

FOR LEASE

THE 1785
OFFICE CENTER

1785 E Sahara Avenue
Las Vegas, NV 89104

\$0.80/SF + \$0.75 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.

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.

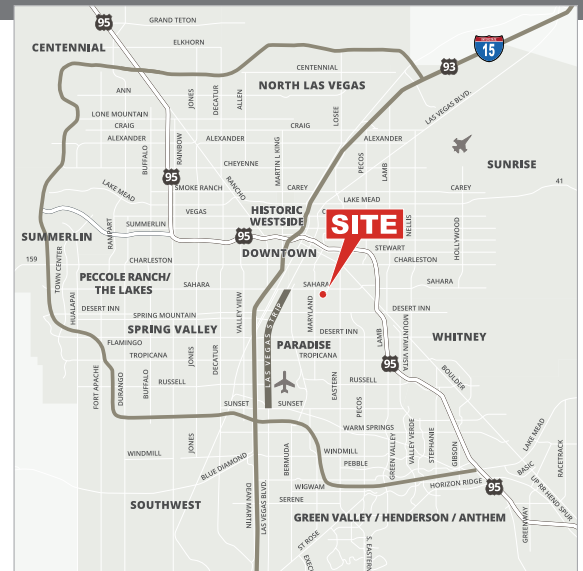
FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

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

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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PROPERTY OVERVIEW

Lease Rate: \$0.80/SF + \$0.75 NNN Fees

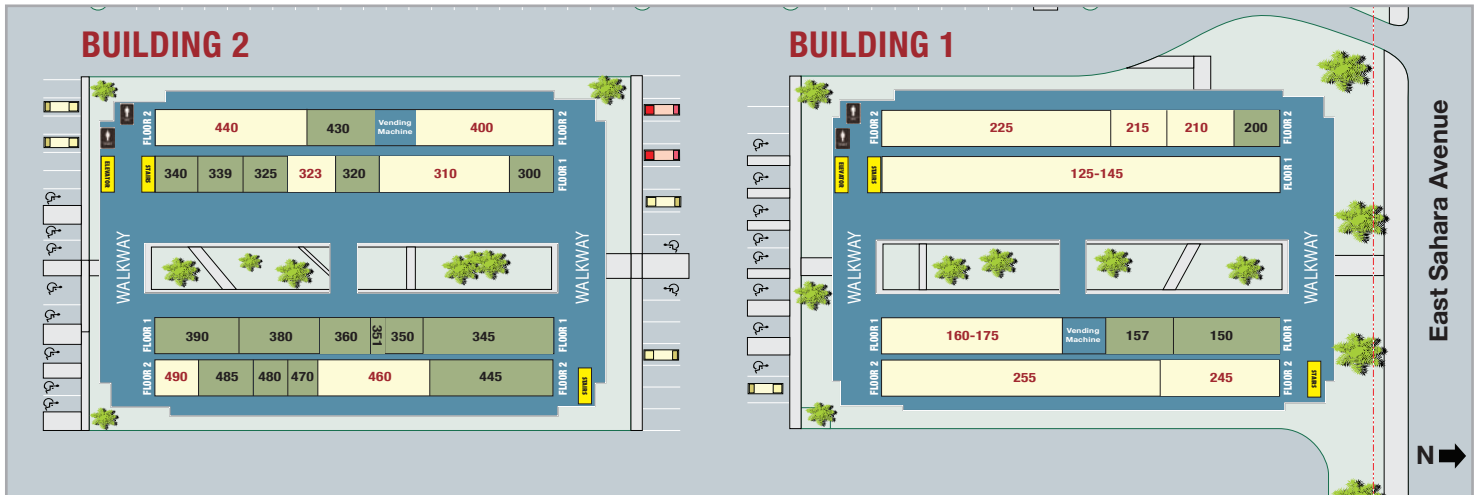
Zoning: General Commercial (C-2)

Min. Divisible: 849 SF

Building Class: B

Year Built: 1979

Max. Contiguous: 10,667 SF



*Combo Options Available

BUILDING 100 AVAILABILITY

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

BUILDING 200 AVAILABILITY

SUITE #	SQ. FT.
210*	3,036
215*	2,333
225*	3,910
245*	3,119
255*	5,590

BUILDING 300 AVAILABILITY

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

BUILDING 400 AVAILABILITY

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



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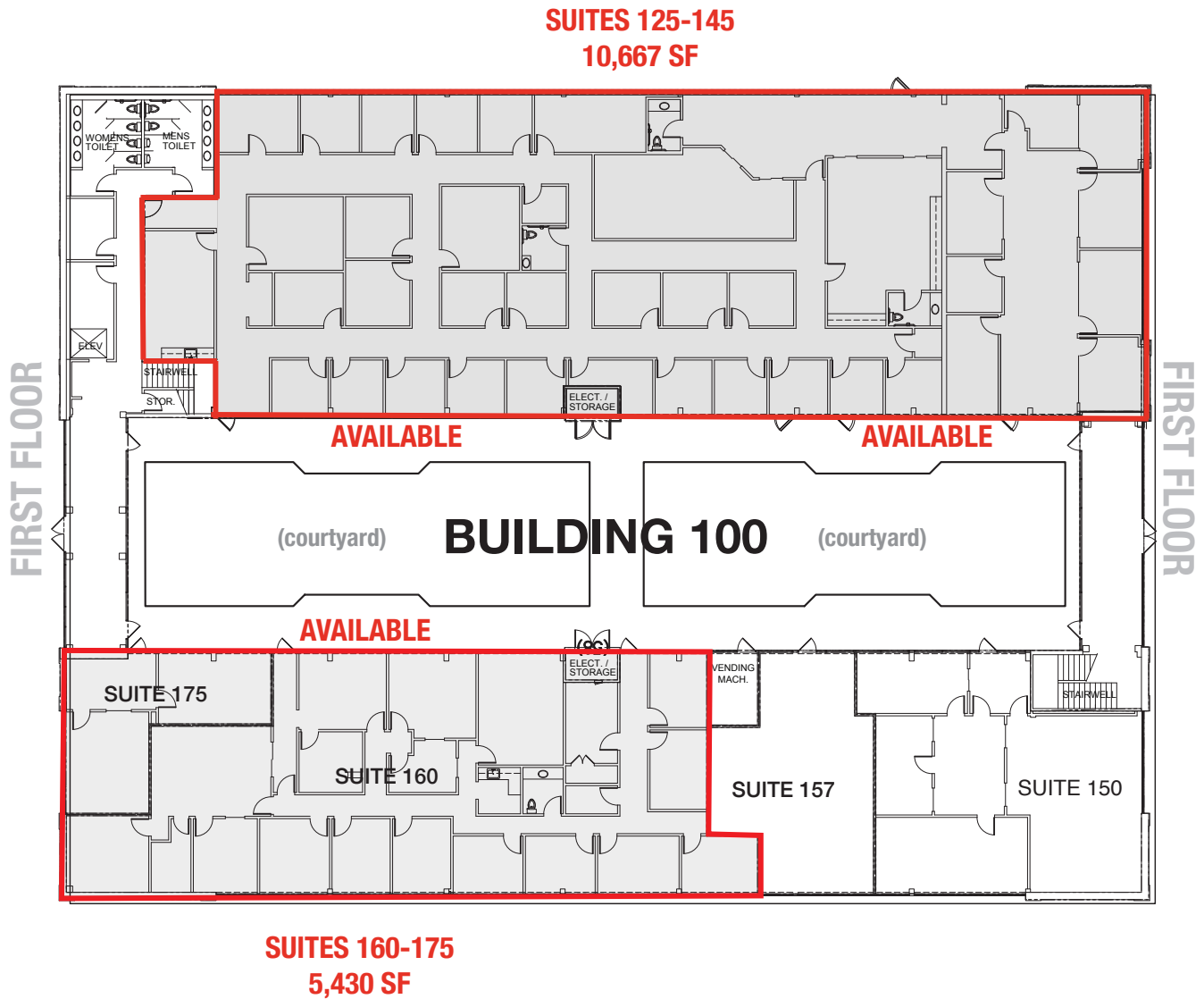
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SITE PLAN OVERVIEW - BUILDING 100

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

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SUITES 160-175



SUITES 125-145



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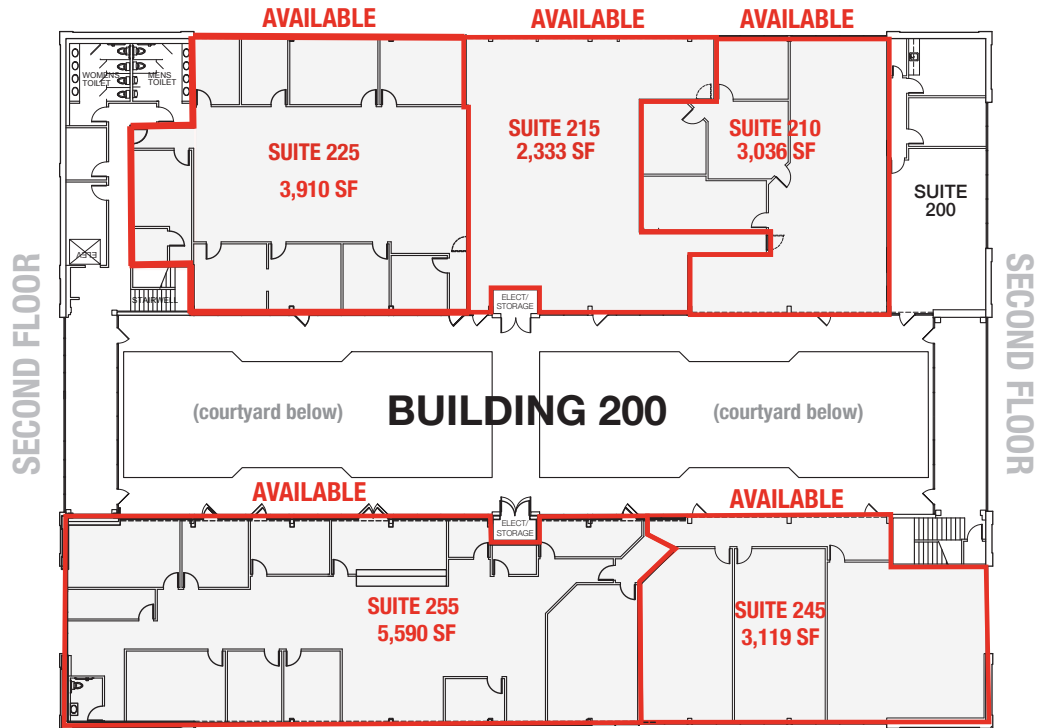
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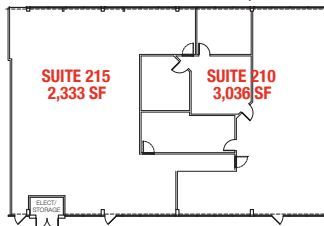
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SITE PLAN OVERVIEW - BUILDING 200

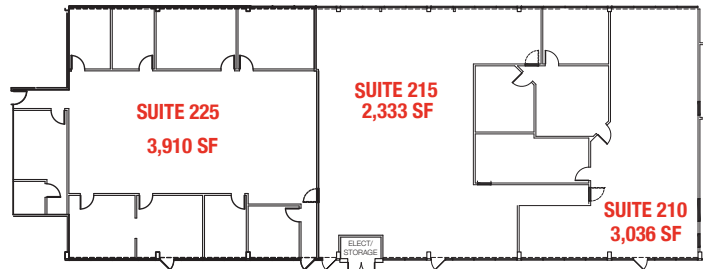


COMBO OPTION(S) AVAILABLE

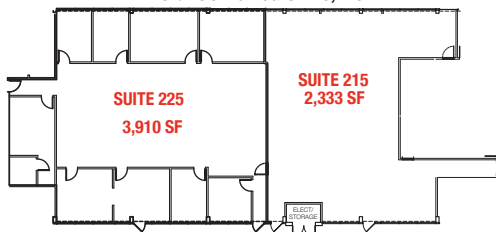
COMBO OPTION A
Suites 210 & 215
Total Combined SF: 5,369



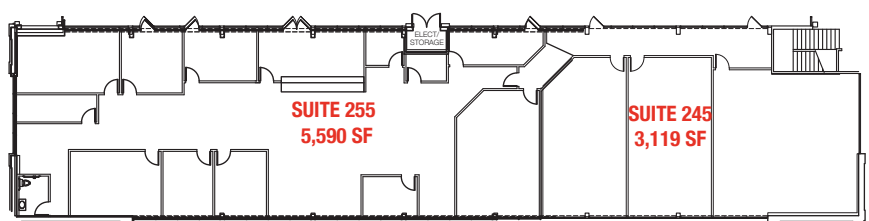
COMBO OPTION B
Suites 210, 215 & 225
Total Combined SF: 9,279



COMBO OPTION C
Suites 215 & 225
Total Combined SF: 6,243



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



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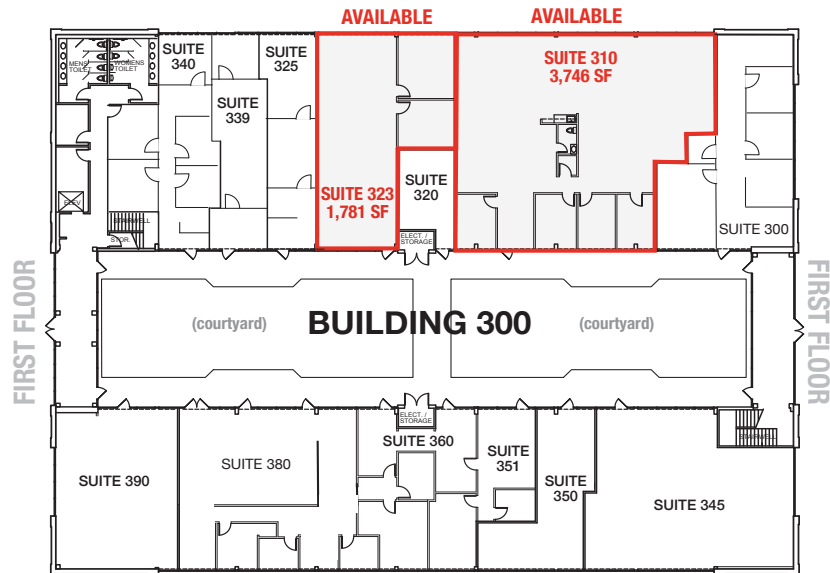
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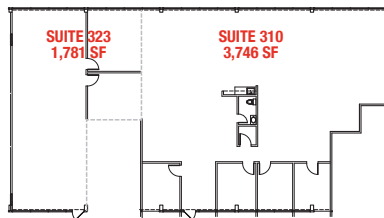
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SITE PLAN OVERVIEW - BUILDING 300**COMBO OPTION(S) AVAILABLE**

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



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

Suite 323



Suite 310



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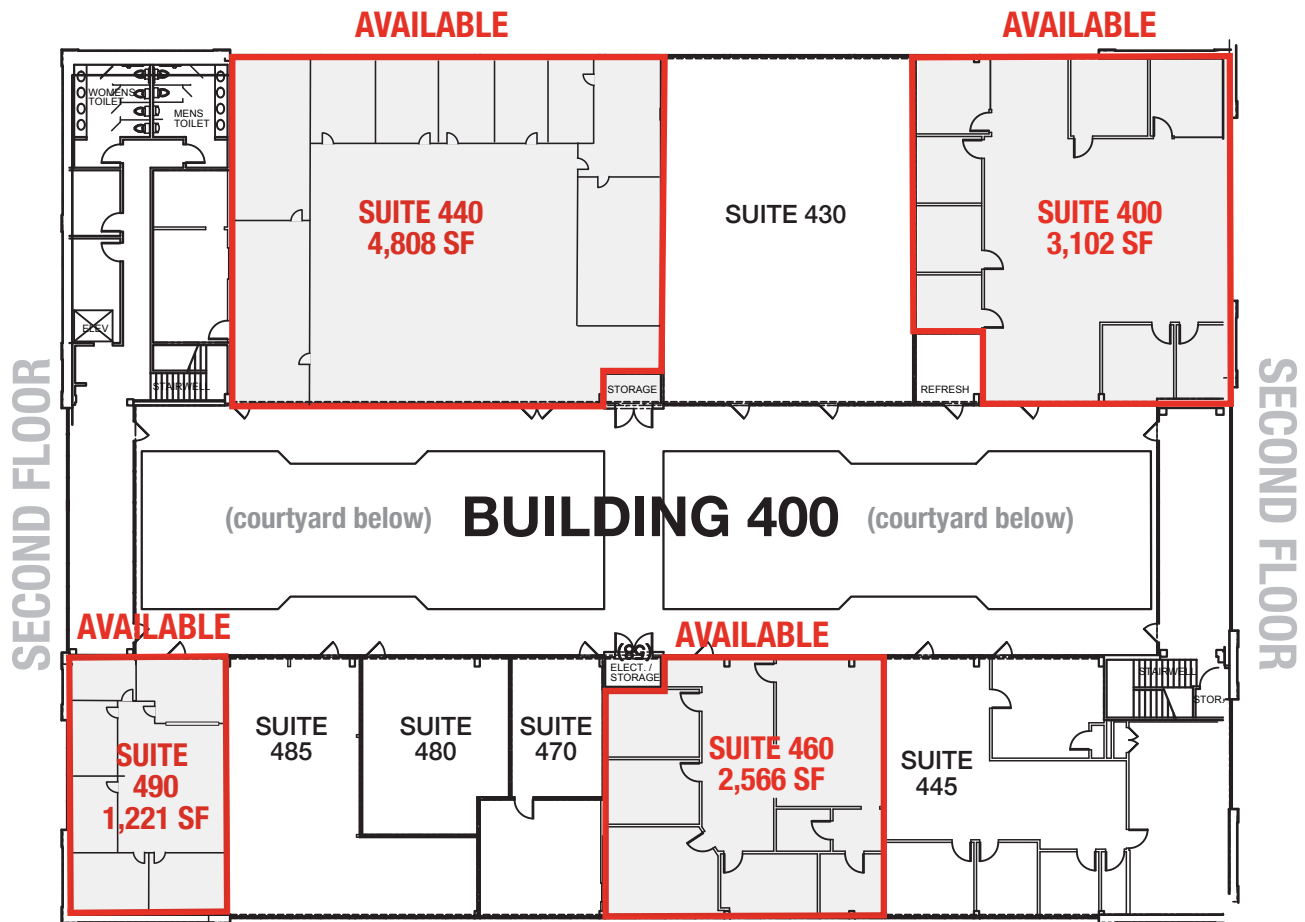
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SITE PLAN OVERVIEW - BUILDING 400**FOR MORE INFORMATION CONTACT:**

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common area refurbishment,
new paint and bathroom upgrades.



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