

FOR LEASE

THE 1785
OFFICE CENTER

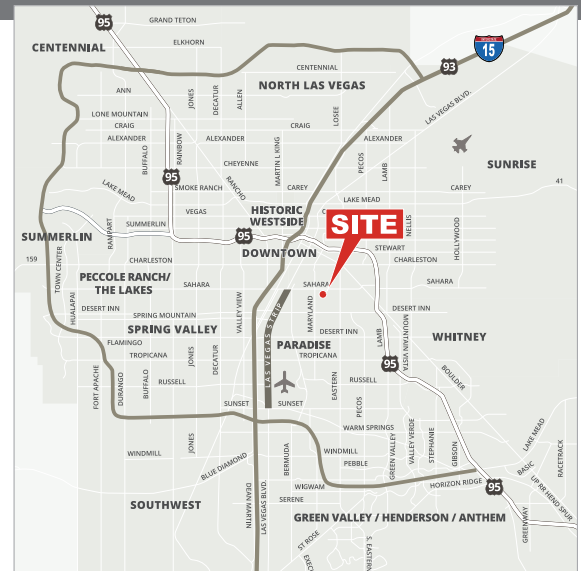
1785 E Sahara Avenue
Las Vegas, NV 89104

\$0.80/SF/Mo + \$0.75/SF/Mo NNN

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.

PROPERTY HIGHLIGHTS

- Second generation suites requiring minimal tenant improvements such as carpet and paint.
- Landlord has recently contributed substantial capital improvements to the property including renovations of landscaping, parking lot upgrades, common area refurbishment, roof replaced, painting and bathroom upgrades.
- There are 313 parking stalls including 56 covered parking stalls.
- Great central location.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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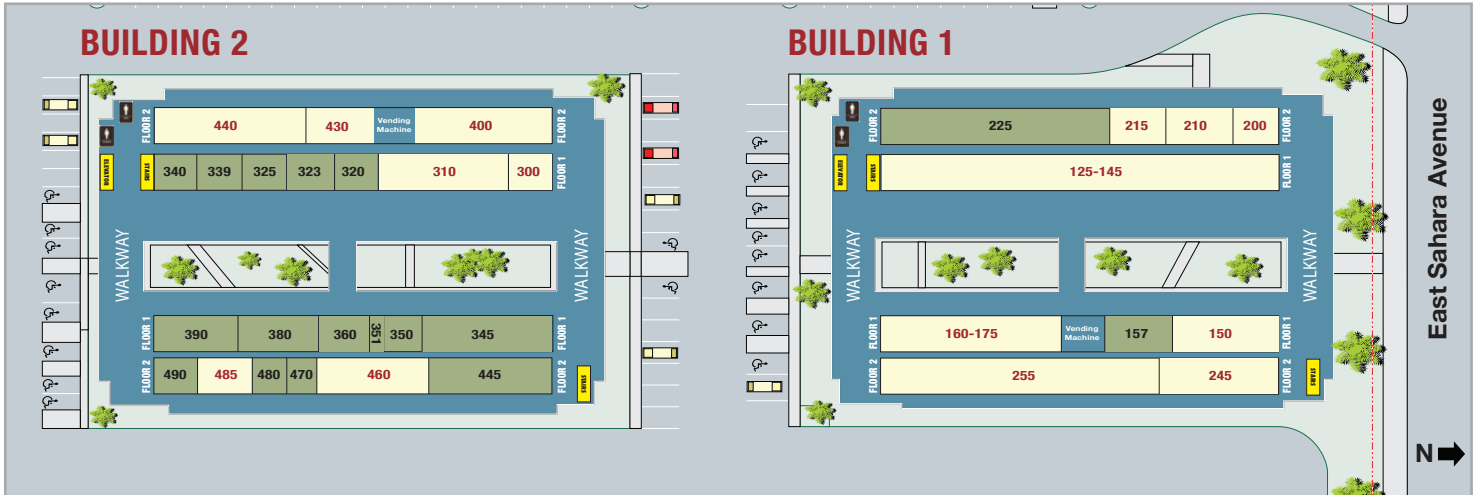
FOR LEASE

LEASE RATE: \$0.80/SF/Mo + \$0.75/SF/Mo NNN Fees

1785 E Sahara Avenue | Las Vegas, Nevada 89104

PROPERTY OVERVIEW

Lease Rate: \$0.80/SF/Mo + \$0.75/SF/Mo NNN Fees	Building Class: B
Zoning: General Commercial (C-2)	Year Built: 1979
Min. Divisible: 1,315 SF	Max. Contiguous: 10,667 SF



*Combo Options Available

BUILDING 100 AVAILABILITY

SUITE #	SQ. FT.
125-145	10,667
150	2,091
160-175	5,430

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.
300*	1,749
310*	3,746

BUILDING 400 AVAILABILITY

SUITE #	SQ. FT.
400*	3,102
430*	2,440
440*	4,808
460	2,566
485	1,375



Courtyard

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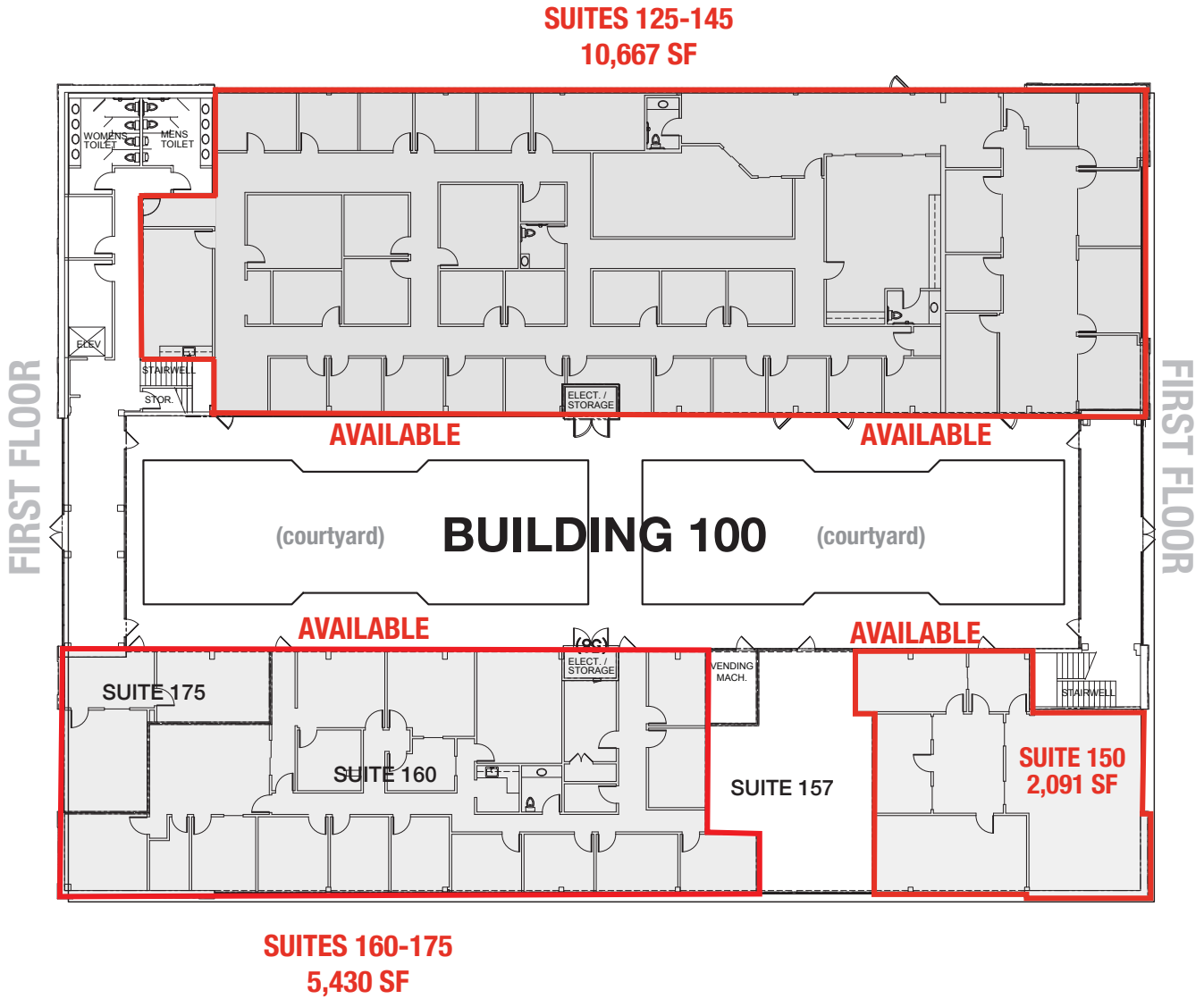
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SITE PLAN OVERVIEW - BUILDING 100



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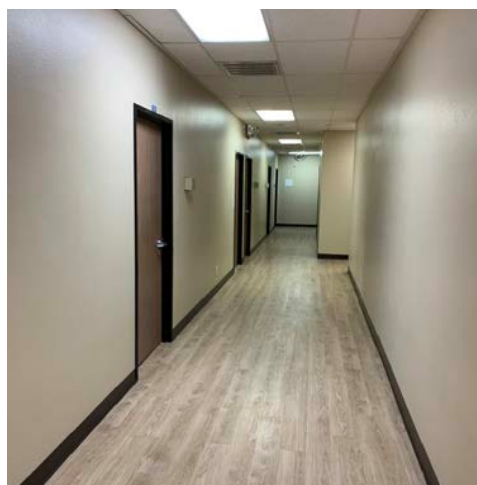
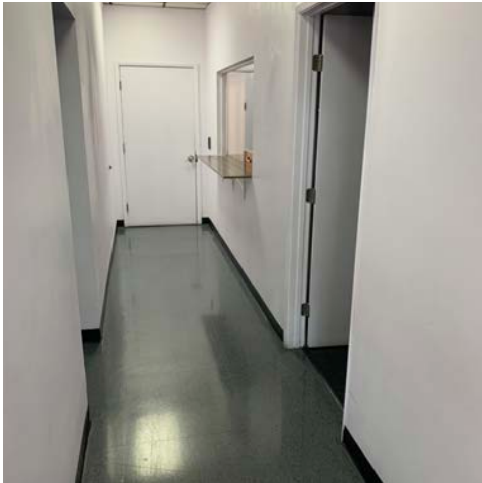
SUITES 160-175



SUITES 125-145



SUITE 150



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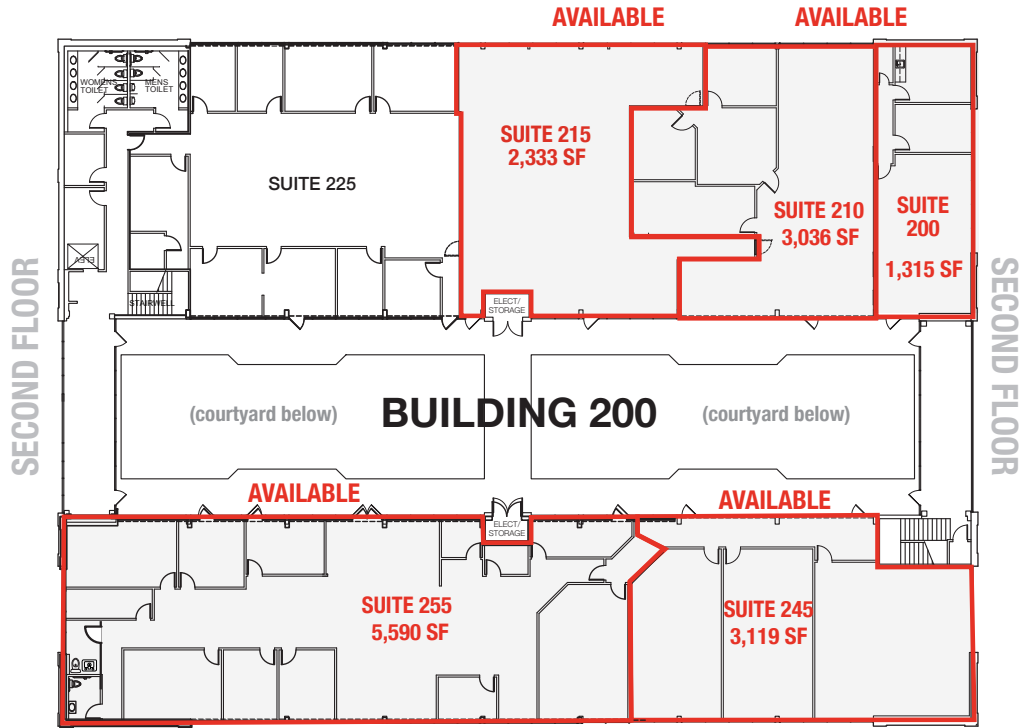
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SITE PLAN OVERVIEW - BUILDING 200

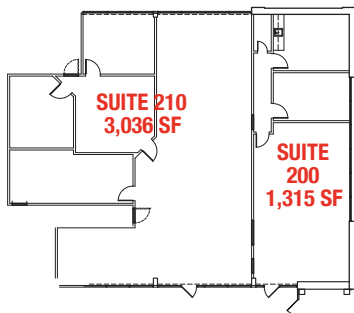


COMBO OPTION(S) AVAILABLE

COMBO OPTION A

Suites 200 & 210

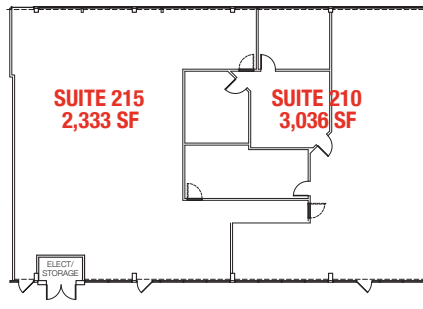
Total Combined SF: 4,351



COMBO OPTION B

Suites 210 & 215

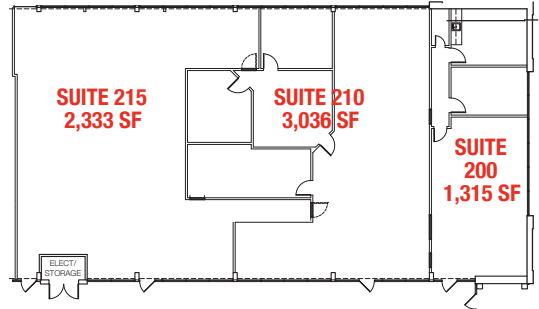
Total Combined SF: 5,369



COMBO OPTION C

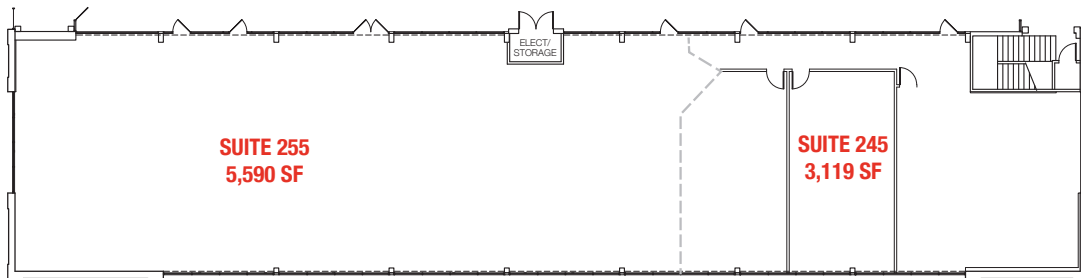
Suites 200, 210 & 215

Total Combined SF: 6,684



COMBO OPTION D

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



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Suite 245



Suite 210



Suite 200



Suite 215



Suite 255

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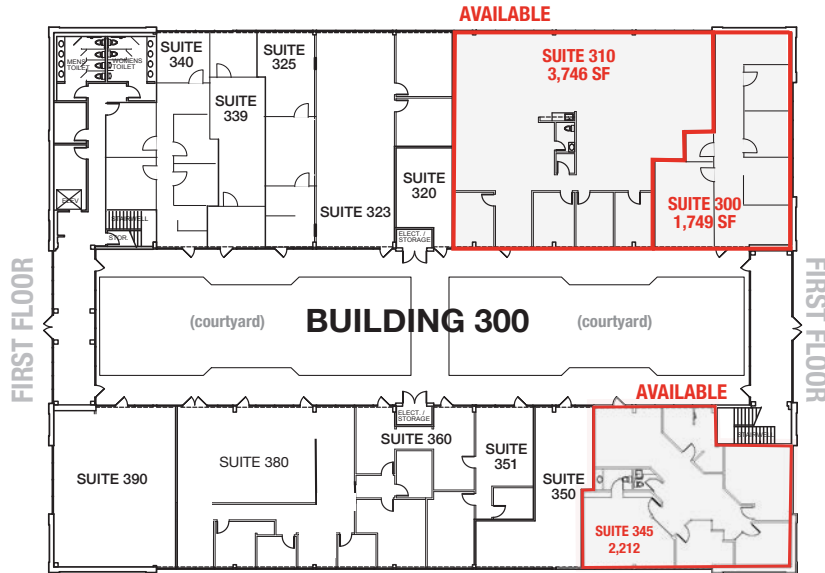
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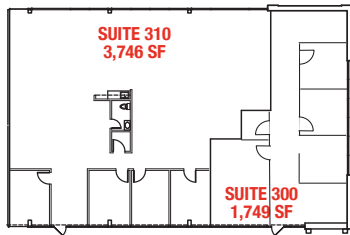
SITE PLAN OVERVIEW - BUILDING 300



COMBO OPTION(S) AVAILABLE

COMBO OPTION A

Suites 300 & 310 - Total Combined SF: 5,495



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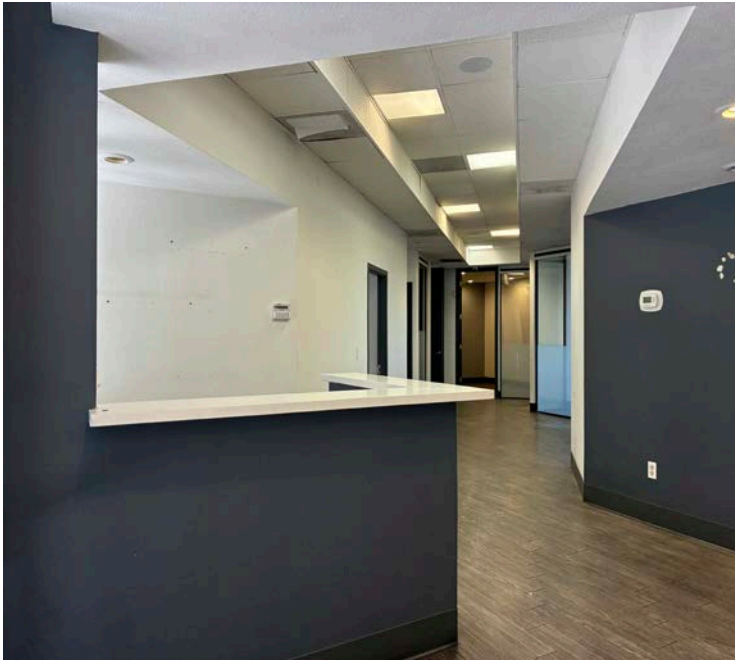


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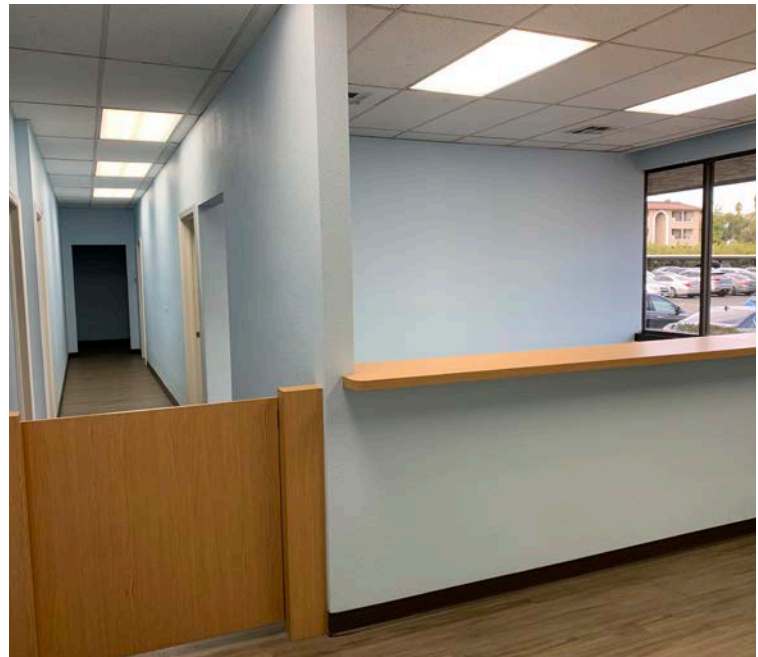
Suite 345



Suite 310



Suite 300



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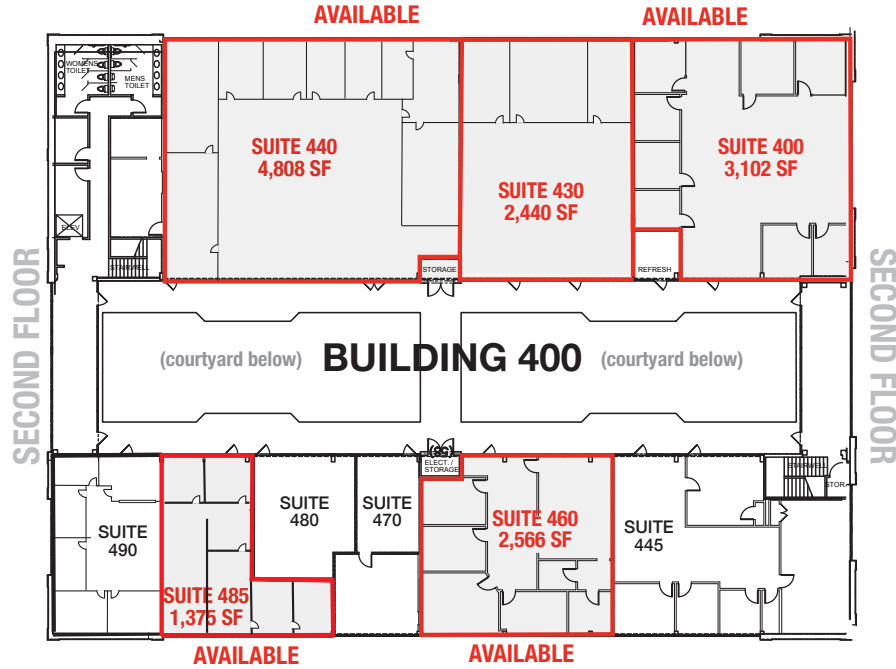
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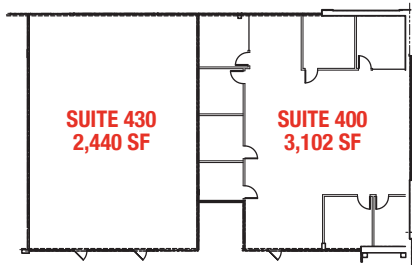
SITE PLAN OVERVIEW - BUILDING 400



COMBO OPTION(S) AVAILABLE

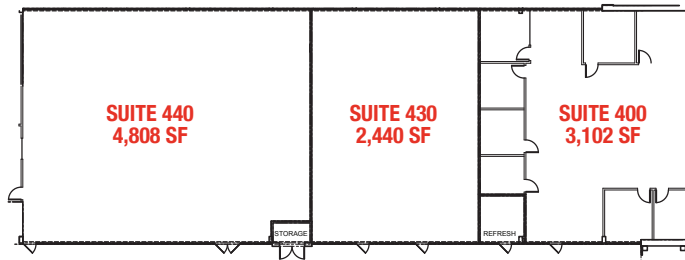
COMBO OPTION A

Suites 430 & 400 - Total Combined SF: 5,542



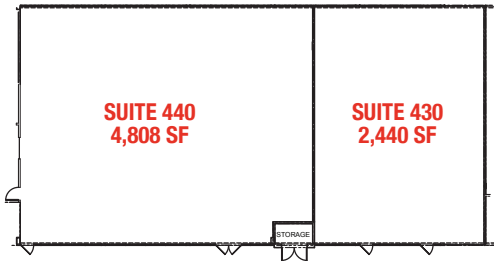
COMBO OPTION B

Suites 400, 430 & 440 - Total Combined SF: 10,350



COMBO OPTION C

Suites 430 & 440 - Total Combined SF: 7,248



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Suite 460



Suite 400



Suite 440



Suite 430



Suite 485



Suite 485

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including landscaping, parking lot upgrades,
common area refurbishment,
new paint and bathroom upgrades.



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