Medical District. This "island" property surrounded by 3 streets is only a 5 minute drive from Downtown Las Vegas, and only 14 minutes from the Airport & The Strip with fast access to I-15 and the 95 Freeway.

## SUBMARKET



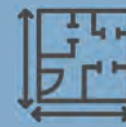
Central West  
Downtown Las Vegas

## USE



Retail Frontage,  
Professional Office or  
Medical

## AVAILABLE



+/- 1,097 to 6,783  
Rentable Square Feet

## ZONING



C-1 Limited  
Commercial Zone  
(City of Las Vegas)

## RATE



\$2.50 Modified Gross  
(TI & FREE RENT  
AVAILABLE)

## POWER



All buildings have  
robust power for  
service for medical  
imaging type uses

## VISIBILITY



Excellent visibility with  
483' of frontage on W  
Charleston & 1,046' on  
S Valley View (26,000  
CPD). W Charleston  
features 29,600 CPD  
(2025 Data)

## RESTROOMS



Common area with  
keycode, some suites  
feature in suite  
restrooms

## SIGNAGE



Building signage or  
new monument sign  
placement on the  
signalized corner

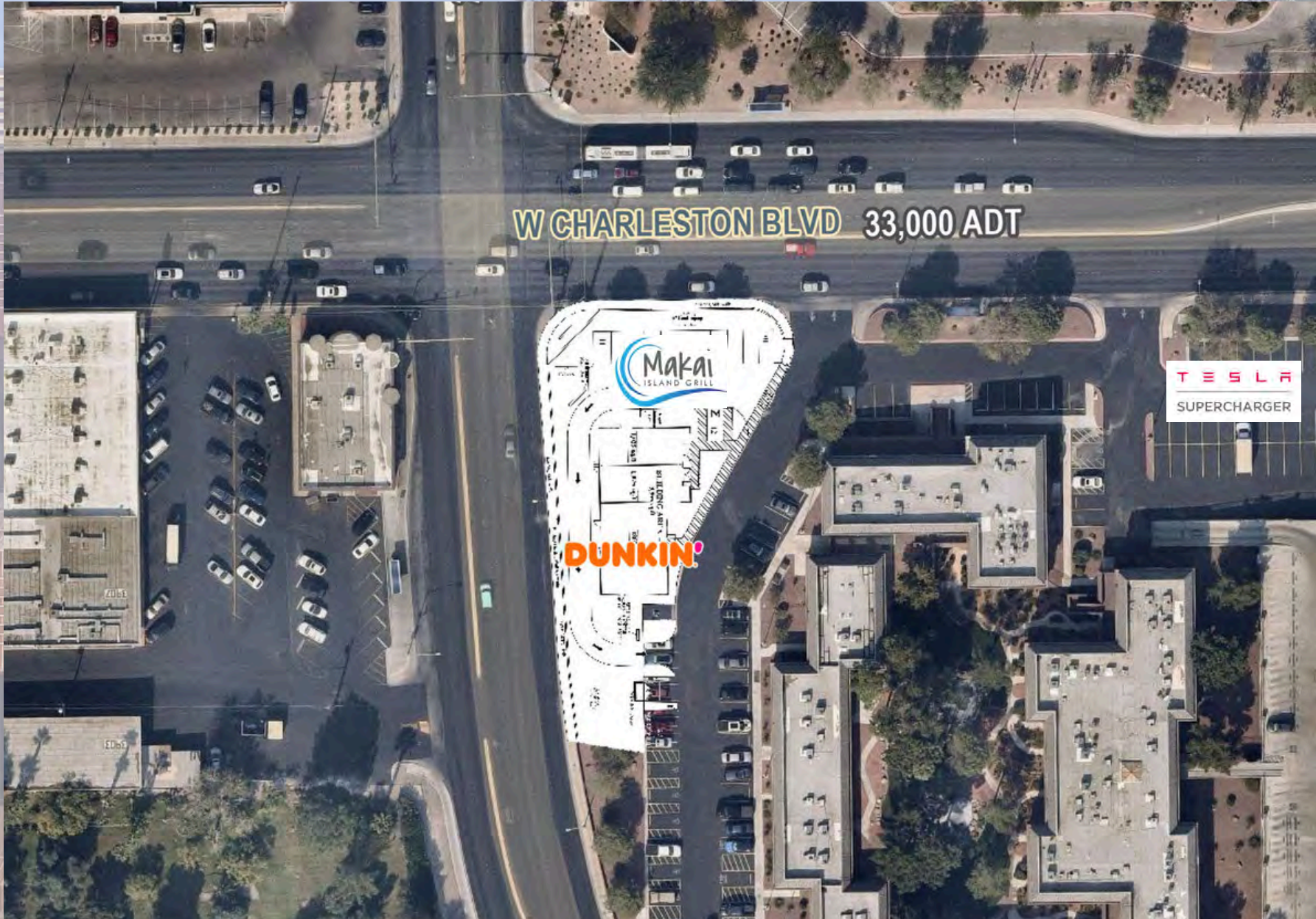
## PARKING



Ample 4:1000  
Parking with covered  
& garage parking  
available



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**Charleston Valley View**

**Suite 3821 200**  
**Retail Appeal and Frontage on**  
**W Charleston Blvd with**  
**Signage Opportunity**

**Strong corner visibility off W Charleston Blvd**  
**(29,600 Cars Per Day, 2025)**

# 3821 200



**Suite #**

**Use Type**

**RSF**

**Base Rent**

**NNNs**

**Total Monthly**

**About This Space**

3821 200

Medical Office /  
Standard Office /  
Events / Training

1,871

\$2.50 / SF MG

N/A

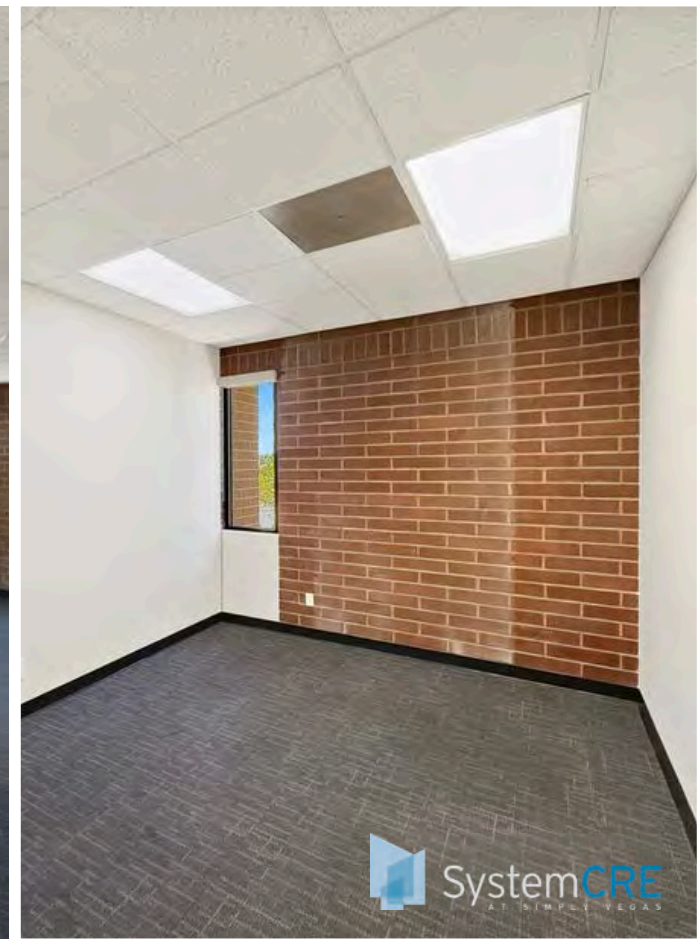
\$4,677

2<sup>nd</sup> Floor space accessible via ground floor walkway with views of downtown LV and Strip. Large multipurpose open area, 3 offices, interior restroom, IT area and storage. Perfect for tech companies or events.

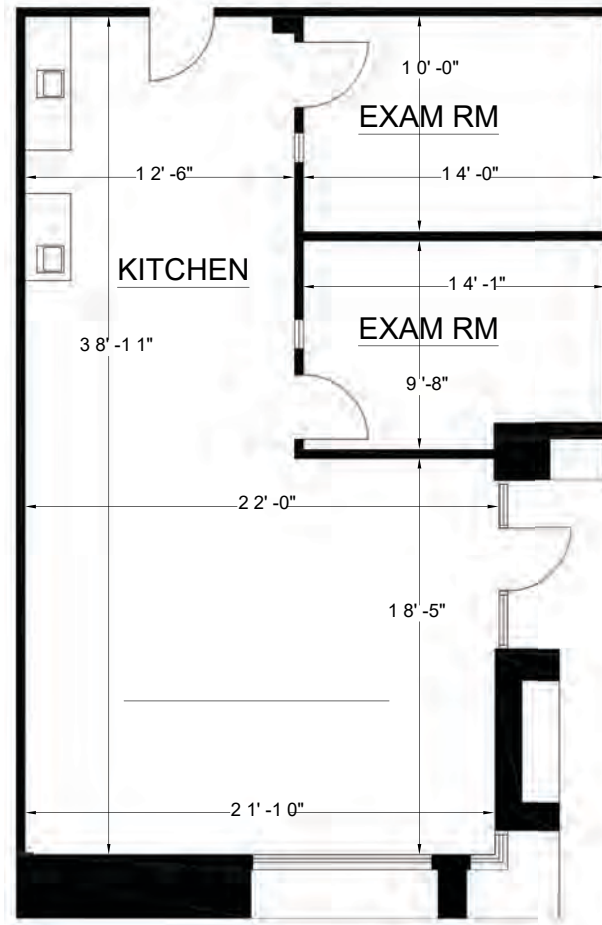
3821 200



**CVV 3821** W Charleston Blvd  
Las Vegas, NV 89103  
**Charleston Valley View**



# 3811 111



**Suite #**

**Use Type**

**RSF**

**USF**

**Base Rent**

**NNNs**

**Total Monthly**

**About This Space**

3811 111

Medical Office /  
Standard Office

1,138

972

\$2.50 / SF MG

N/A

\$2,845

Front and rear entry suite (building hallway, direct to garage) 2 offices, open space, two (2) sinks / built in cabinets. Beautiful brick elements. Former aesthetics studio

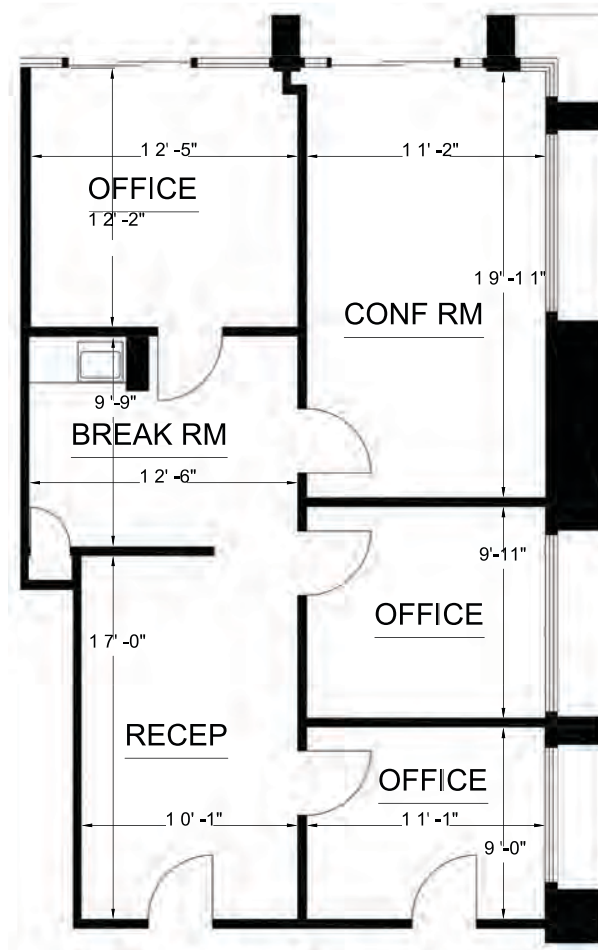
3811 111



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# 3811 106



**Suite #**

**Use Type**

**RSF**

**USF**

**Base Rent**

**NNNs**

**Total Monthly**

**About This Space**

3811 106

Medical Office /  
Standard Office

1,121

940

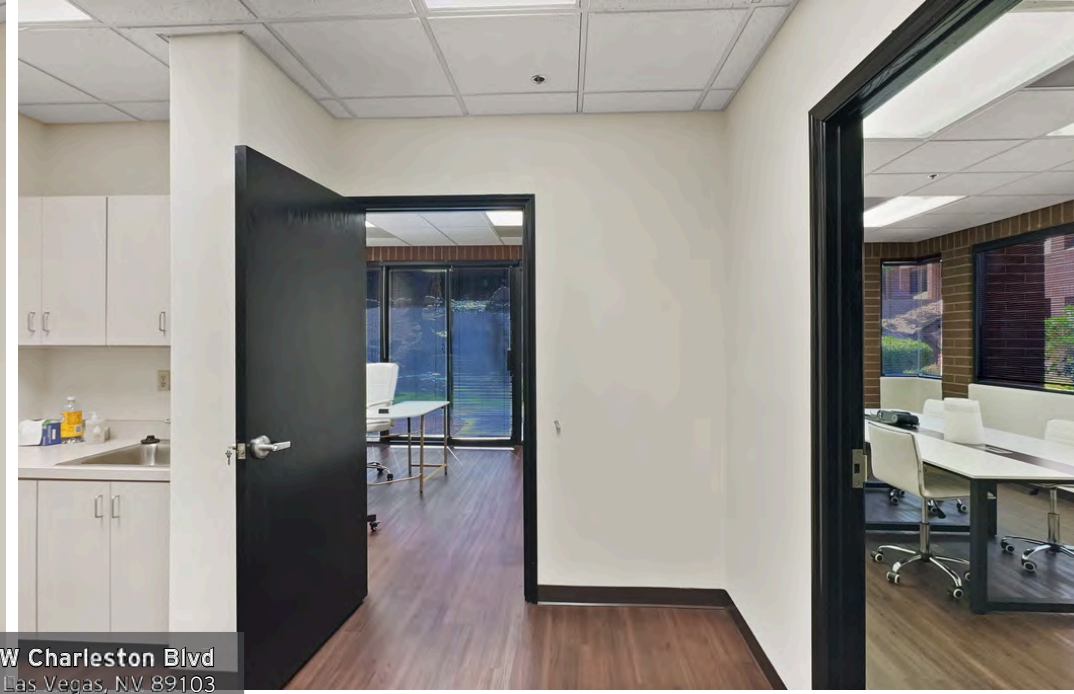
\$2.50 / SF MG

N/A

\$2,743

Entry corridor to left and right private offices, open work area with 2 nooks, large rear room. Faces courtyard with water feature, and features sliding door access and regular door access to common area restroom hallway.

3811 106



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**Suite 3841 100 & 202**

**Retail Appeal and  
Signage Opportunity**



**Strong corner visibility off S Valley View Blvd  
(26,000 Cars Per Day, 2025)**

# 3841 100



**Suite #**

**Use Type**

**RSF**

**Base Rent**

**NNNs**

**Total Monthly**

**About This Space**

3841 100

Street Retail,  
Medical Office /  
Standard Office

6,783

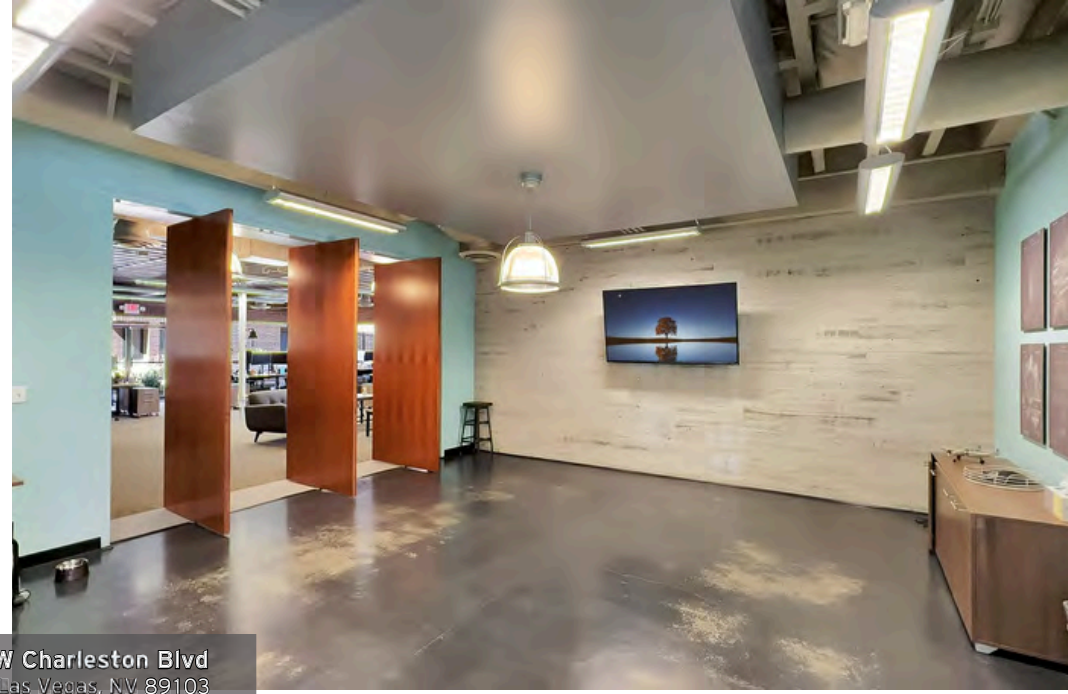
\$2.50 / SF MG

N/A

\$16,957.50

Second generation medical or creative office with signage opportunities on Valley View. Four exam rooms, x-ray room, conference room and two large open work spaces

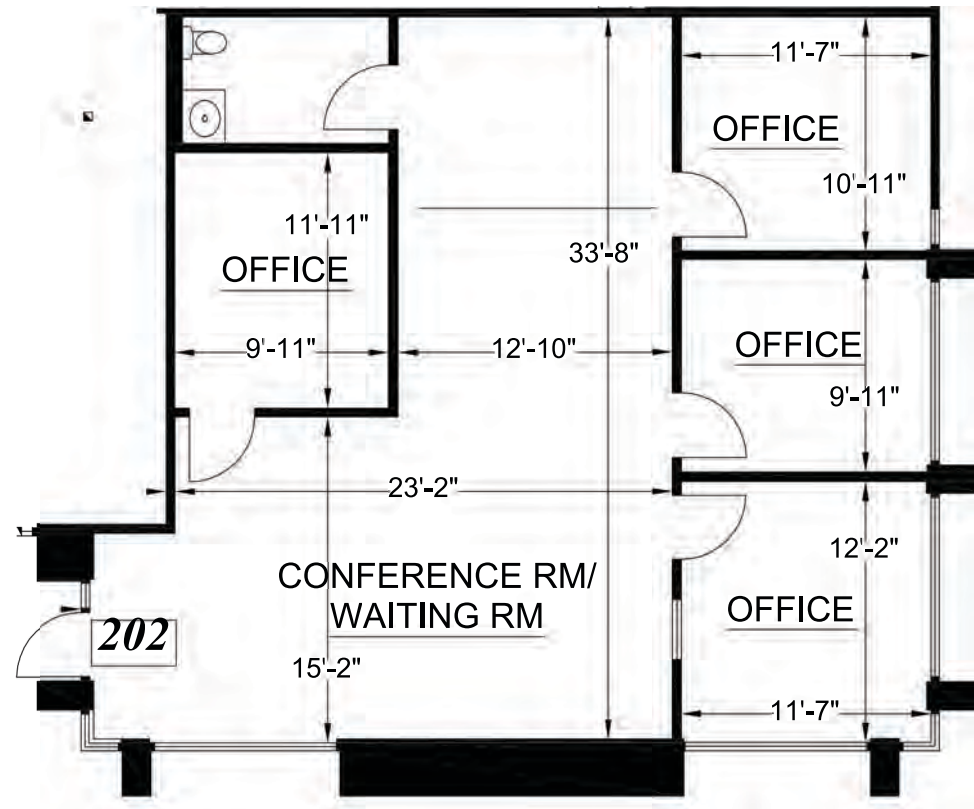
3841 100



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## 3841 202



Suite #

Use Type

RSF

Base Rent

NNNs

Total Monthly

About This Space

3841 202

Street Retail,  
Medical Office /  
Standard Office

1,397

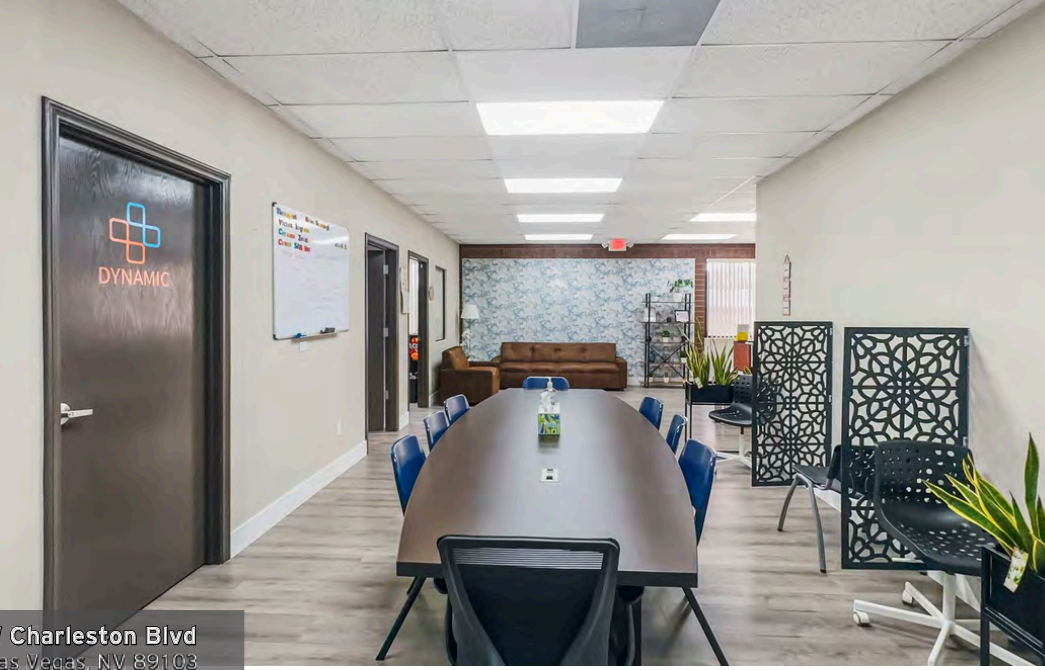
\$2.50 / SF MG

N/A

\$3,493

Corner suite with signage opportunities and Strip View, private offices, work rooms, open space, 1 private restroom, break room, and split level access to the south parking lot AND Valley View Blvd (Full ADA Access).

3841 202



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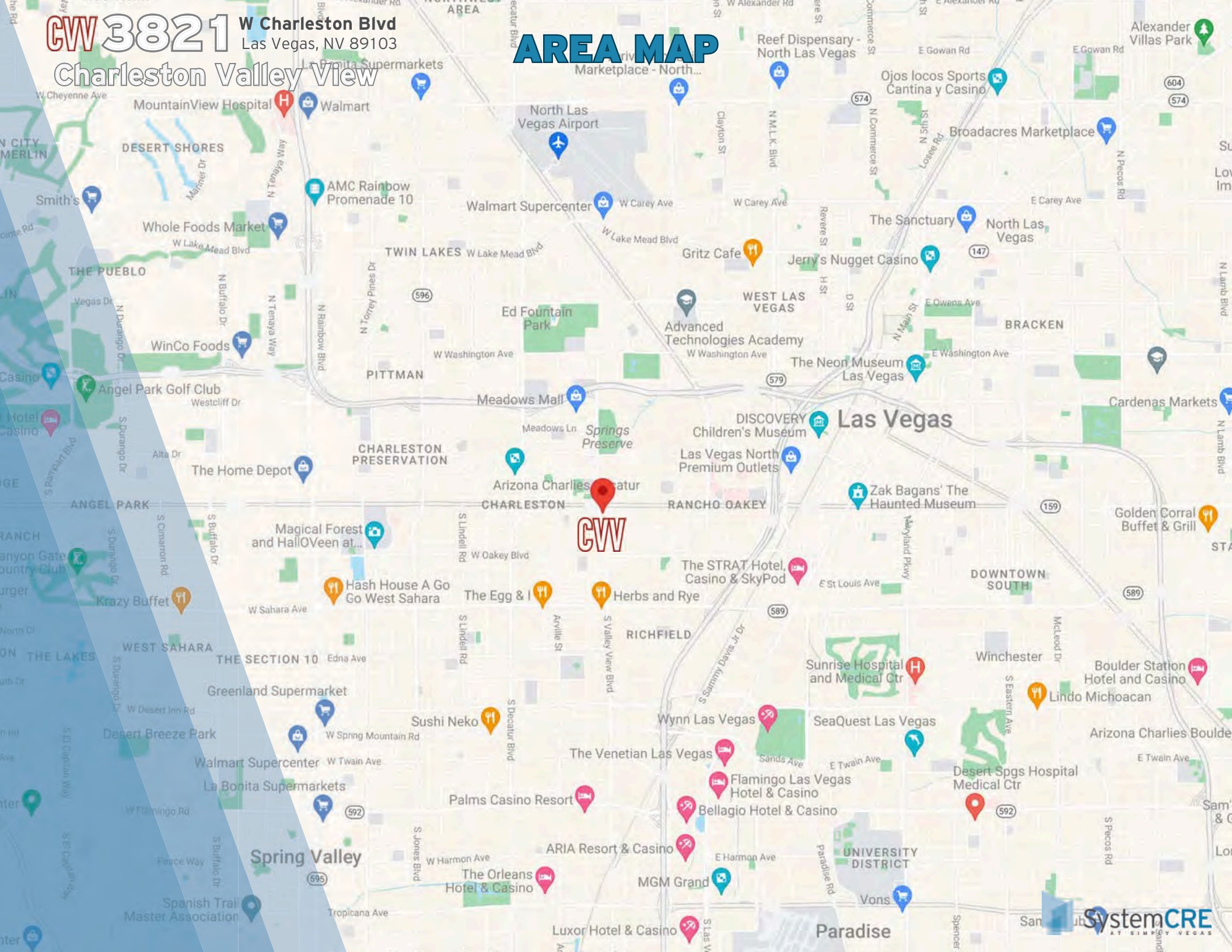


System CRE

**CW 3821** W Charleston Blvd  
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# AREA MAP

## Charleston Valley View



**CW**

# FOR MORE INFO OR TO TOUR:

Ryan Misaresh, LEED® AP | Managing Director

213.309.3279 cell

[ryan@systemcrelv.com](mailto:ryan@systemcrelv.com)

NVRED# S.0174644.LLC | CA DRE# 01858655

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Kate Chandler | Associate

714.306.6213 cell

[kate@systemcrelv.com](mailto:kate@systemcrelv.com)

NVRED# S.0199912

# CVV

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