

# FOR LEASE



## BONNEVILLE SQUARE

411 East Bonneville Avenue | Las Vegas, NV 89101

STARTING  
LEASE RATE: \$1.50 PSF

## PROPERTY HIGHLIGHTS

**BONNEVILLE SQUARE** is a +/-92,402 sq. ft., 5-story office building located at the northwest corner of East Bonneville and Las Vegas Boulevard South.

Close proximity to both the I-95/515 and I-15 freeways via the “Spaghetti Bowl” interchange provide easy access to all surrounding submarkets and Downtown areas. Second generation and gray shell spaces ranging from +/-2,611 sq. ft. to +/-8,269 sq. ft. are available at competitive lease rates.



FOR MORE INFORMATION CONTACT:

**JENNIFER BRIDGES** | NV Lic # S.0171378

o: 702.787.0123 x446 | c: 702.768.3330 | jbridges@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 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 above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

www.virtusco.com

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STARTING LEASE RATE: \$1.50/SF

## PROPERTY HIGHLIGHTS

Solid presence in the booming Downtown business district area.

- \$1.50/sf starting lease rate.
- Easy freeway access.
- Ample covered & surface parking.
- Accessible from Las Vegas Blvd., 4th St., and Bonneville Ave.
- Close proximity to businesses and restaurants.



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## AVAILABLE SUITES

SUITE	RSF	TENANT
150	2,465	Wendot Law Group
160	3,346	Chase Bank
201	44,846	General Services Administration
300	2,588	Alice Denton
<b>310</b>	<b>4,223</b>	<b>AVAILABLE</b>
320	2,185	Total Court Services
330	559	Sanft Law
<b>360</b>	<b>6,457</b>	<b>AVAILABLE</b>
<b>390</b>	<b>2,611</b>	<b>AVAILABLE</b>
400	4,676	Fabian & Clendenin
<b>410</b>	<b>1,336</b>	<b>AVAILABLE</b>
<b>420</b>	<b>1,746</b>	<b>AVAILABLE</b>
<b>430</b>	<b>1,315</b>	<b>AVAILABLE</b>
<b>440</b>	<b>1,721</b>	<b>AVAILABLE</b>
450	200	Fraser Asset Management
460	200	Millenium Transportation
<b>500</b>	<b>8,269</b>	<b>AVAILABLE</b>
505	1,825	Welt Law



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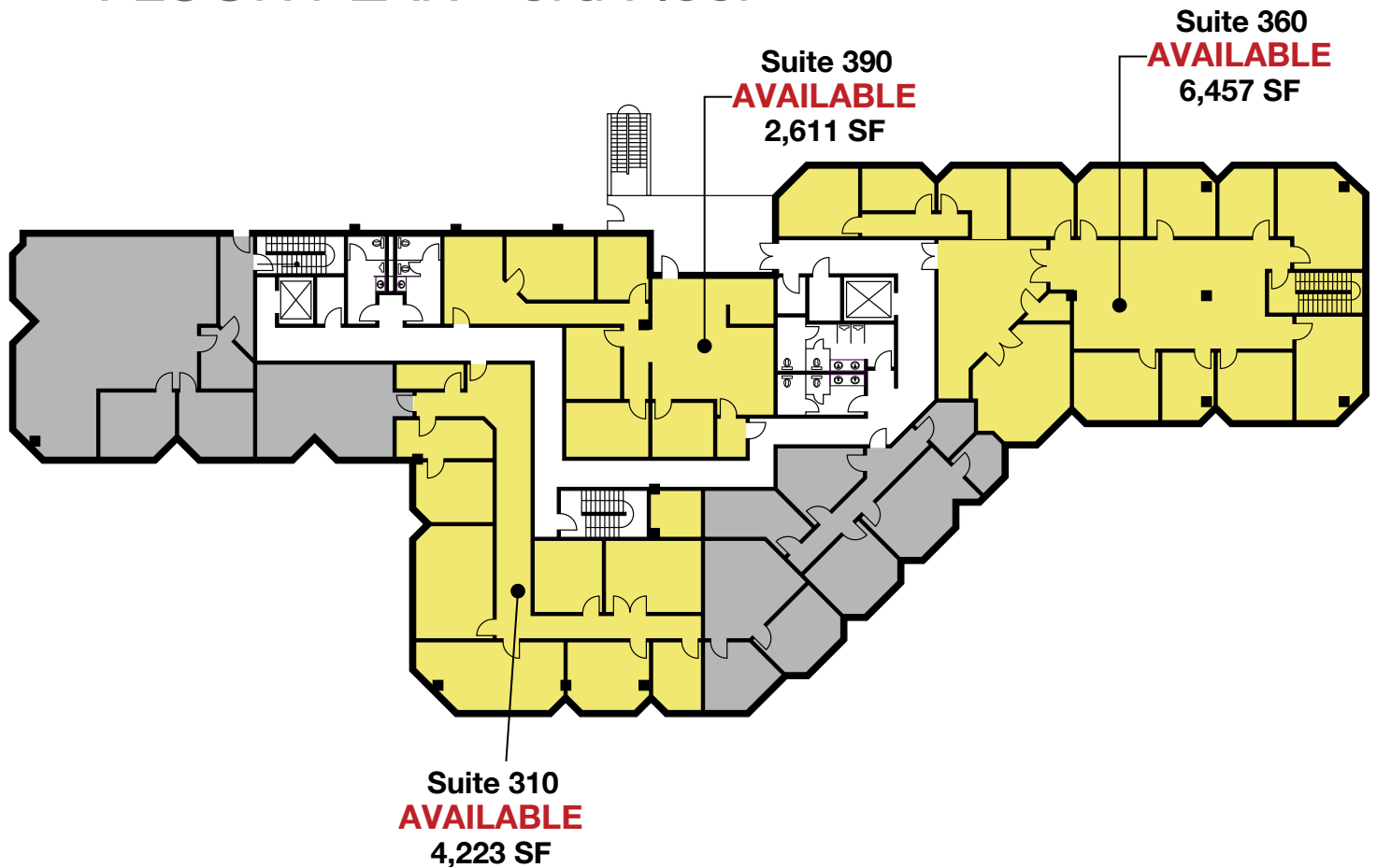
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## FLOOR PLANS

### FLOOR PLAN - 3rd Floor



Floor plan not to scale

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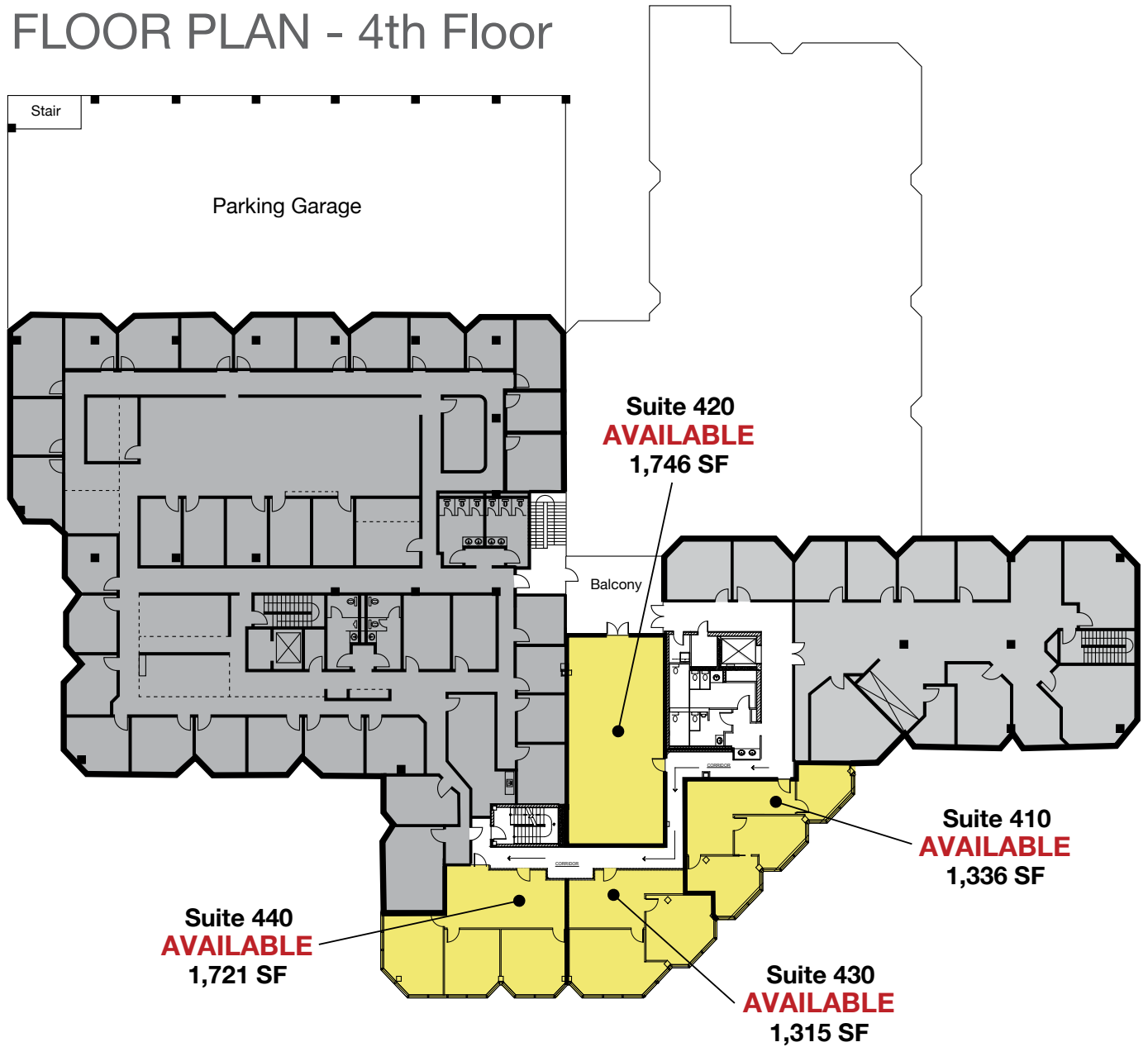
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## FLOOR PLANS

### FLOOR PLAN - 4th Floor



\*AVAILABLE SUITES CAN BE COMBINED

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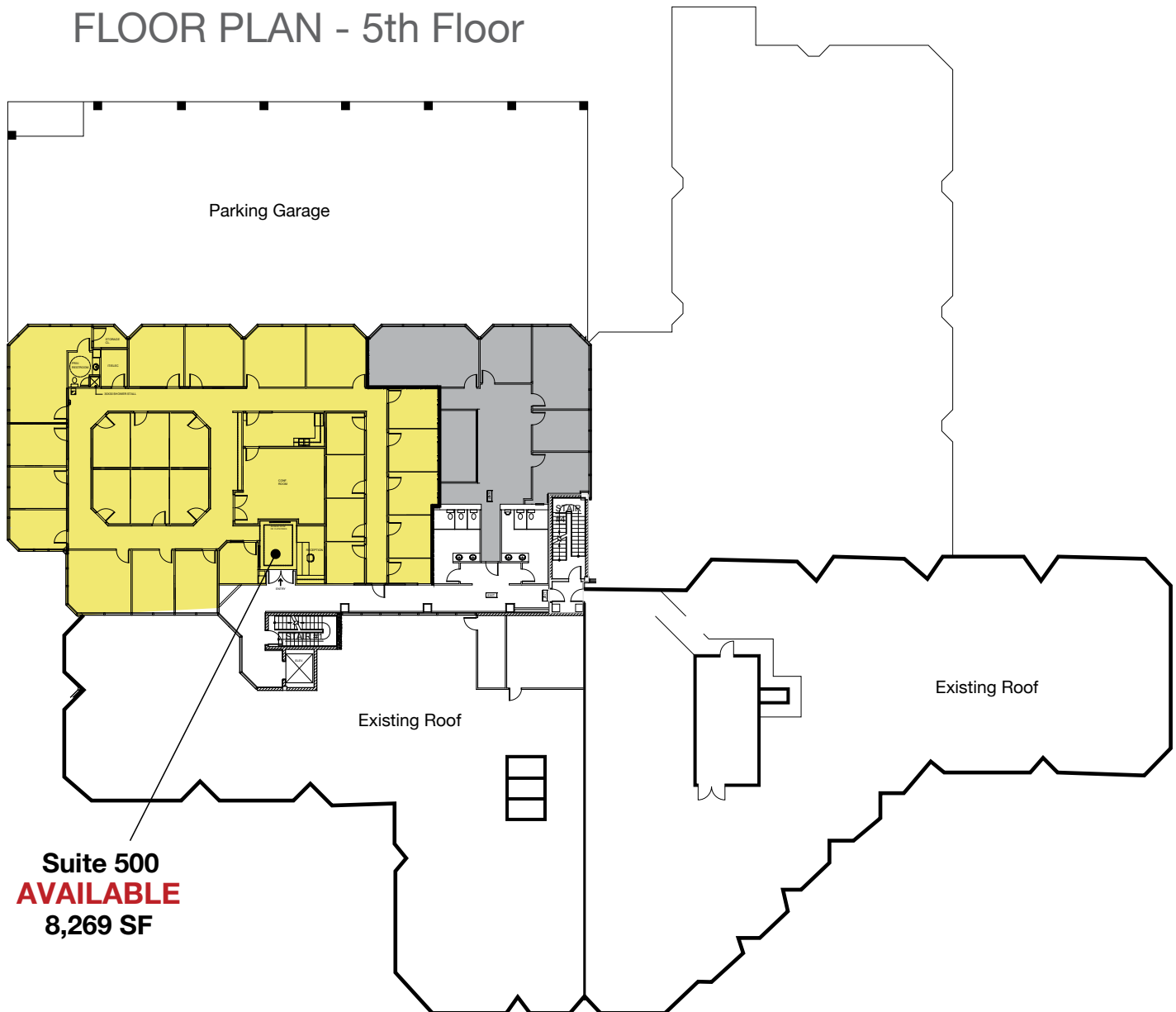
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## FLOOR PLANS

### FLOOR PLAN - 5th Floor



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