

FOR LEASE



BONNEVILLE SQUARE

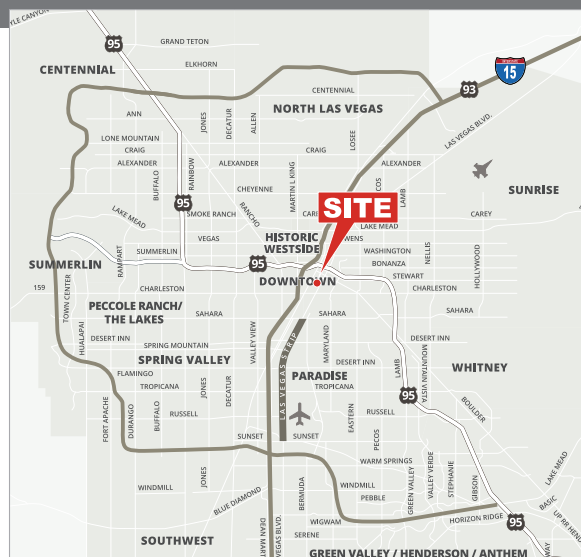
411 East Bonneville Avenue | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

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.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

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

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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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FOR LEASE

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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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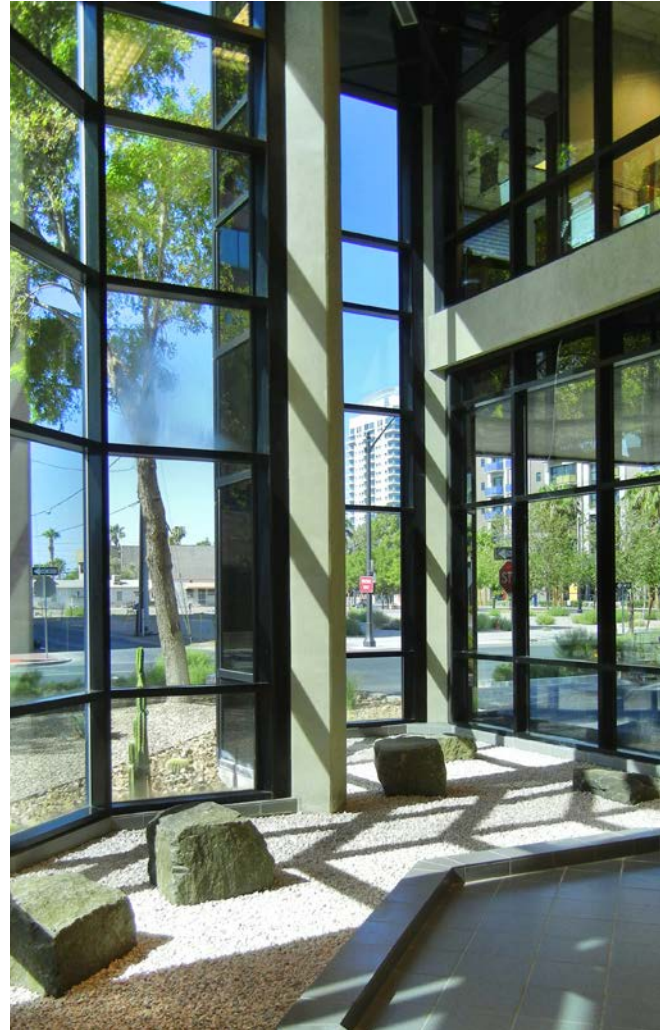
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AVAILABLE SUITES

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
310	4,223	AVAILABLE
320	2,185	Total Court Services
330	559	Alice Denton
360	6,457	Sanft Law
390	2,611	AVAILABLE
400	4,676	AVAILABLE (November 2025)
410	1,335	AVAILABLE
420	1,747	AVAILABLE
430, 440	3,036	Gold Standard CPA
450	200	Shop & Roll
460	200	Ara Sirkedzhyan
500	8,269	Supreme Concepts
505	1,825	AVAILABLE



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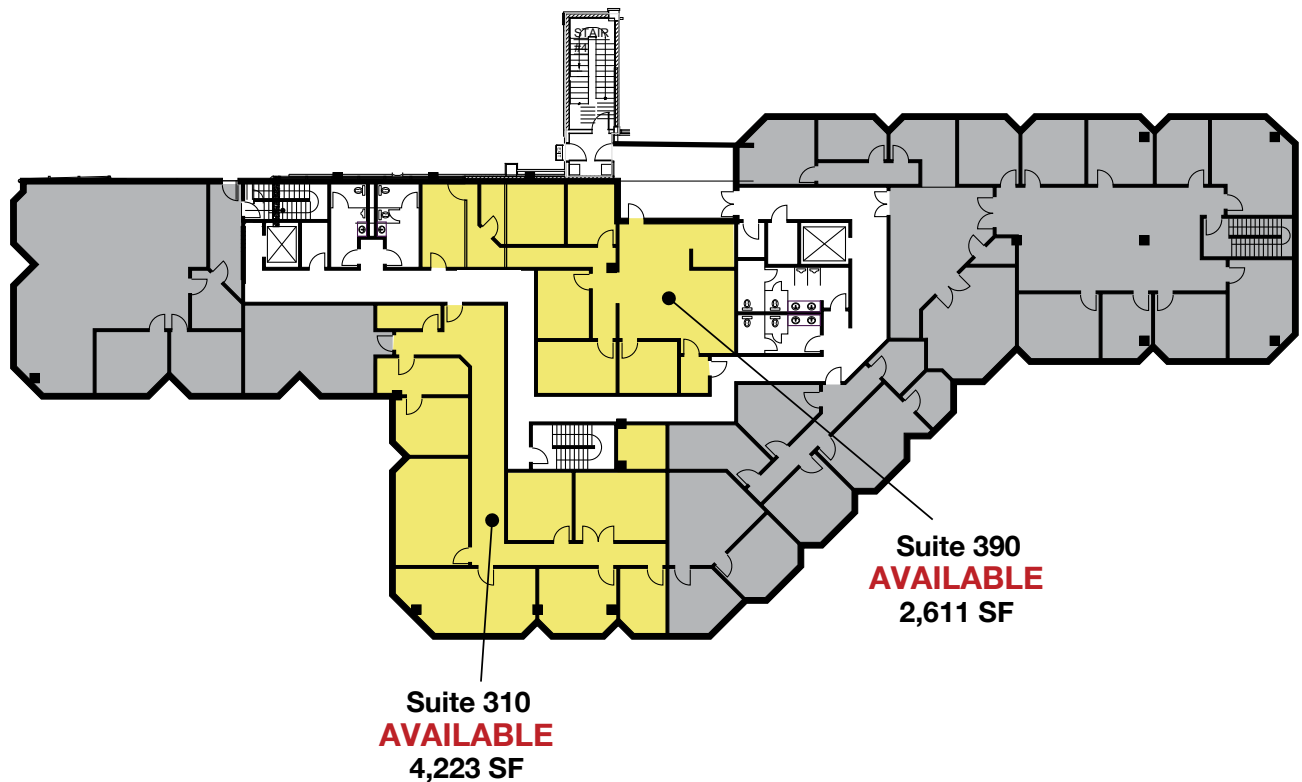
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FLOOR PLANS

FLOOR PLAN - 3rd Floor



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

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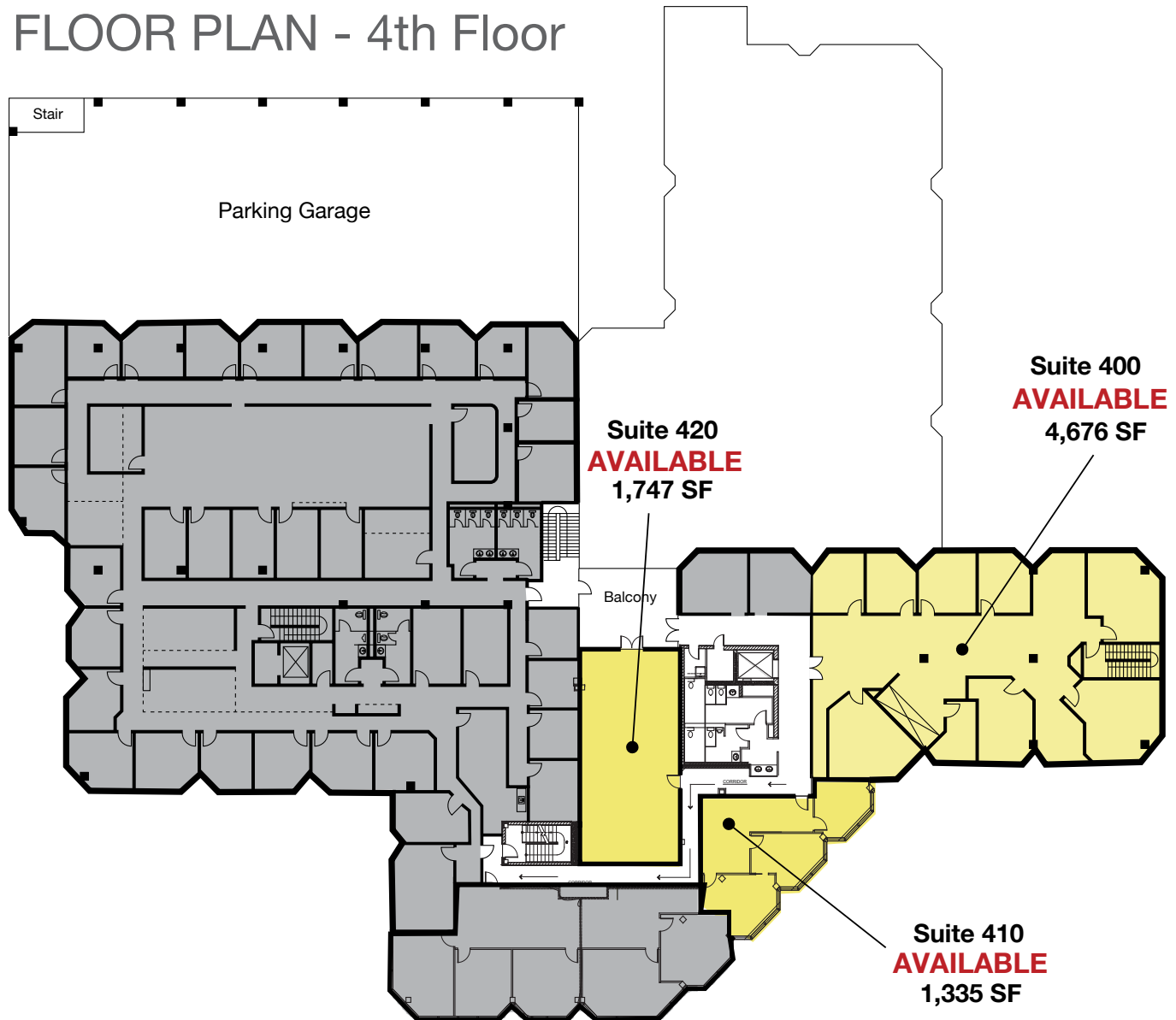
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FLOOR PLANS

FLOOR PLAN - 4th Floor



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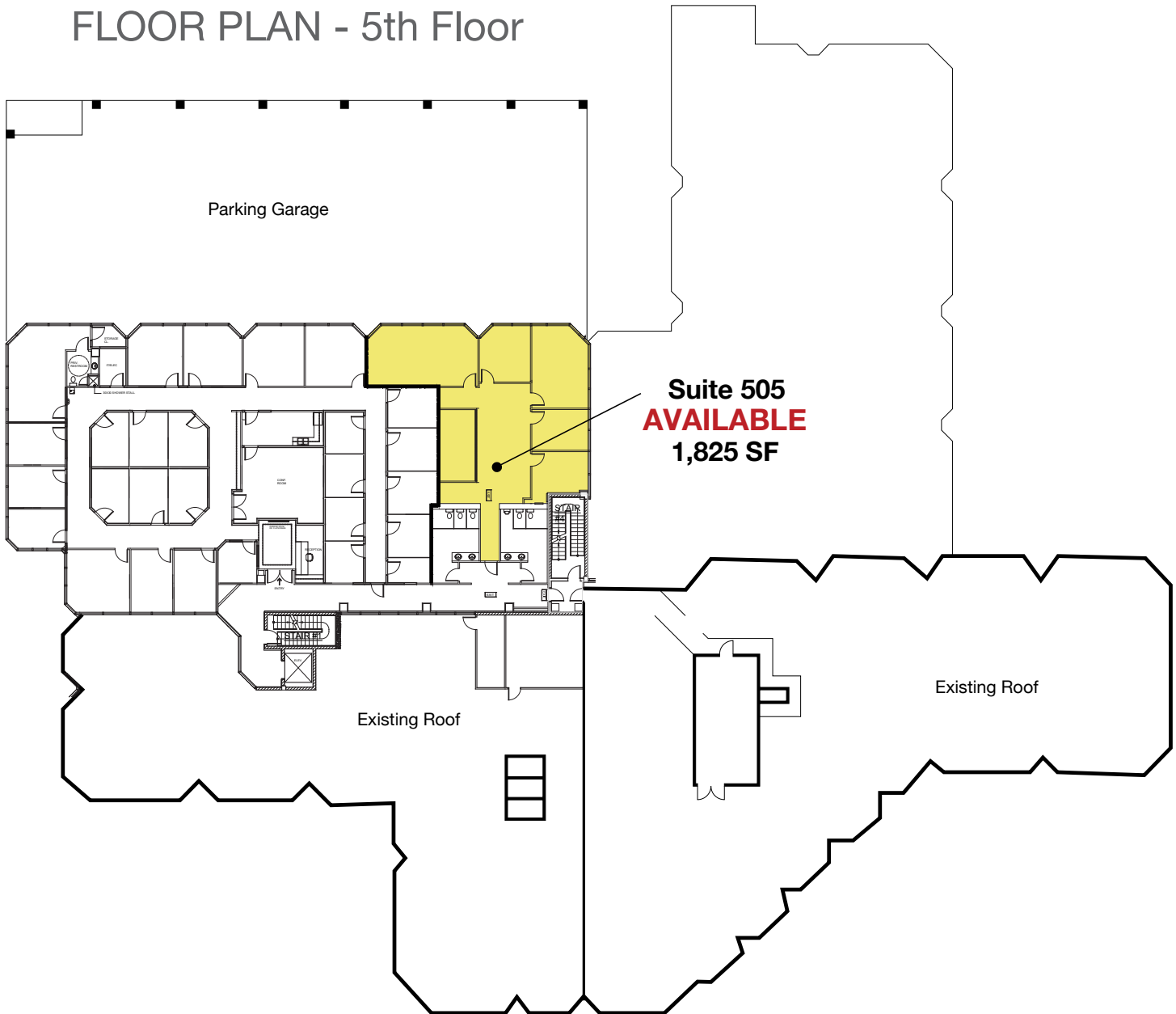
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FLOOR PLANS

FLOOR PLAN - 5th Floor



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FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

SUITE 310



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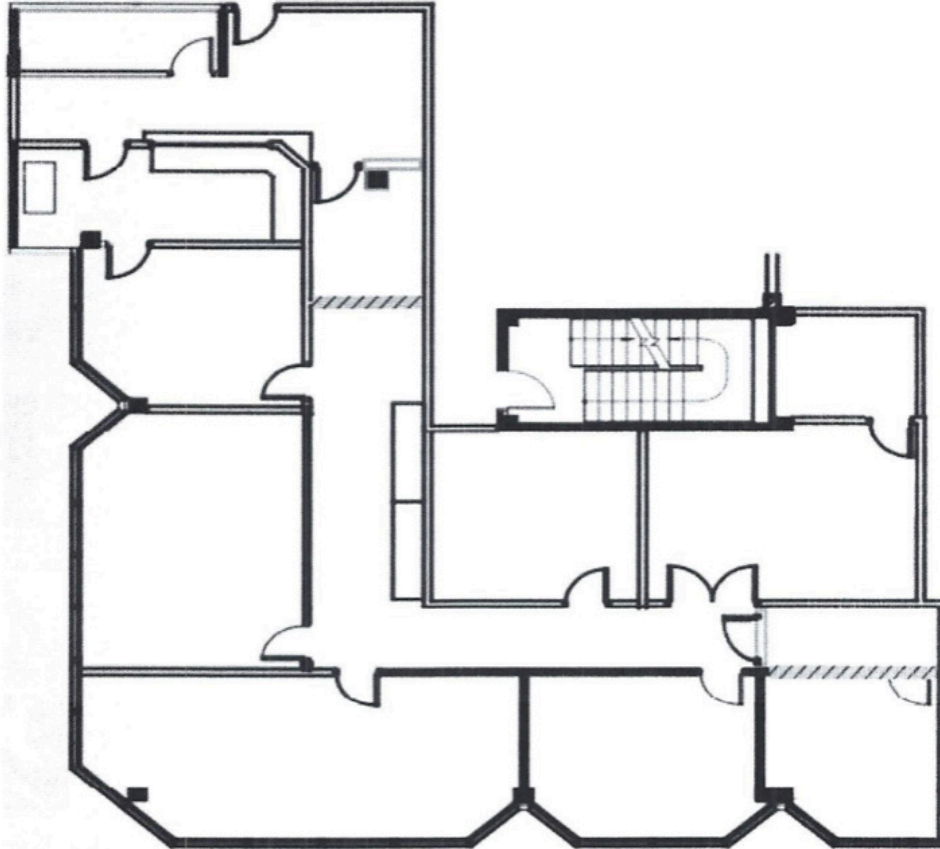
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FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

FLOOR PLAN - SUITE 310 - ±4,223 SF



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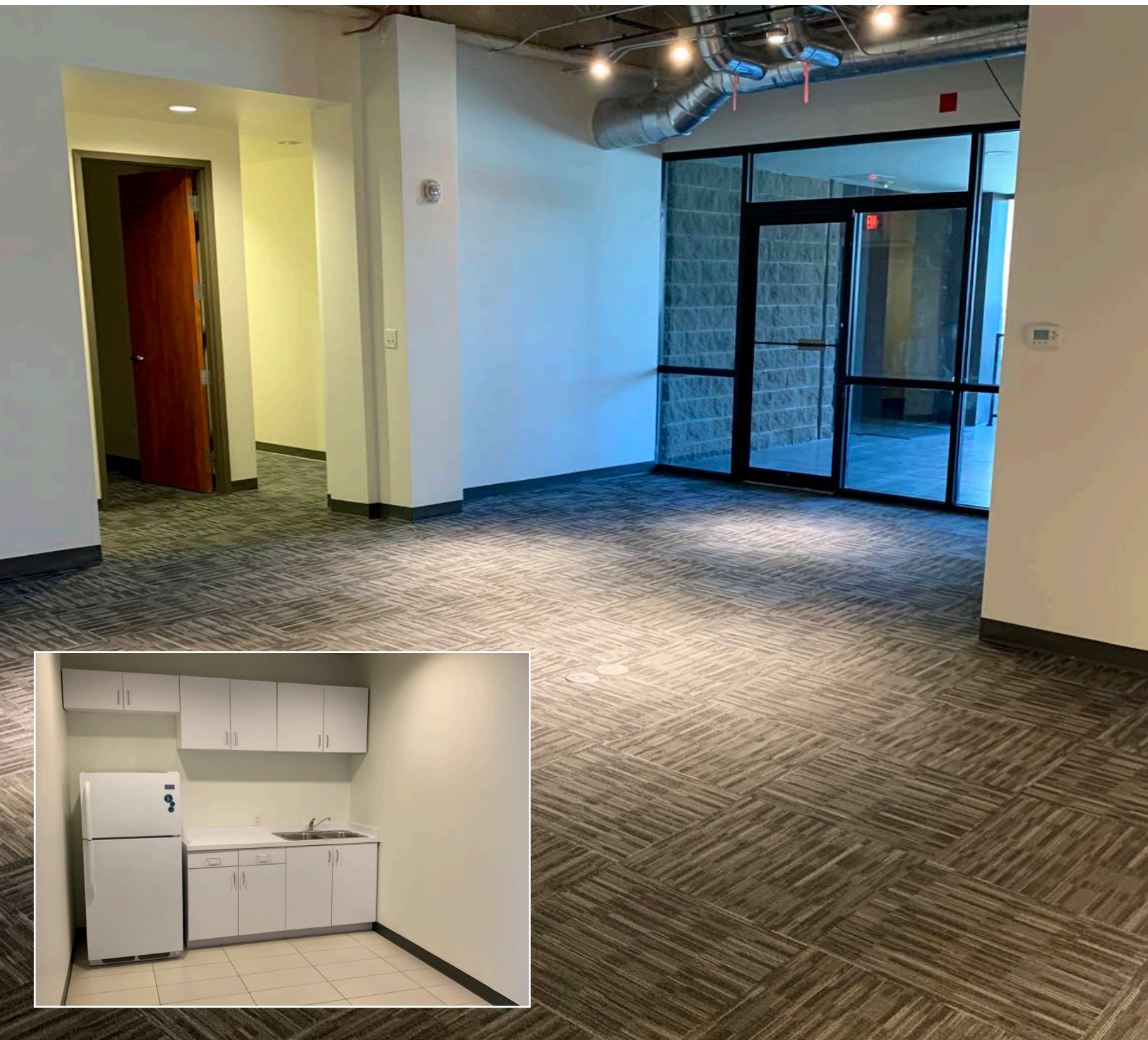
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411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

SUITE 390



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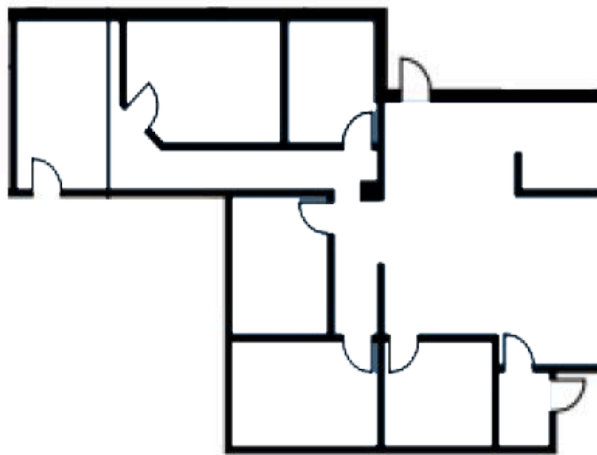
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FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

FLOOR PLAN - SUITE 390 - ±2,611 SF



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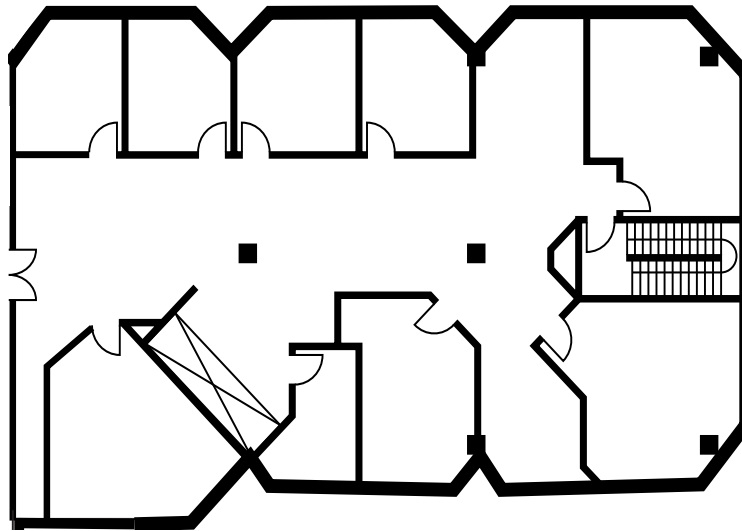
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411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

FLOOR PLAN - SUITE 400 - ±4,676 SF



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FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

SUITE 410



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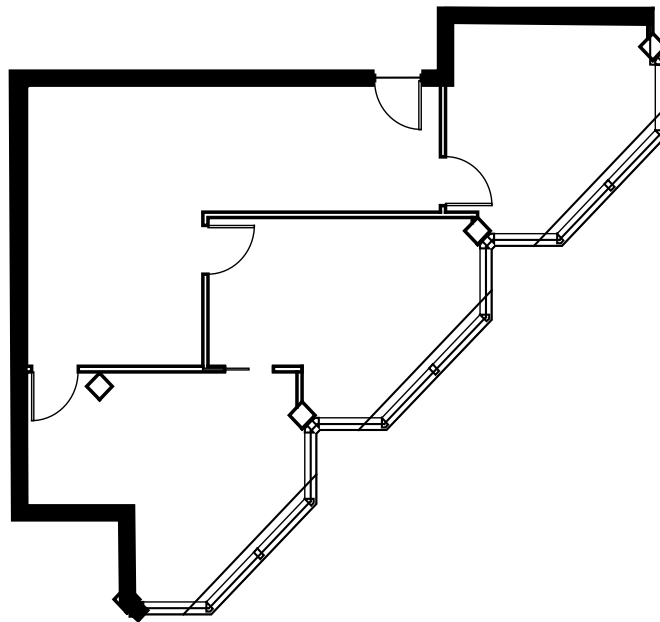
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FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

FLOOR PLAN - SUITE 410 - ±1,335 SF



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FOR LEASE

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Lease Rate: \$1.50-\$1.75/SF MG

SUITE 420



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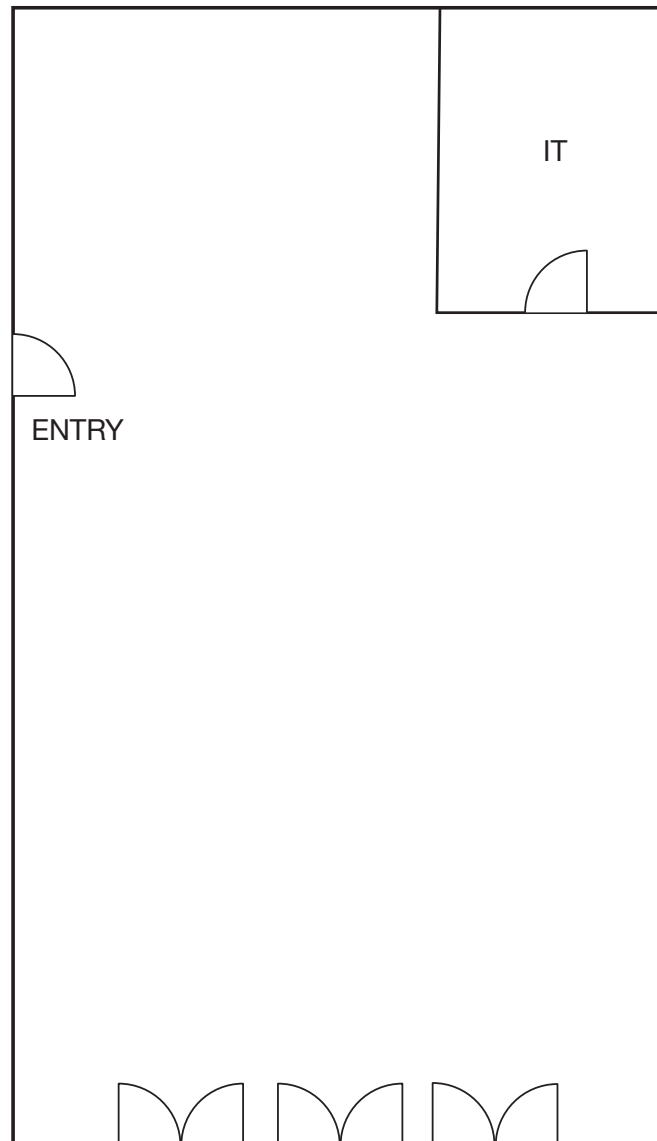
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Lease Rate: \$1.50-\$1.75/SF MG

FLOOR PLAN - SUITE 420 - ±1,747 SF

SUITE 420 (1,746 SF)



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FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50-\$1.75/SF MG

SUITE 505



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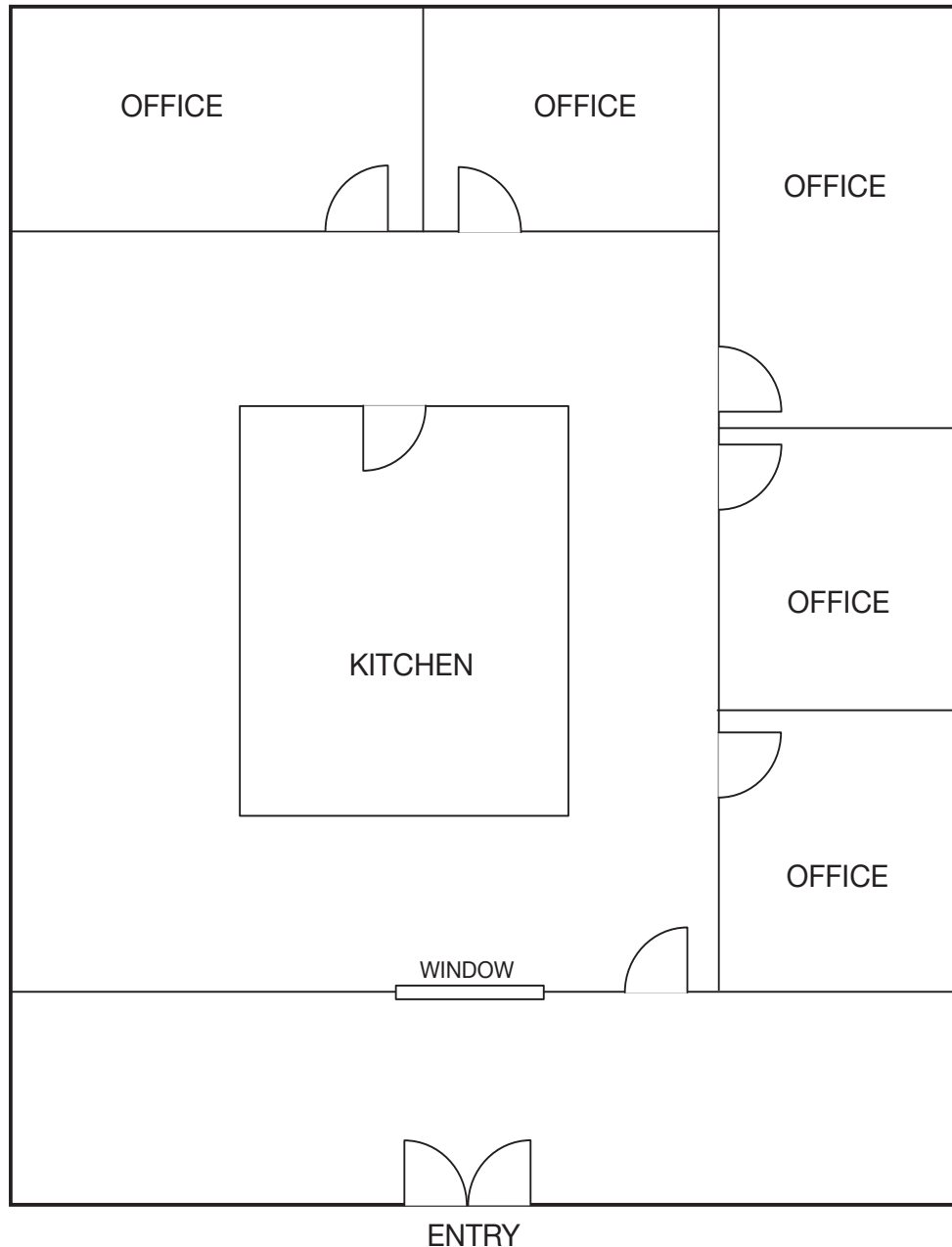
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FOR LEASE

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Lease Rate: \$1.50-\$1.75/SF MG

FLOOR PLAN - SUITE 505 - ±1,825 SF



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