



THE PINES OFFICE PARK

7211-7391 W CHARLESTON BLVD
Las Vegas, Nevada 89117

FOR LEASE

Lease Rate: \$1.55/SF MG
(2021 estimated CAMs are \$0.49 PSF)

PROPERTY DESCRIPTION

Virtus Commercial is pleased to announce Leasing for The Pines Office Park. Excellently located on Charleston Boulevard and Tenaya Way close to shops, parks, freeways and everything Las Vegas has to offer. Heavy traffic counts and plenty of parking available. Gorgeous, mature landscaping in a serene working environment with a mix of local and National Tenants. Small office spaces available with private bathrooms and floorplans to captivate the most discerning Tenants. **Please call for availability.**

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

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.

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Not to scale

CHARLESTON BOULEVARD

TENAYA WAY



AVAILABLE SUITES

<u>Bldg No.</u>	<u>Suite No.</u>	<u>Size</u>
7351	120	3,050 SF
7331	160	981 SF Available Oct. 1, 2021
7371	120	849 SF

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7351 W Charleston Blvd - SUITE 120 (3,050 SF)



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FLOOR PLAN

7351 W Charleston Blvd - SUITE 120 (3,050 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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PROPERTY PHOTOS



THE PINES OFFICE PARK

Gorgeous, mature landscaping in a serene working environment with gazebos, private courtyards, several covered parking, and signage.

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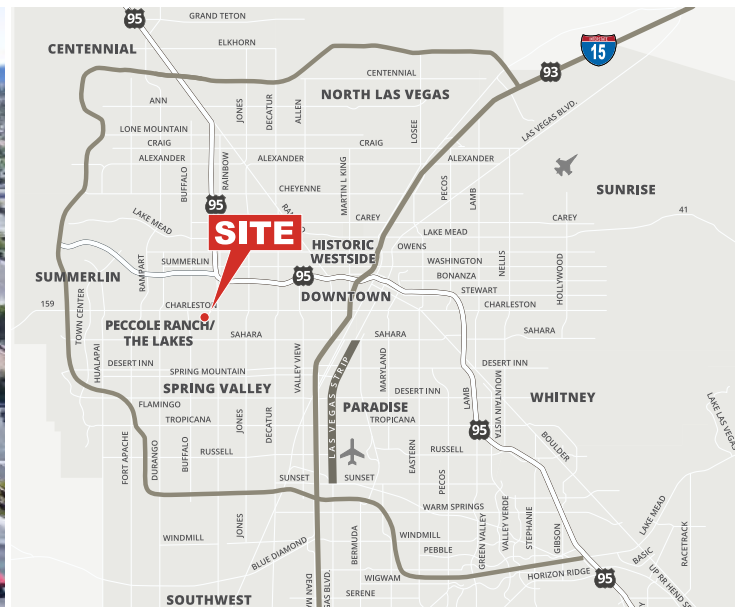
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AERIAL OVERVIEW



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