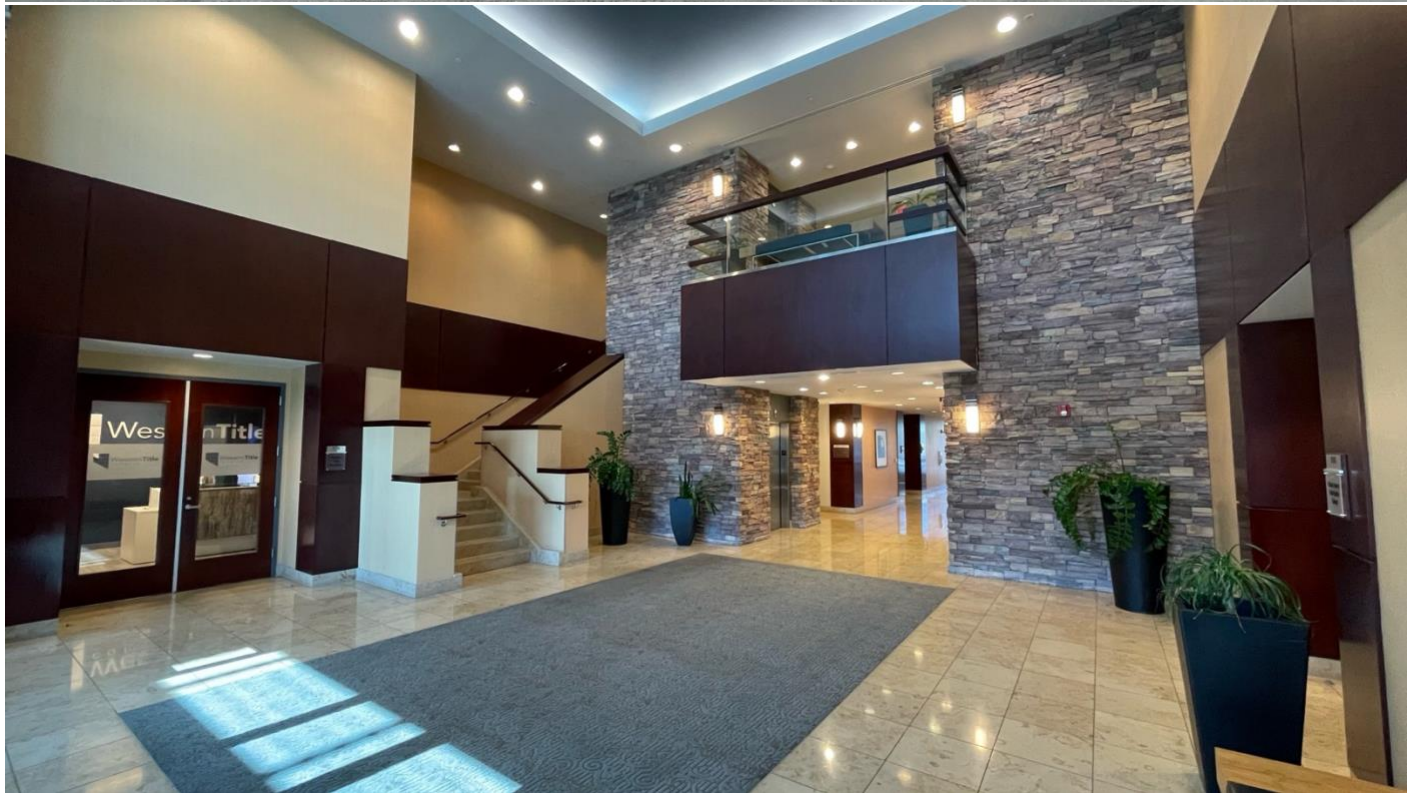


Office Investment Opportunity!



Property Name/Address	Hughes Plaza West 10100 W. Charleston Boulevard Las Vegas, Nevada 89135
Property Type	Office – Suburban Class A
Land Acres/SF	4.74 / 206,474
Building Square Feet	71,546
Occupancy	82%
Price	\$23,800,000 (\$333/SF)
In-Place NOI/Cap Rate	\$1.4M / 6%
Stabilized NOI/Cap Rate	\$1.66M / 7%
Year Built	2005
Zoning	P-C
APN	137-36-811-018

Major Occupiers

- Vintner Grill
- Washington Federal Bank
- Western Title
- Naylor & Braster
- CMG Mortgage
- Dividend Finance
- Buckley Wealth Management

Zoning
APN

P-C
137-36-811-018

In addition to having the world-class Vintner Grill on street level, occupiers of this gorgeous two level building enjoy walking distance to amazing, first class amenities including Lifetime Athletic Club (<https://my.lifetime.life/clubs/nv/summerlin>), Red Rock Hotel & Casino (<https://www.redrockresort.com>), City National Arena (www.citynationalarena.com), Downtown Summerlin (<https://summerlin.com/downtown-summerlin/>) Macy’s, Dillards), and the Las Vegas Ballpark (<https://www.thelvbballpark.com>).

This Summerlin trade area is one of the most dynamic, family-oriented environments in Las Vegas, with multitudes of shops, eateries, hot spots and entertainment venues. There literally is something for everyone here, and soon Whole Foods will be open and operating just one block south of Hughes Plaza West. It just keeps getting better.

Click here for more information: www.moorerealestatesales.biz.



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