

# FOR LEASE

THE 1785  
OFFICE CENTER

**1785 E Sahara Avenue**  
Las Vegas, NV 89104

**\$0.70-0.80/SF + \$0.54 NNN Fees**

Virtus Commercial is pleased to present for lease **The 1785 Office Center**, +/-76,758 sq.ft. multi-tenant office park consisting of two buildings with central courtyards located on east Sahara Road. This two-story signature office complex has excellent visibility with ample lot and covered parking. Units are available on both the first and second floor and range in size from 351 sq.ft up to 10,244 sq.ft.

## PROPERTY HIGHLIGHTS

Major tenants in this office building are the State of Nevada Mental Health Services, Nevada Investment & Trade Management as well as several other professional office tenants. All vacant suites are in second generation condition requiring minimal tenant improvements such as carpet and paint.

Tenant improvement allowance is available for strong tenants and financial conditions apply. Landlord is contributing substantial capital improvements to the property including renovations of landscaping, parking lot upgrades, common area refurbishment, painting and bathroom upgrades. There are 313 parking stalls including 56 covered parking stalls.

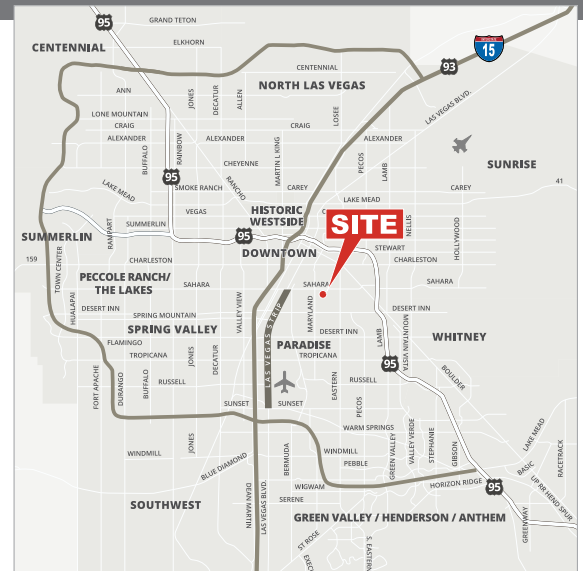
**FOR MORE INFORMATION CONTACT:**

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | geri@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

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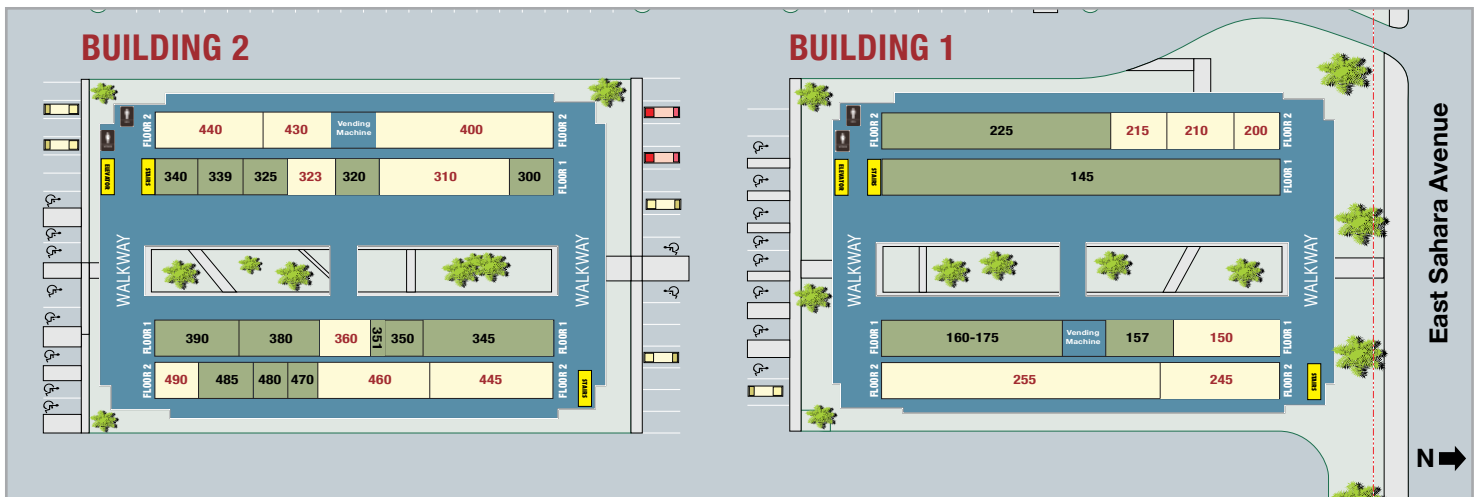
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## PROPERTY OVERVIEW

Lease Rate:	\$0.80/SF + \$0.54 CAM/NNN Fees	Building Size	76,140 SF
Total Space Available	48,644 SF	Building Class	B
Min. Divisible	325 SF	Year Built	1979
Max. Contiguous	10,244 SF	Zoning	General Commercial (C-2)



### \*Combo Options Available

#### BUILDING 100 AVAILABILITY

SUITE #	SQ. FT.
150	2,091

#### BUILDING 200 AVAILABILITY

SUITE #	SQ. FT.
200*	1,315
210*	3,036
215*	2,333
245*	3,119
255*	5,590

#### BUILDING 300 AVAILABILITY

SUITE #	SQ. FT.
310*	3,746
323*	1,781
360	1,329

#### BUILDING 400 AVAILABILITY

SUITE #	SQ. FT.
400*	3,102
430*	2,440
440	4,808
445*	2,455
460*	2,566
490	1,221



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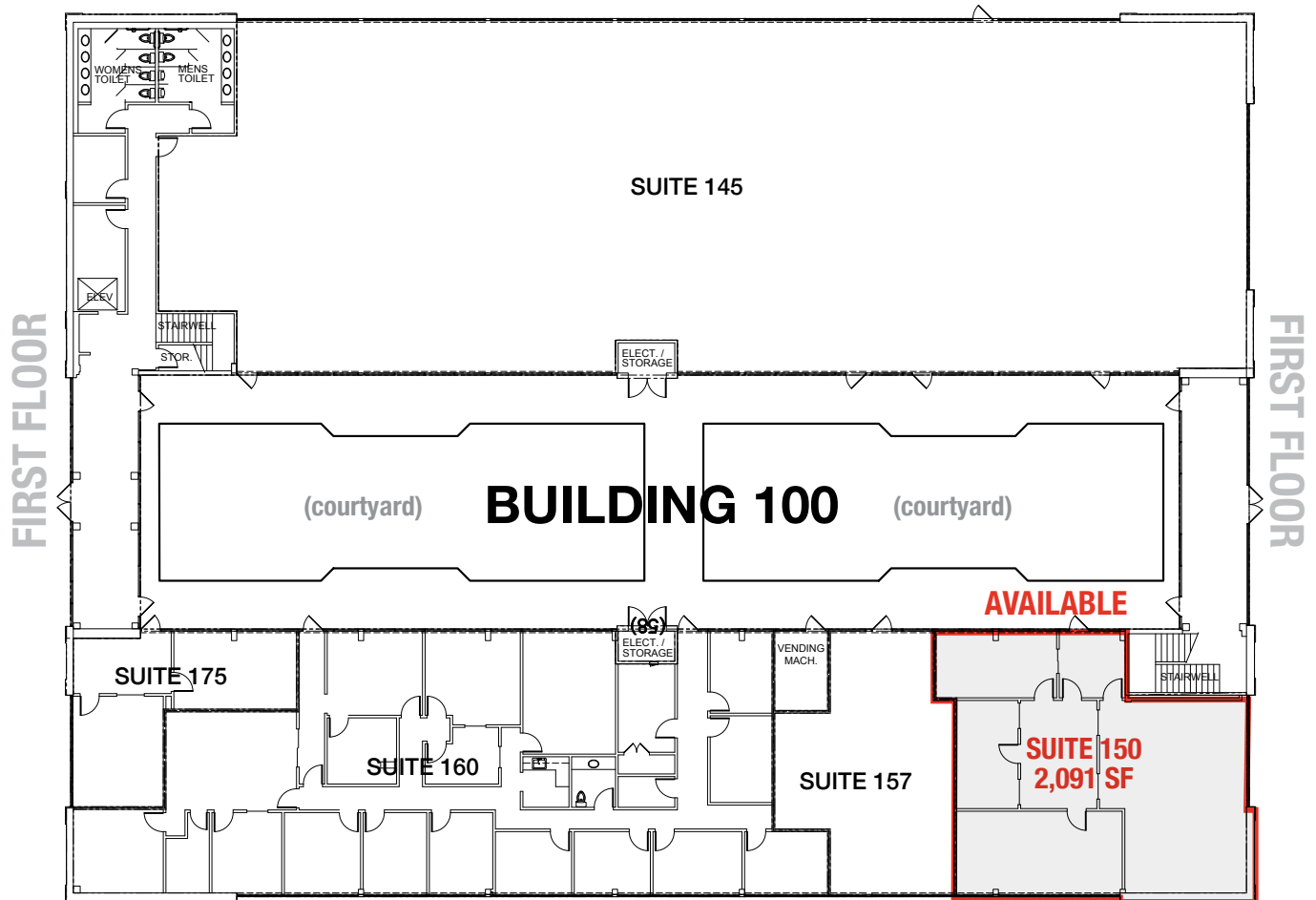
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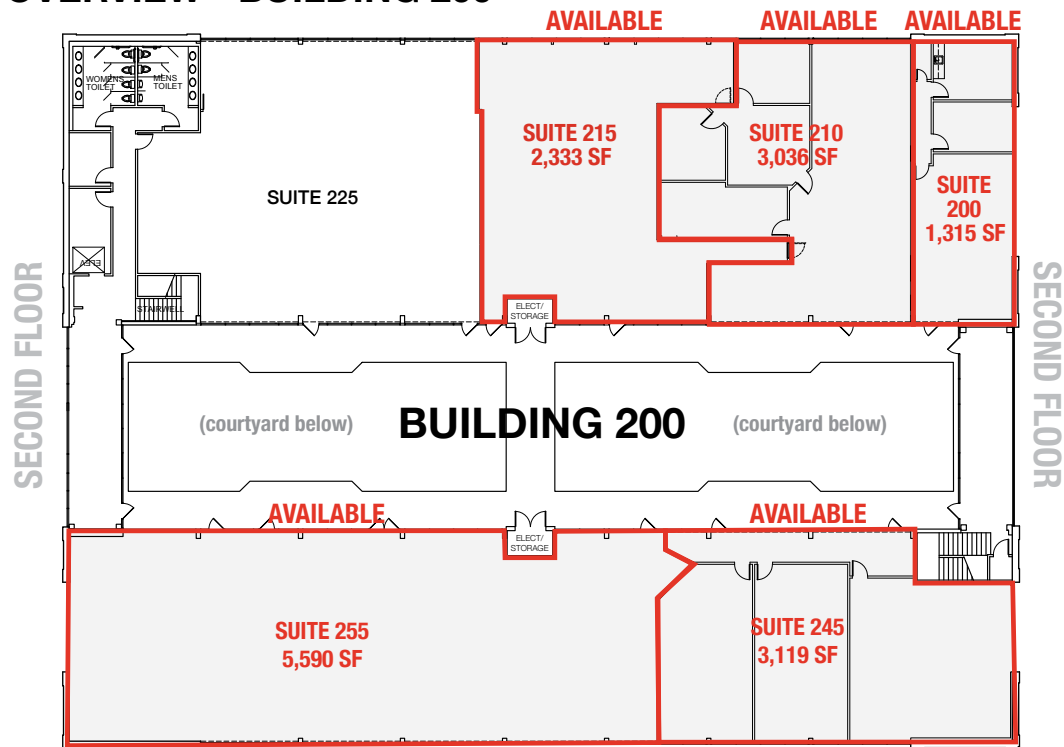
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**SITE PLAN OVERVIEW - BUILDING 100****FOR MORE INFORMATION CONTACT:****GERI JAMESON** | NV Lic # S.0190514o: 702.787.0123 x423 | c: 702.907.0767 | [geri@virtusco.com](mailto:geri@virtusco.com)

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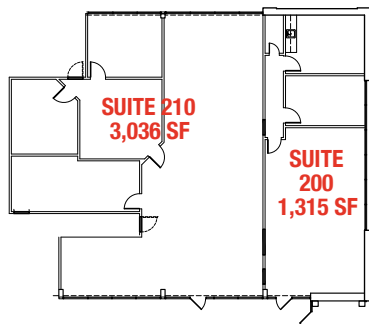
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**SITE PLAN OVERVIEW - BUILDING 200****COMBO OPTION(S) AVAILABLE****COMBO OPTION A**

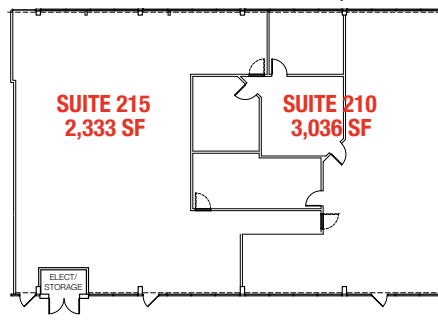
Suites 200 &amp; 210

Total Combined SF: 4,351

**COMBO OPTION B**

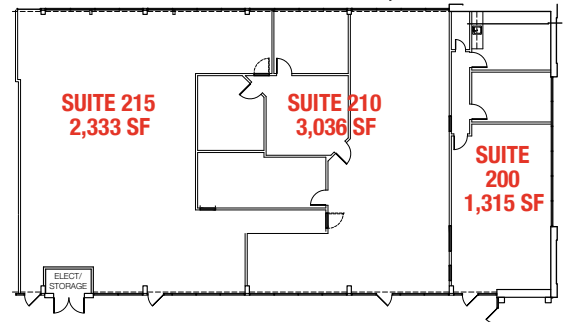
Suites 210 &amp; 215

Total Combined SF: 5,369

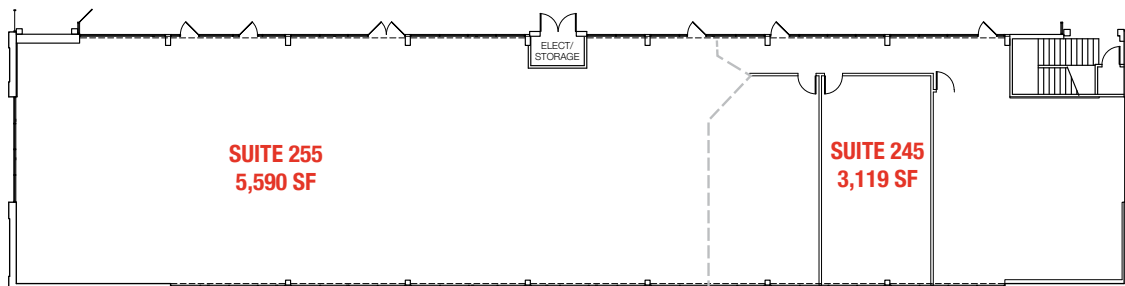
**COMBO OPTION C**

Suites 200, 210 &amp; 215

Total Combined SF: 6,684

**COMBO OPTION**

Suites 245 &amp; 255 - Total Combined SF: 8,709

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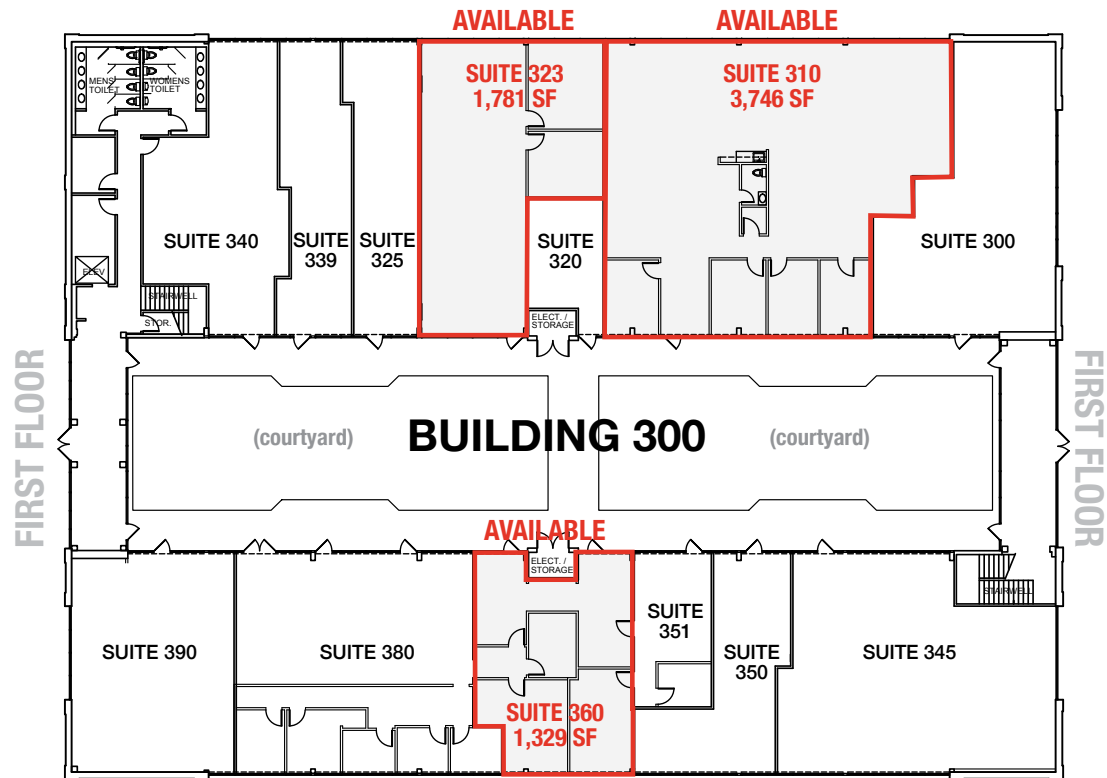
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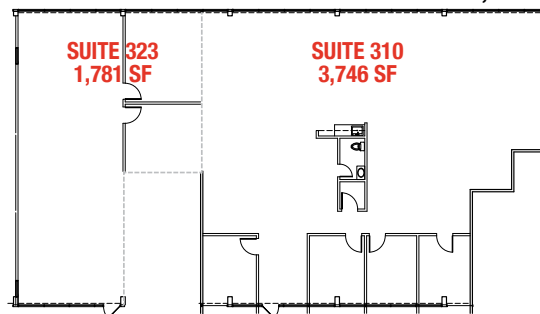
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**SITE PLAN OVERVIEW - BUILDING 300****COMBO OPTION(S) AVAILABLE**

**COMBO OPTION**  
Suites 310 & 323 - Total Combined SF: 5,527

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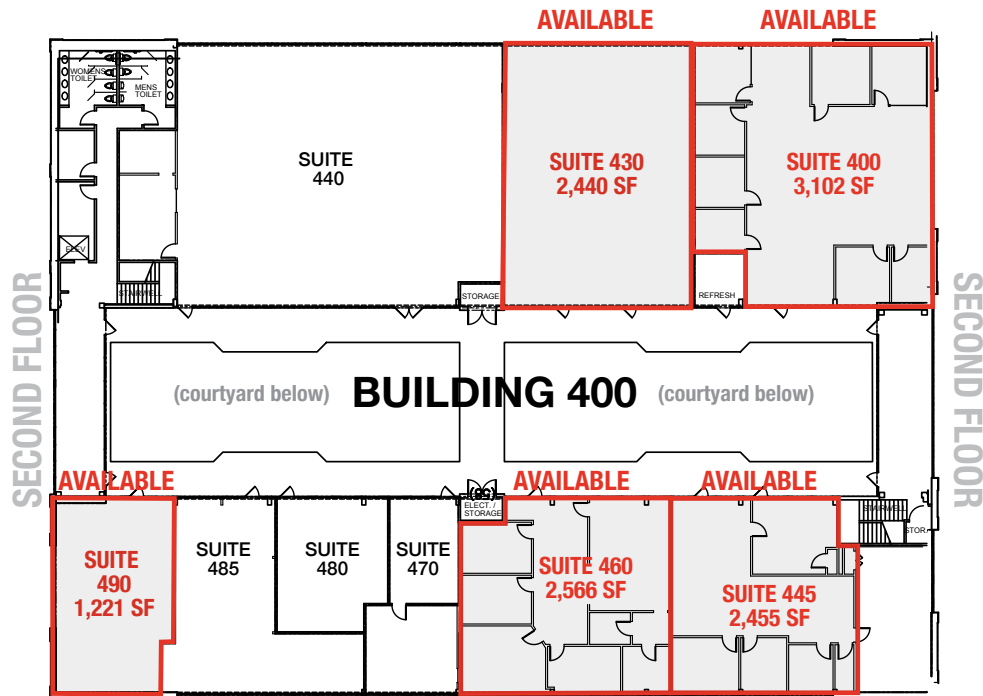
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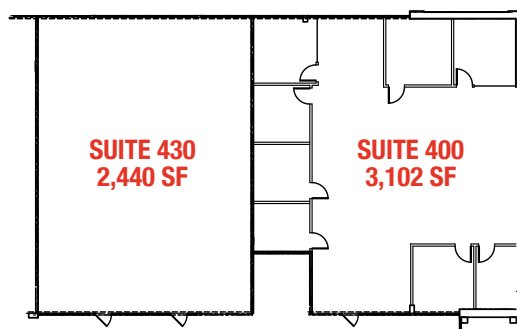
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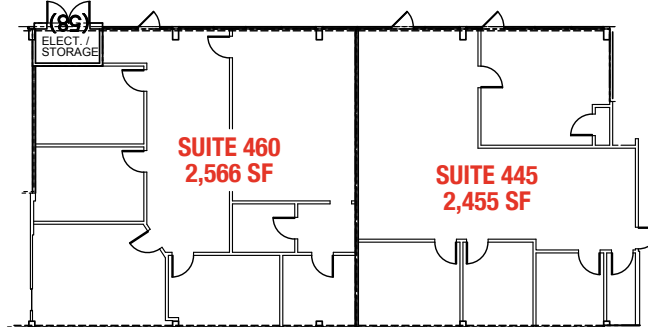
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**SITE PLAN OVERVIEW - BUILDING 400****COMBO OPTION(S) AVAILABLE****COMBO OPTION**

Suites 430 &amp; 400 - Total Combined SF: 5,361

**COMBO OPTION**

Suites 445 &amp; 460 - Total Combined SF: 5,021

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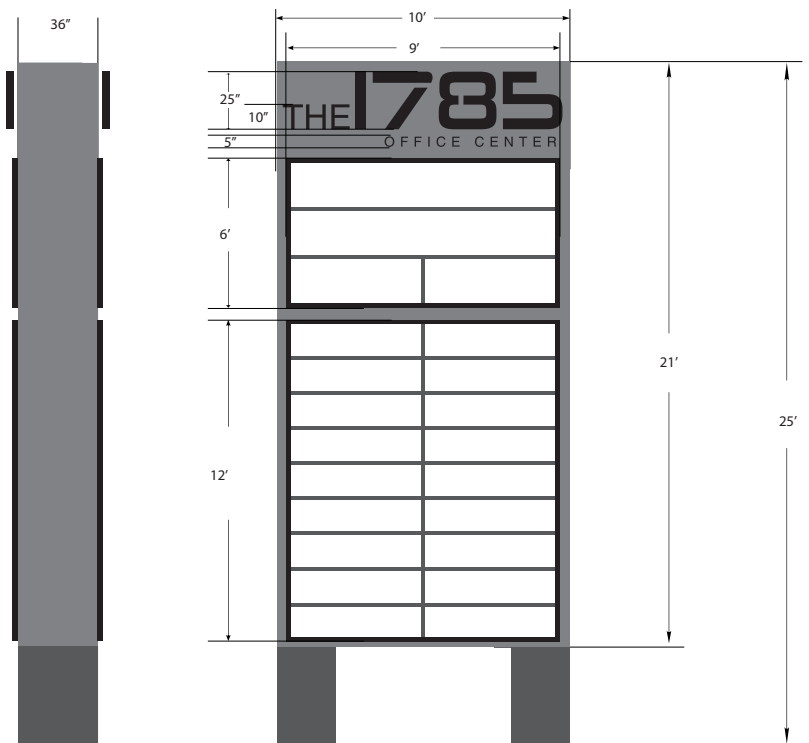
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Excellent Visibility



## A GENERAL SPECIFICATIONS

(1) INTERNALLY ILLUMINATED DOUBLE FACED PYLON SIGN

"THE 1785 OFFICE CENTER"

- LED ILLUMINATED REVERSE PAN CHANNEL LETTERS
- ALUMINUM FACES
- ALUMINUM RETURNS
- ILLUMINATED WITH WHITE LEDS

TENANT PANELS

- COOLEY PANAFLEX
- STRIPED WITH BLACK VINYL
- ILLUMINATED USING CWWO FLOURESCENT LAMPS

SIGN CABINET

- TEX COATED AND PAINTED TO MATCH CUSTOMER SPECS

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