

Phyllis R. Schwartz Real Estate Broker

702-360-5510 Telephone
phylschwar@aol.com email

AS EXCLUSIVE BROKER FOR OWNERSHIP, WE ARE PLEASED TO OFFER THE FOLLOWING
OFFICE BUILDING FOR LEASE

2324 West Charleston Boulevard
Las Vegas
21,290 square feet



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

June 30, 2010



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MEDICAL OFFICE BUILDING FOR LEASE

Address: 2324 West Charleston Boulevard
Las Vegas, Nevada USA 89169

SF 21, 290 sf

Location: Central Las Vegas, at West Charleston Boulevard and South Rancho Drive
One block from Las Vegas FWY, 15 min from airport.

Ideally located near to University Medical Center, University of Nevada School, Valley Hospital Medical Center, Horizon Specialty Hospital, and the School of Dental Medicine

Description: \$1 Million Dollar High Tech installation by current tenant features full perimeter offices, bathrooms on each floor, deluxe passenger elevator, distinctive atrium lobby, energy efficient double pane windows. Fully cabled, sprinklered. First floor is above grade for privacy and security; second floor features mountain views.

Parking: Below grade and surface for 79 cars, illuminated and fenced.

Year Constructed: 1997

Available Date : Aug 1, 2010

Rent: Modified Gross or Triple Net for Single Tenant, Call for Details

Term: 5 to 10 Years

Single Tenant Preferred – Meaningful Divisions Will Be Considered

Contact Exclusive Broker for Further Information – Full Commission to Tenant Rep Brokers

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