



THE PINES OFFICE PARK

7211-7391 W CHARLESTON BLVD
Las Vegas, Nevada 89117

FOR LEASE

Lease Rate: \$1.70 - \$1.80/SF/Mo MG

PROPERTY DESCRIPTION

Virtus Commercial is pleased to announce leasing for The Pines Office Park. Excellently located on Charleston Boulevard and Tenaya Way - close to shops, parks, freeways and bus stops. Heavy traffic counts (2025: W Charleston Blvd/S Antelope Way - 35,304 average daily volume) and plenty of parking available. Gorgeous, mature landscaping in a serene working environment with a mix of local and national tenants. The office park contains various suite square footage with private restrooms and floorpans to captivate the most discerning tenants. **Please call for availability.**

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

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Not to scale

CHARLESTON BOULEVARD

TENAYA WAY



AVAILABLE SUITES

<u>Bldg No.</u>	<u>Suite No.</u>	<u>Size</u>
7241	100	5,062 SF
7271	100	5,590 SF

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INTERIOR PHOTOS - 7241-100 (5,062 SF) - \$1.70/SF/Mo MG - Stand Alone Building



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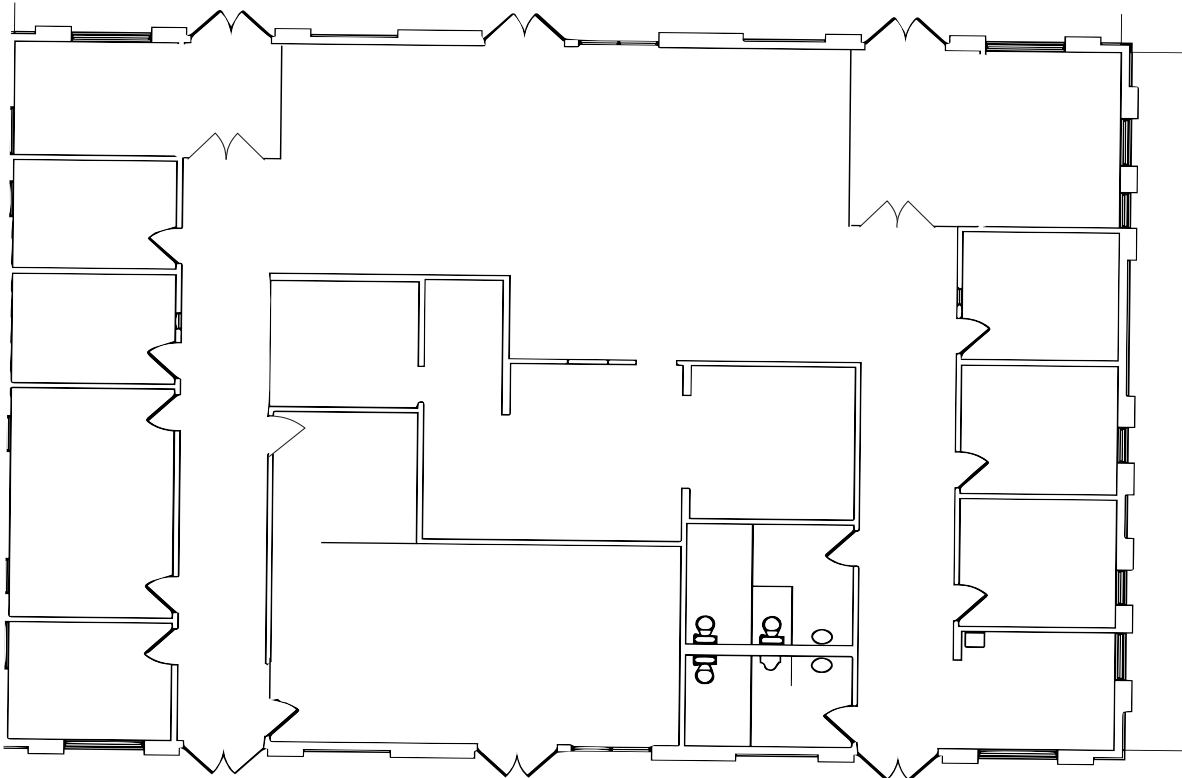
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Lease Rate: \$1.70 - \$1.80/SF/Mo MG

FLOOR PLAN - 7241-100 (5,062 SF) - \$1.70/SF/Mo MG - Stand Alone Building



Floor Plan is not to exact scale. It is intended for general information purposes only.
Floor plan, dimensions and partitions shown are approximate and subject to verification.

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Lease Rate: \$1.70 - \$1.80/SF/Mo MG

INTERIOR PHOTOS - 7271-100 (5,590 SF) - \$1.70/SF/Mo MG - Large Bullpen Area



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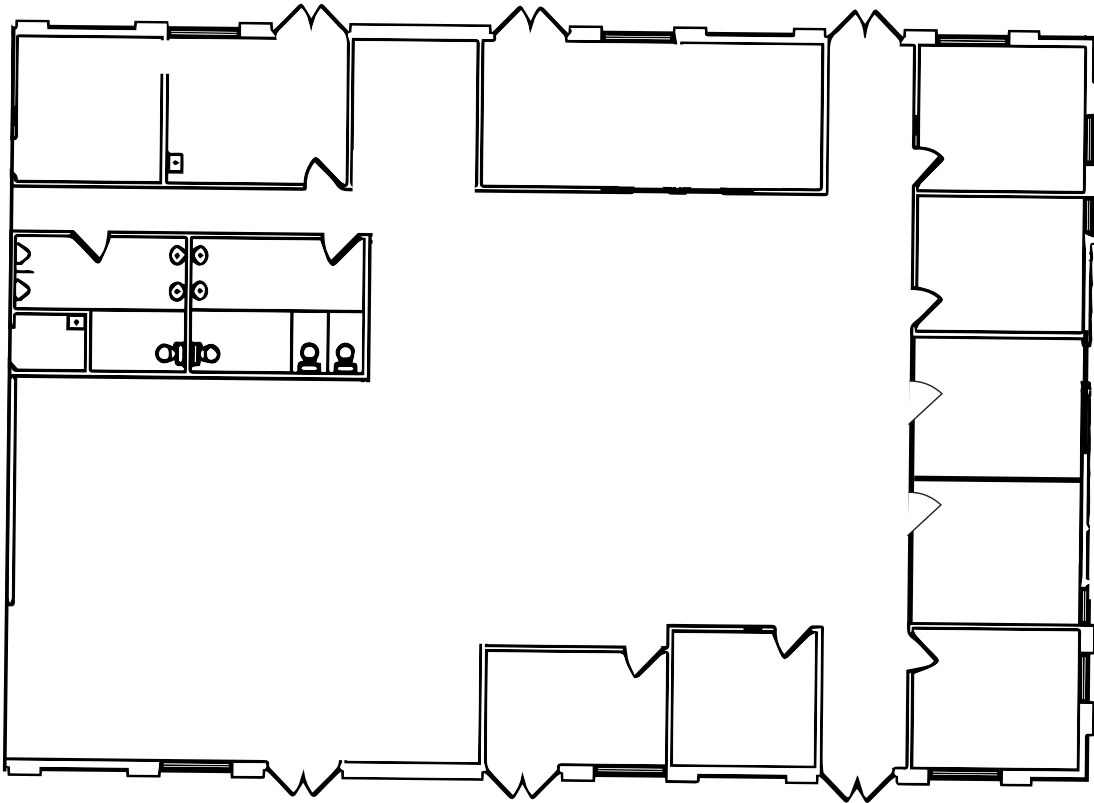
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PROPERTY PHOTOS



Las Vegas Strip

CHARLESTON BLVD

TENAYA WAY



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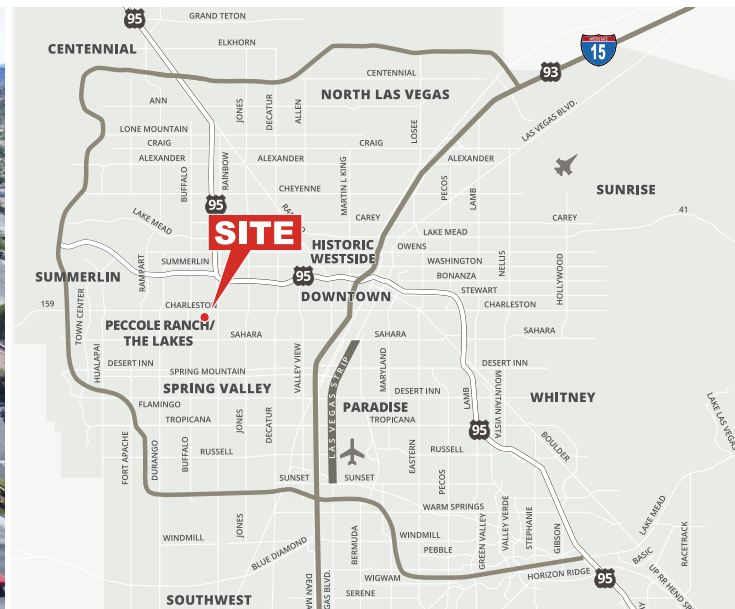
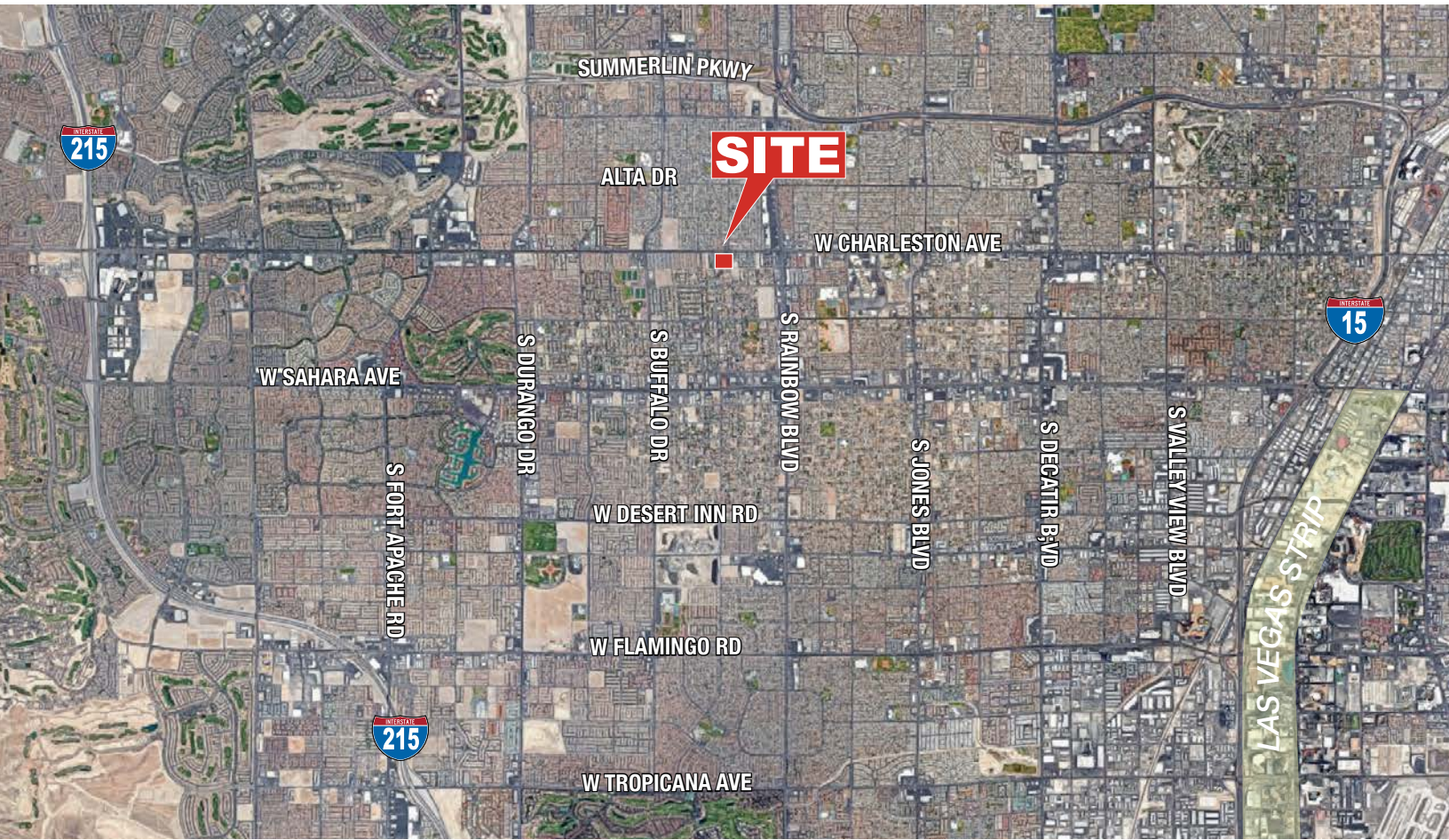
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AERIAL OVERVIEW



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