

CHARLESTON OFFICE PARK

2915 W. Charleston Blvd. | Las Vegas, NV 89102



BRUCE FOLLMER

President / Broker | Lic.# B.0018023

GRANT BERGDOLL

Associate | Lic.# S.0204379

📍 1129 S. Casino Center Blvd. | Las Vegas, NV 89104 📞 702.347.7777 🌐 mfrenv.com



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PROPERTY DETAILS

- Leasing for \$1.55 PSF/NNN
- NNN charges of \$.62 PSF/mo (includes utilities)
- 3 to 5 year lease terms
- Ideal for medical and professional office, conveniently located near UMC and Valley Hospitals
- Built out, ready for immediate occupancy
- Ample parking
- 1 mile from I-15 and West Charleston

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1st Floor

Legend:

- - LEASED
- - AVAILABLE MARCH 1, 2027

Room Details:

- SUITE 1:** 50'-8 1/4" x 80'-6 1/2"
- SUITE 4:** 48'-8 3/4" x 88'-6 1/2"
- SUITE 6:** 70' x 100'
- SUITE 11:** 58'-1 3/4" x 18'-0"
- SUITE 12:** 15'-11 3/4" x 20'-8 3/4"
- SUITE 13:** 13'-1 1/4" x 16'-0"
- SUITE 14:** 11'-4 3/4" x 37'-7"
- SUITE 15:** 15'-8 1/2" x 15'-11 3/4"
- SUITE 16:** 28'-6 3/4" x 37'-7"
- SUITE 17:** 27'-0" x 37'-7"
- SUITE 18:** 50'-0 1/2" x 37'-7"
- SUITE 19:** 15'-8 1/2" x 15'-11 3/4"
- SUITE 20:** 15'-11 3/4" x 15'-2"
- SUITE 21:** 15'-2" x 15'-11 3/4"
- SUITE 22:** 15'-11 3/4" x 15'-2"
- SUITE 23:** 15'-2" x 15'-11 3/4"
- SUITE 24:** 15'-11 3/4" x 15'-2"
- SUITE 25:** 15'-2" x 15'-11 3/4"
- SUITE 26:** 15'-11 3/4" x 15'-2"
- SUITE 27:** 15'-2" x 15'-11 3/4"
- SUITE 28:** 15'-11 3/4" x 15'-2"
- SUITE 29:** 15'-2" x 15'-11 3/4"
- SUITE 30:** 15'-11 3/4" x 15'-2"
- SUITE 31:** 15'-2" x 15'-11 3/4"
- SUITE 32:** 15'-11 3/4" x 15'-2"
- SUITE 33:** 15'-2" x 15'-11 3/4"
- SUITE 34:** 15'-11 3/4" x 15'-2"
- SUITE 35:** 15'-2" x 15'-11 3/4"
- SUITE 36:** 15'-11 3/4" x 15'-2"
- SUITE 37:** 15'-2" x 15'-11 3/4"
- SUITE 38:** 15'-11 3/4" x 15'-2"
- SUITE 39:** 15'-2" x 15'-11 3/4"
- SUITE 40:** 15'-11 3/4" x 15'-2"
- SUITE 41:** 15'-2" x 15'-11 3/4"
- SUITE 42:** 15'-11 3/4" x 15'-2"
- SUITE 43:** 15'-2" x 15'-11 3/4"
- SUITE 44:** 15'-11 3/4" x 15'-2"
- SUITE 45:** 15'-2" x 15'-11 3/4"
- SUITE 46:** 15'-11 3/4" x 15'-2"
- SUITE 47:** 15'-2" x 15'-11 3/4"
- SUITE 48:** 15'-11 3/4" x 15'-2"
- SUITE 49:** 15'-2" x 15'-11 3/4"
- SUITE 50:** 15'-11 3/4" x 15'-2"
- SUITE 51:** 15'-2" x 15'-11 3/4"
- SUITE 52:** 15'-11 3/4" x 15'-2"
- SUITE 53:** 15'-2" x 15'-11 3/4"
- SUITE 54:** 15'-11 3/4" x 15'-2"
- SUITE 55:** 15'-2" x 15'-11 3/4"
- SUITE 56:** 15'-11 3/4" x 15'-2"
- SUITE 57:** 15'-2" x 15'-11 3/4"
- SUITE 58:** 15'-11 3/4" x 15'-2"
- SUITE 59:** 15'-2" x 15'-11 3/4"
- SUITE 60:** 15'-11 3/4" x 15'-2"
- SUITE 61:** 15'-2" x 15'-11 3/4"
- SUITE 62:** 15'-11 3/4" x 15'-2"
- SUITE 63:** 15'-2" x 15'-11 3/4"
- SUITE 64:** 15'-11 3/4" x 15'-2"
- SUITE 65:** 15'-2" x 15'-11 3/4"
- SUITE 66:** 15'-11 3/4" x 15'-2"
- SUITE 67:** 15'-2" x 15'-11 3/4"
- SUITE 68:** 15'-11 3/4" x 15'-2"
- SUITE 69:** 15'-2" x 15'-11 3/4"
- SUITE 70:** 15'-11 3/4" x 15'-2"
- SUITE 71:** 15'-2" x 15'-11 3/4"
- SUITE 72:** 15'-11 3/4" x 15'-2"
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- SUITE 74:** 15'-11 3/4" x 15'-2"
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- SUITE 78:** 15'-11 3/4" x 15'-2"
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- SUITE 80:** 15'-11 3/4" x 15'-2"
- SUITE 81:** 15'-2" x 15'-11 3/4"
- SUITE 82:** 15'-11 3/4" x 15'-2"
- SUITE 83:** 15'-2" x 15'-11 3/4"
- SUITE 84:** 15'-11 3/4" x 15'-2"
- SUITE 85:** 15'-2" x 15'-11 3/4"
- SUITE 86:** 15'-11 3/4" x 15'-2"
- SUITE 87:** 15'-2" x 15'-11 3/4"
- SUITE 88:** 15'-11 3/4" x 15'-2"
- SUITE 89:** 15'-2" x 15'-11 3/4"
- SUITE 90:** 15'-11 3/4" x 15'-2"
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- SUITE 92:** 15'-11 3/4" x 15'-2"
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- SUITE 96:** 15'-11 3/4" x 15'-2"
- SUITE 97:** 15'-2" x 15'-11 3/4"
- SUITE 98:** 15'-11 3/4" x 15'-2"
- SUITE 99:** 15'-2" x 15'-11 3/4"
- SUITE 100:** 15'-11 3/4" x 15'-2"

Common Areas:

- LOBBY
- RESTROOM
- KITCHEN
- OFFICE 1
- OFFICE 2
- PROCESS AREA
- COURT
- RECEPTION AREA

Dimensions:

- Overall Width: 217'-6 3/4"
- Overall Depth: 188'-9 1/2"
- Section 1 Width: 45'-4 3/4"
- Section 2 Width: 63'-0"
- Section 3 Width: 48'-3 1/4"
- Section 4 Width: 48'-6 3/4"
- Section 5 Width: 48'-6 1/4"
- Section 6 Width: 48'-6 3/4"
- Section 7 Width: 48'-6 1/4"
- Section 8 Width: 48'-6 3/4"
- Section 9 Width: 48'-6 1/4"
- Section 10 Width: 48'-6 3/4"
- Section 11 Width: 48'-6 1/4"
- Section 12 Width: 48'-6 3/4"
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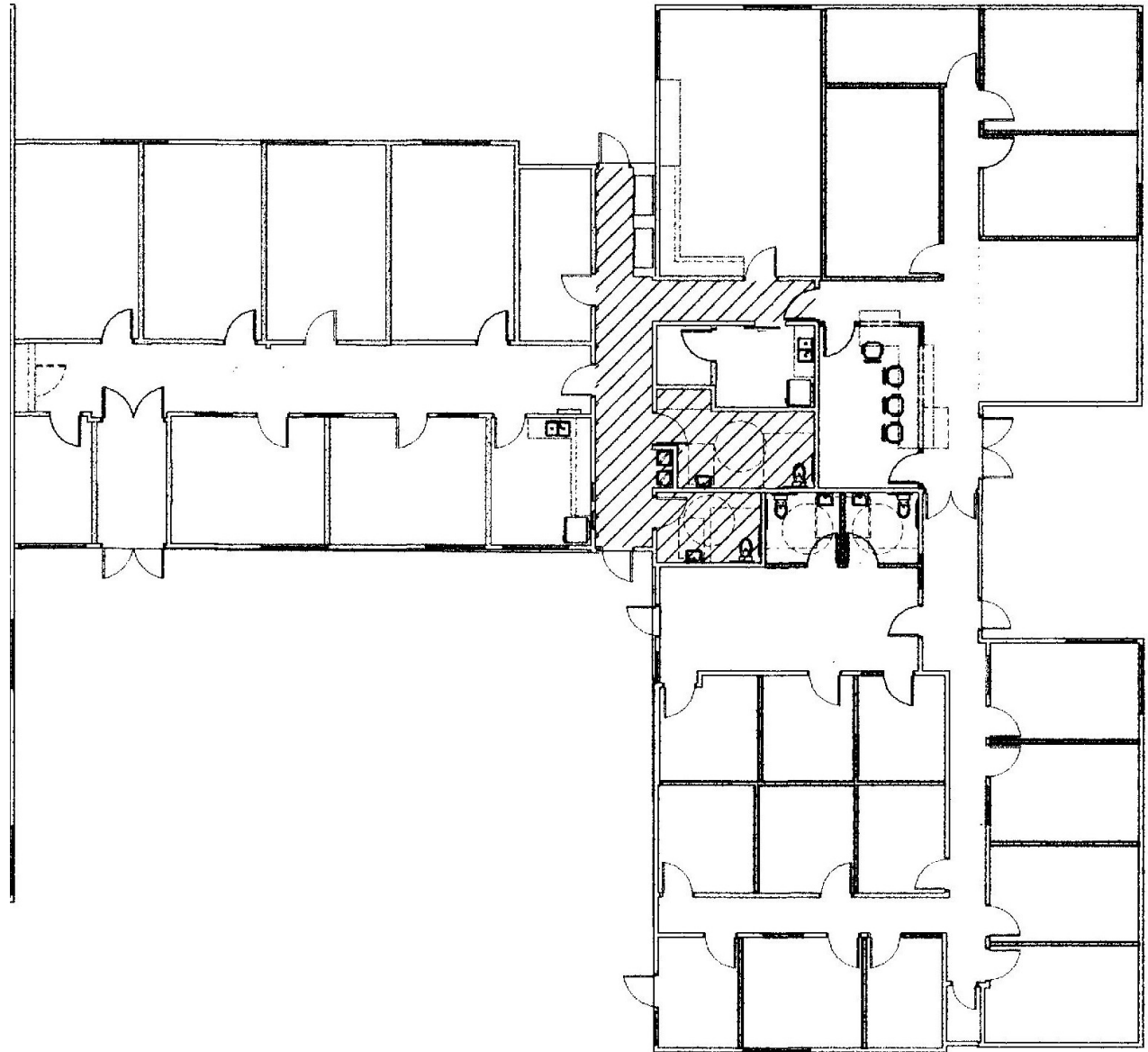
**- AVAILABLE
MARCH 1, 2027**

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FLOOR PLAN

Suite 100: 7,337 SF

Available March 1, 2027



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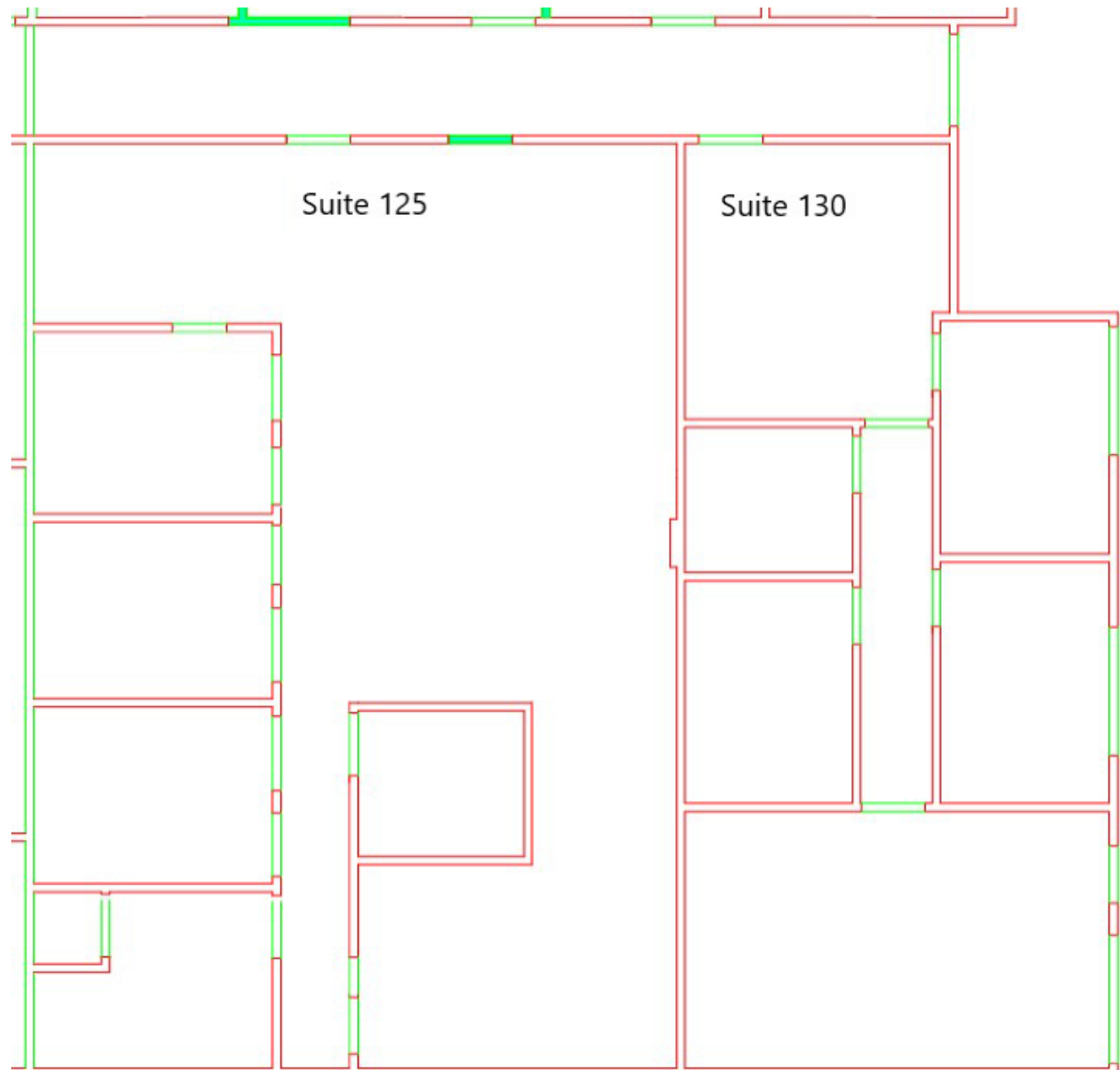


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FLOOR PLAN

Suite 125: 1,852 SF

Suite 130: 1,134 SF



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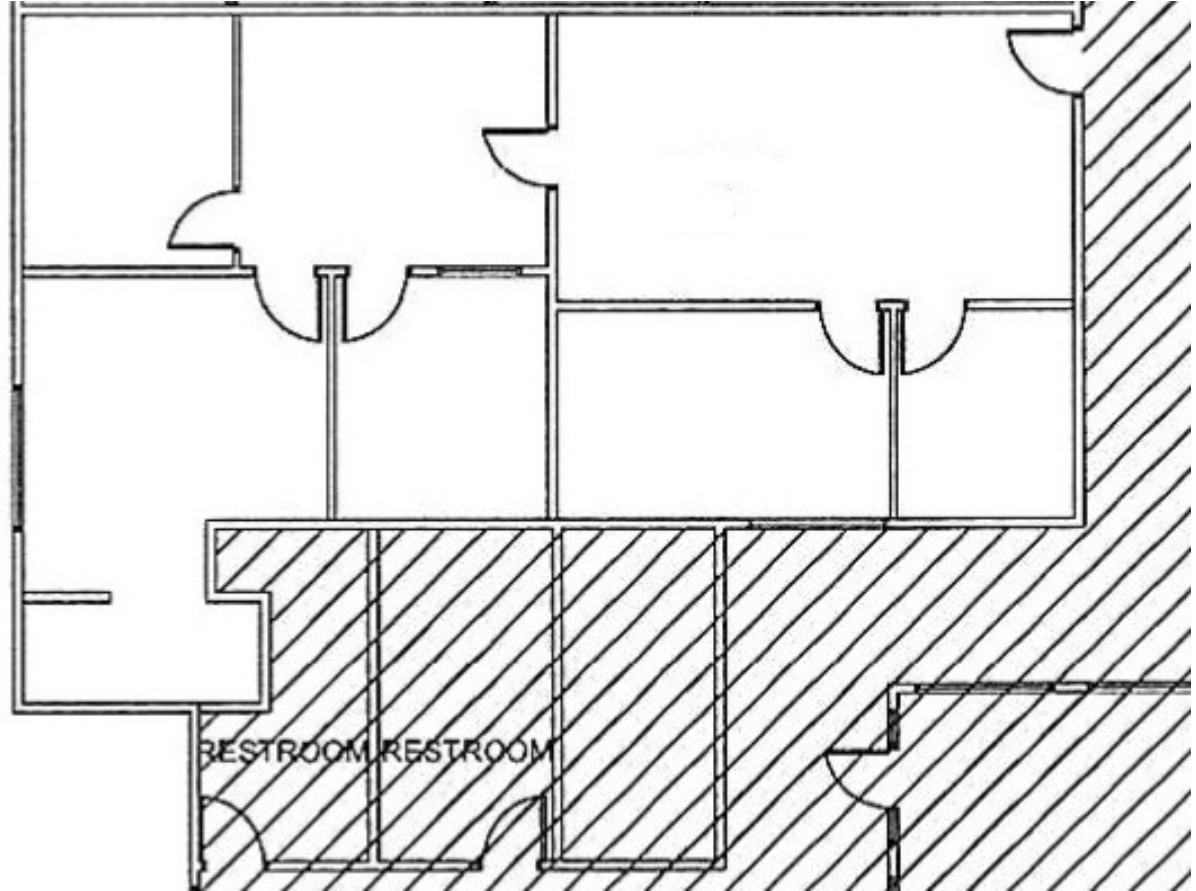
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FLOOR PLAN

Suite 160: 1,407 SF



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SURROUNDING AREA



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