

# BELTWAY CORPORATE CENTER

±6,121 SF CLASS "A" OFFICE SUITE LOCATED @ THE I-215 & EASTERN



## FOR SUBLEASE

**BOB HAWKINS,**  SIOR<sup>®</sup>

(702) 470-0785

BHawkins@rcadvs.com

*NV-RE License: S.0072999*



**8965 S. EASTERN AVENUE**

**SUITE 150**

**LAS VEGAS, NV 89123**

8965 S. EASTERN AVENUE, SUITE 150 | LAS VEGAS, NV 89123

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## BELTWAY CORPORATE CENTER

is a class "A" professional office park consisting of two, three-story buildings totaling ±120,502 SF of office space. The buildings offer spacious floor plans, striking lobbies & modern common areas, and is tailored to meet the needs of a wide array of tenants. The property is strategically located right off the I-215 Freeway & Eastern Avenue, offering great freeway visibility. Beltway Corporate Center is minutes away from Harry Reid International Airport, the Las Vegas "Strip", and is surrounded by an abundance of retail & restaurant amenities.



- ⇒ Right off the I-215 @ Eastern w/ Freeway Visibility
- ⇒ Abundant Surface Parking
- ⇒ On-Site Property Management
- ⇒ Multiple Outdoor Seating / Congregating Areas

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**FOR SUBLEASE**

**±6,121 TOTAL SF**

**SUBLEASE EXPIRES: 07/31/2029**

**\*\* CAN BE AVAILABLE FURNISHED \*\***

- Seven (7) Private Offices
- Open Cubicle Area
- Two (2) Conference Rooms
- Two (2) Huddle Rooms
- Large Break Room & IT Room
- Large Game Room / Conference Room



**MONTHLY LEASE RATE: \$2.30/SF (MG)**

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