LEASE HERE

8515 EDNA AVENUE

Las Vegas, NV 89117

EDNA PLAZA

Westside quiet street office complex with direct access suites and 2nd floor suites with views

+/- 618 to 696 Usable SF turnkey suite available NOW



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Edna Plaza is a neighborhood Summerlin adjacent office complex near Durango & Sahara, and close to a myriad of amenities and residential areas. The second floor office spaces available now feature valley views, elevator and stair access, and the ground floor spaces feature direct access from the courtyard.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
West Las Vegas Durango Corridor	Professional Office	+/- 618 to 696 Rentable Square Feet available	C-P Office & Professional (Unincorporated Clark County)	$1.35 Triple Net (NNN) + 2026 Estimated NNNs $0.39 / SF

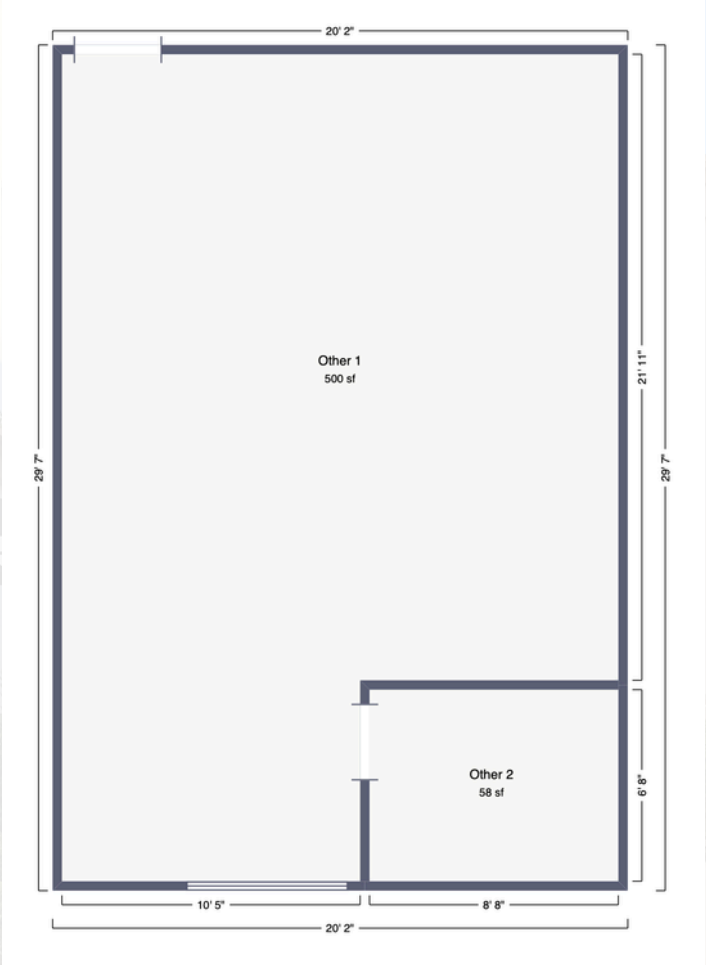
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT
Standard office sufficient power; some suites feature separate panels	Monument sign on Edna; building signage possible	Common area restrooms; some suites feature interior restrooms	Monument sign on Edna	9' - 12' ceiling heights, (sprinklered building)

EDNA PLAZA





EDNA PLAZA
AVAILABILITIES



Suite #	Use Type	Availability	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 220	Office	Immediate	696	$1.35 / SF NNN	$0.39 / SF	N/A	$1.211	Single open area with a storage closet or small work room/phone room
Suite 230	Office	Immediate	618	$1.35 / SF NNN	$0.39 / SF	N/A	$1075	Simple open plan with one window. Perfect for start-ups or small office users.

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Suite 230

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REGIONAL MAP



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AREA MAP



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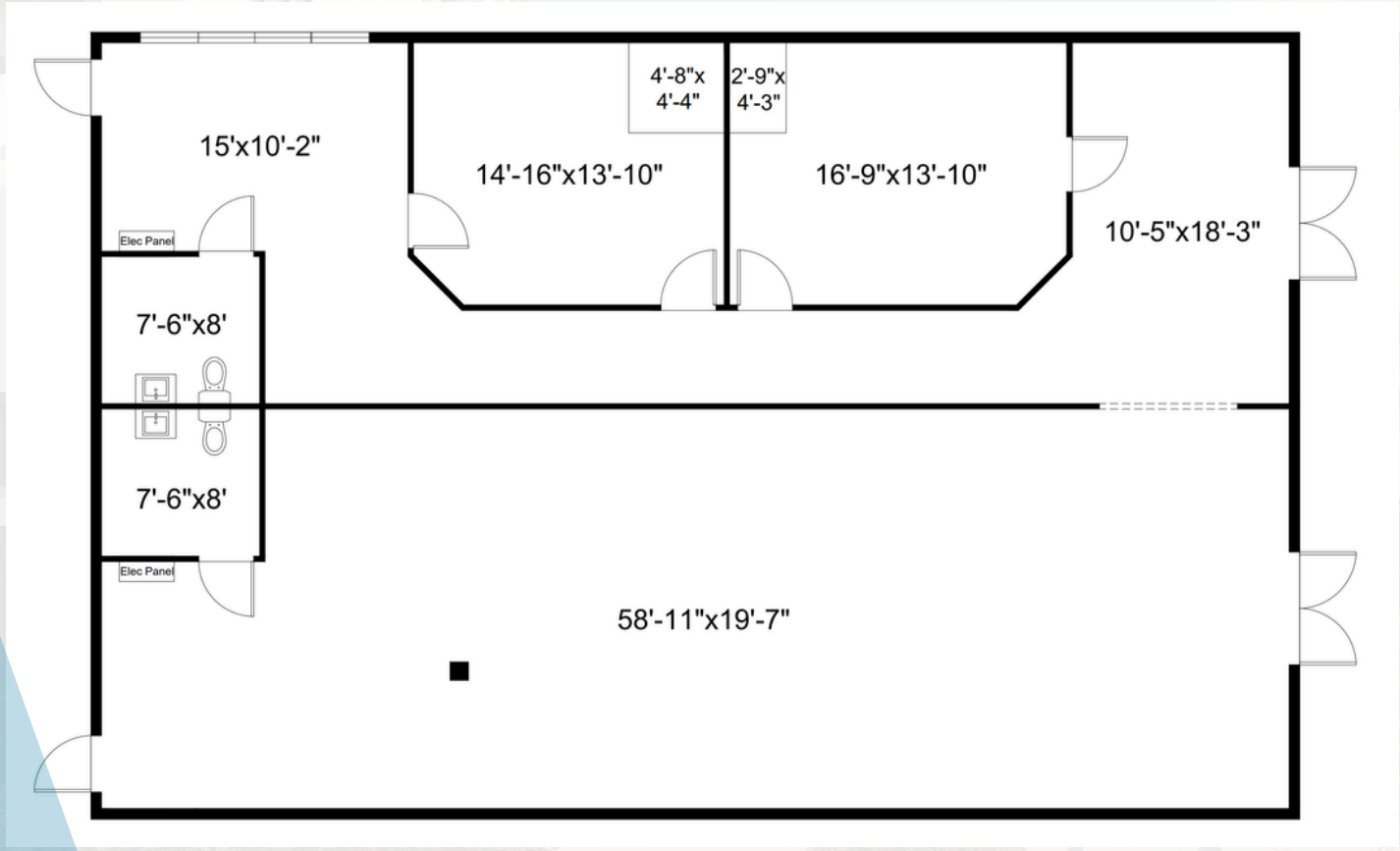
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Suite 150-160



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 210	Office	2,360	2,360	$1.40 / SF NNN	$0.38 / SF	N/A	$4,200.80	2 entrance combined suite, right side features entry lobby area, 2 private work rooms or offices, rear open area; left side is wide open with rear single restroom and rear exit.

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Suite 150-160





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