

LEASE HERE

3821 W Charleston Blvd

Las Vegas, NV 89103

Charleston Valley View

CVV

Downtown Adjacent
Centrally Located Creative
and Professional Offices
with Retail Appeal

Suites from
+/- 1,097 - 6,783 RSF

2nd Generation Turn
Key Spaces

Join these amenities:



Las Vegas Medical
District Adjacent
Location

CWV 3821 W Charleston Blvd
Las Vegas, NV 89103

Charleston Valley View



Charleston Valley View is a lushly landscaped Class B office and retail campus located centrally at the edge of the Las Vegas Medical District. This "island" property surrounded by 3 streets is only a 5 minute drive from Downtown Las Vegas, and only 14 minutes from the Airport & The Strip with fast access to I-15 and the 95 Freeway.

SUBMARKET



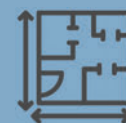
Central West
Downtown Las Vegas

USE



Retail Frontage,
Professional Office or
Medical

AVAILABLE



+/- 1,097 to 6,783
Rentable Square Feet

ZONING



C-1 Limited
Commercial Zone
(City of Las Vegas)

RATE



\$2.50 Modified Gross
(TI & FREE RENT
AVAILABLE)

POWER



All buildings have
robust power for
service for medical
imaging type uses

VISIBILITY



Excellent visibility with
483' of frontage on W
Charleston & 1,046' on
S Valley View (26,000
CPD). W Charleston
features 29,600 CPD
(2025 Data)

RESTROOMS



Common area with
keycode, some suites
feature en suite
restrooms

SIGNAGE

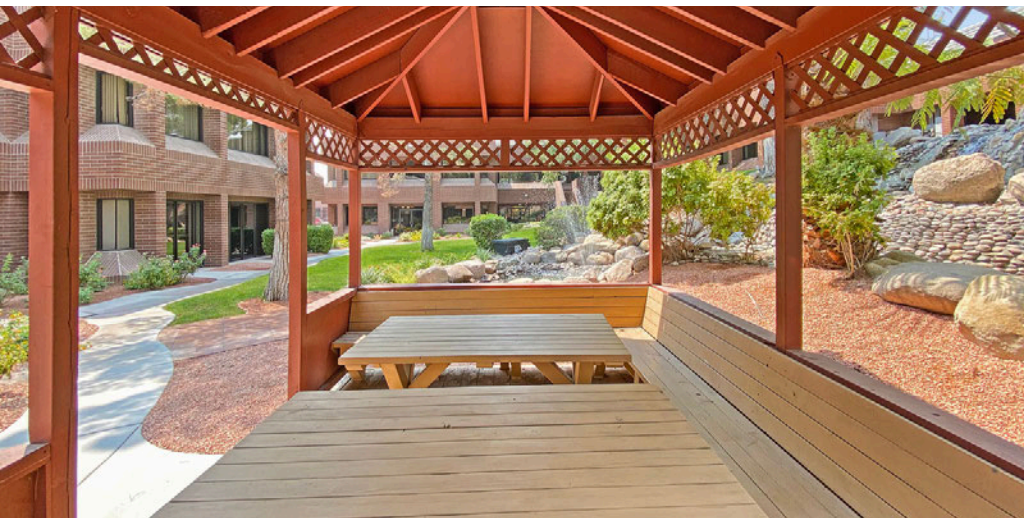


Building signage or
new monument sign
placement on the
signalized corner

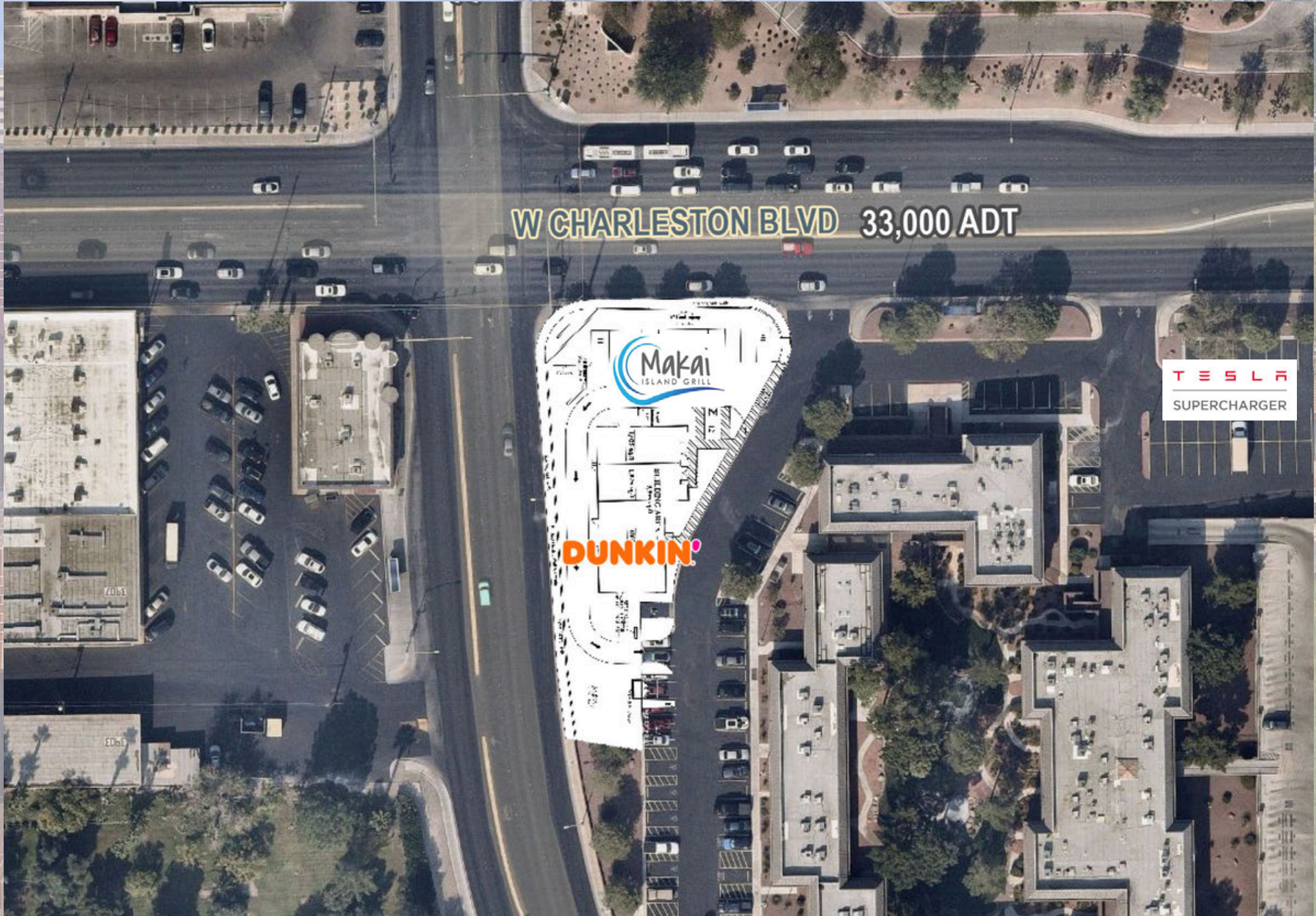
PARKING



Ample 4:1000
Parking with covered
& garage parking
available



CW 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View





CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View

Suite 3821 200
Retail Appeal and Frontage on
W Charleston Blvd with
Signage Opportunity

Strong corner visibility off W Charleston Blvd
(29,600 Cars Per Day, 2025)

3821 200



Suite #

Use Type

RSF

Base Rent

NNNs

Total Monthly

About This Space

3821 200

Medical Office /
Standard Office /
Events / Training

1,871

\$2.50 / SF MG

N/A

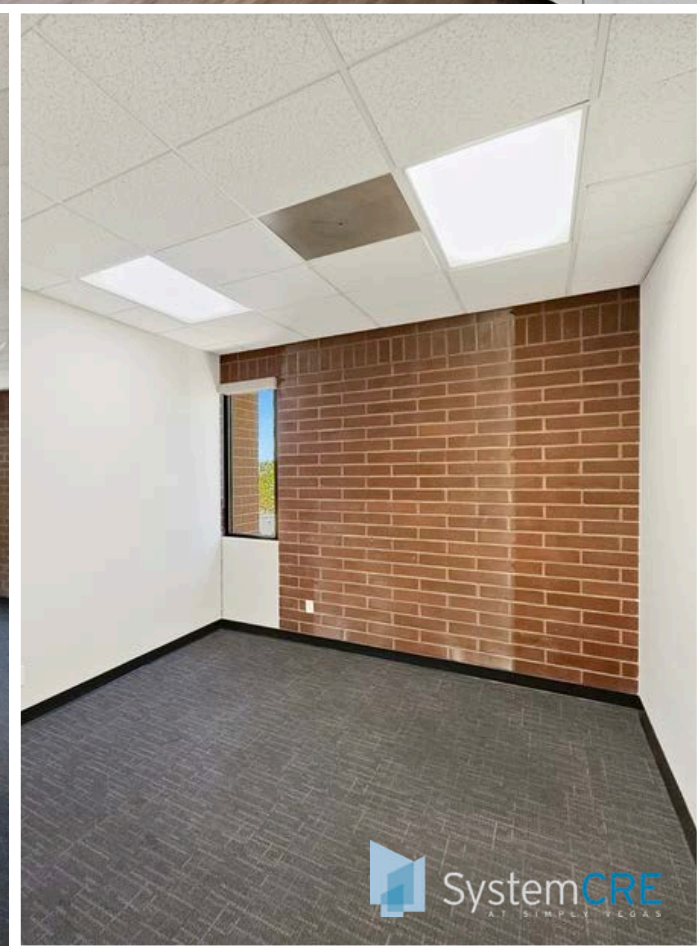
\$4,677

2nd Floor space accessible via ground floor walkway with views of downtown LV and Strip. Large multipurpose open area, 3 offices, interior restroom, IT area and storage. Perfect for tech companies or events.

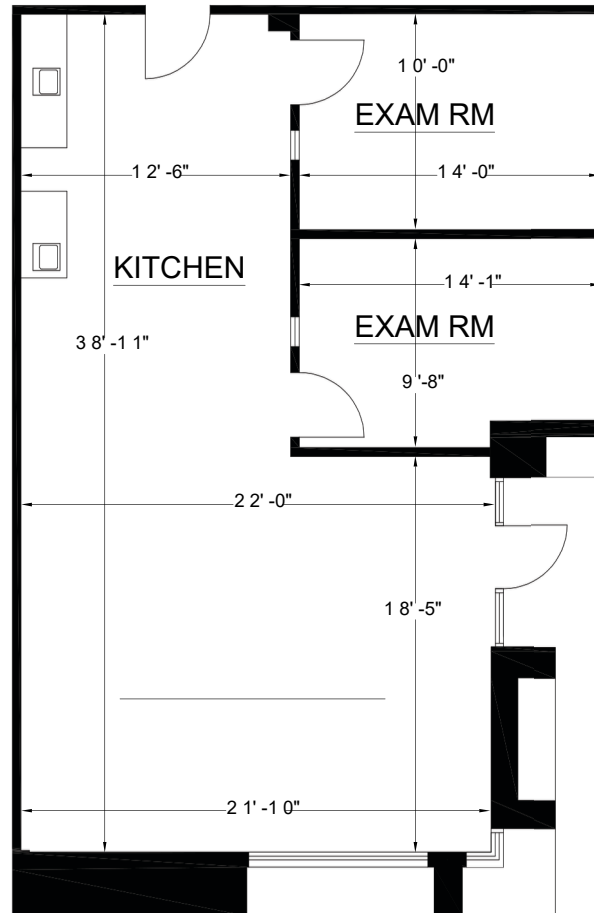
3821 200



CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



3811 111



Suite #

Use Type

RSF

USF

Base Rent

NNNs

Total Monthly

About This Space

3811 111

Medical Office /
Standard Office

1,138

972

\$2.50 / SF MG

N/A

\$2,845

Front and rear entry suite (building hallway, direct to garage) 2 offices, open space, two (2) sinks / built in cabinets. Beautiful brick elements. Former aesthetics studio

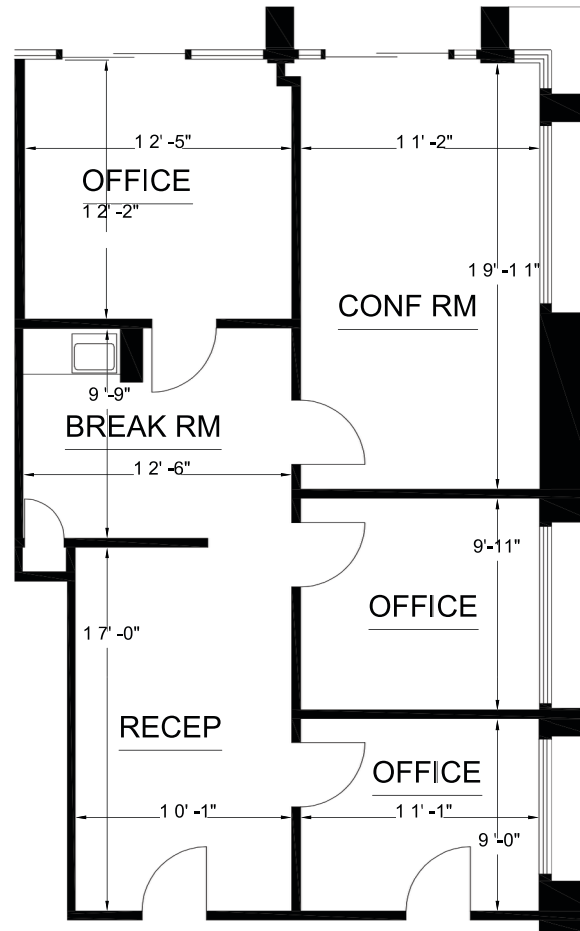
3811 111



CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



3811 106



Suite #

Use Type

RSF

USF

Base Rent

NNNs

Total Monthly

About This Space

3811 106

Medical Office /
Standard Office

1,121

940

\$2.50 / SF MG

N/A

\$2,743

Entry corridor to left and right private offices, open work area with 2 nooks, large rear room. Faces courtyard with water feature, and features sliding door access and regular door access to common area restroom hallway.

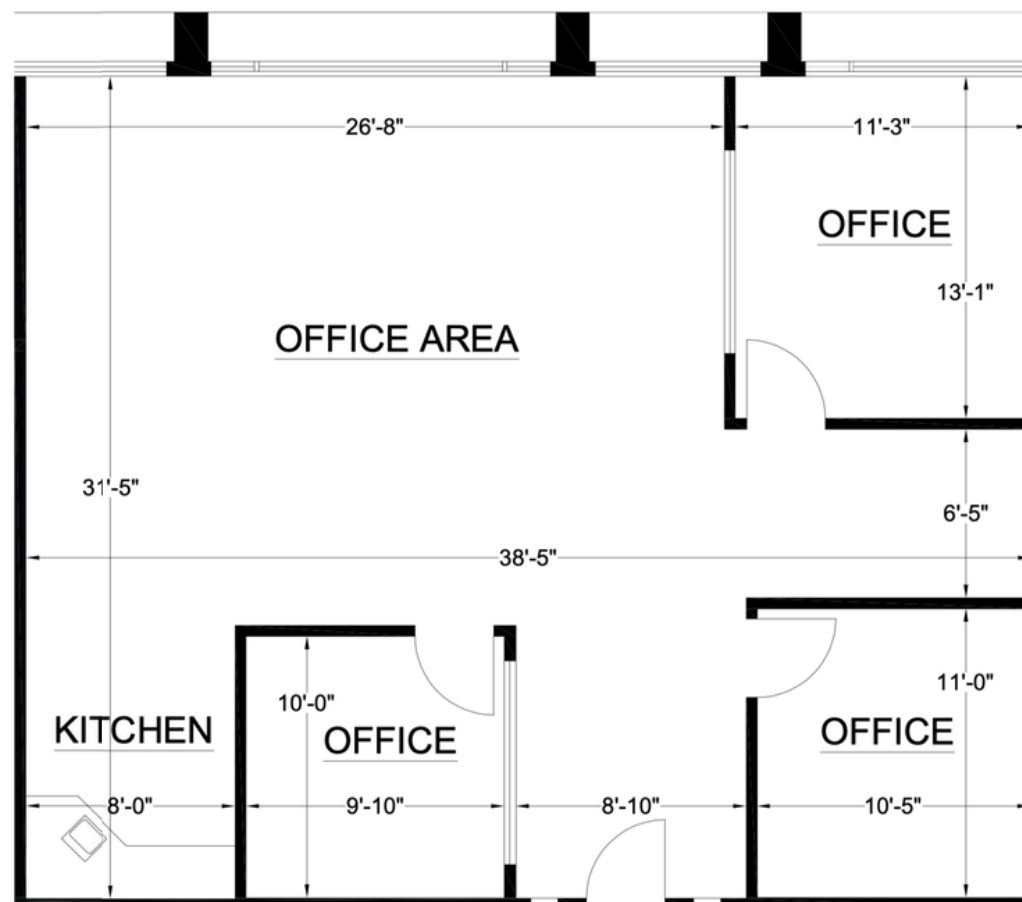
3811 106



CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



3811 208



Suite #

Use Type

RSF

USF

Base Rent

NNNs

Total Monthly

About This Space

3811 208

Medical Office /
Standard Office

1,455

1,230

\$2.50 / SF MG

N/A

\$3,637.50

Second floor suite directly off the elevator with an open plan and lots of natural light overlooking the courtyard. Three (3) private offices and a break area with a sink.

3811 208



CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



CW 3821 W Charleston Blvd
Las Vegas, NV 89103

Charleston Valley View

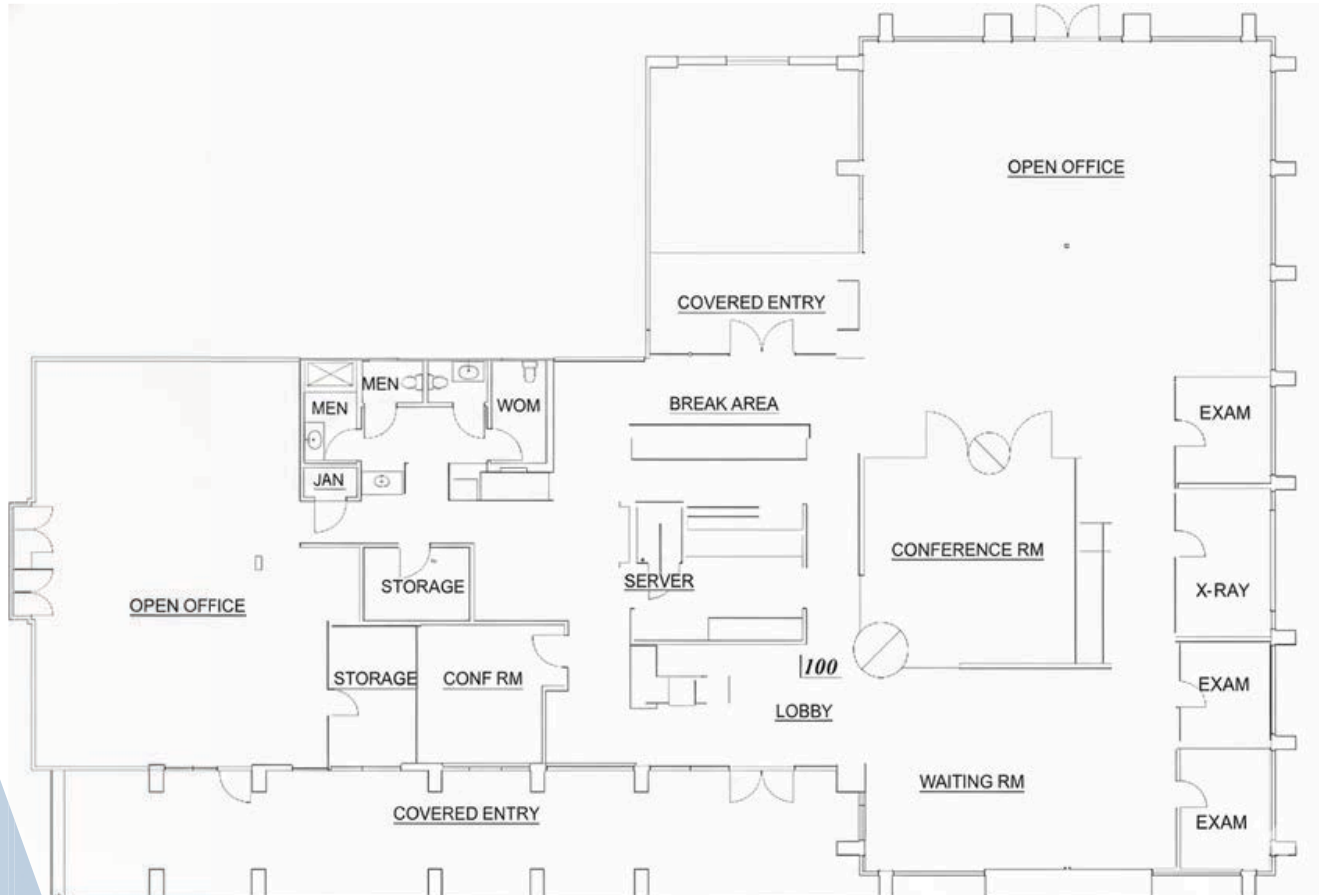
Suite 3841 100 & 202

**Retail Appeal and
Signage Opportunity**



**Strong corner visibility off S Valley View Blvd
(26,000 Cars Per Day, 2025)**

3841 100



Suite #	Use Type	RSF	Base Rent	NNNs	Total Monthly	About This Space
---------	----------	-----	-----------	------	---------------	------------------

3841 100	Street Retail, Medical Office / Standard Office	6,783	\$2.50 / SF MG	N/A	\$16,957.50	Second generation medical or creative office with signage opportunities on Valley View. Four exam rooms, x-ray room, conference room and two large open work spaces
----------	---	-------	----------------	-----	-------------	---

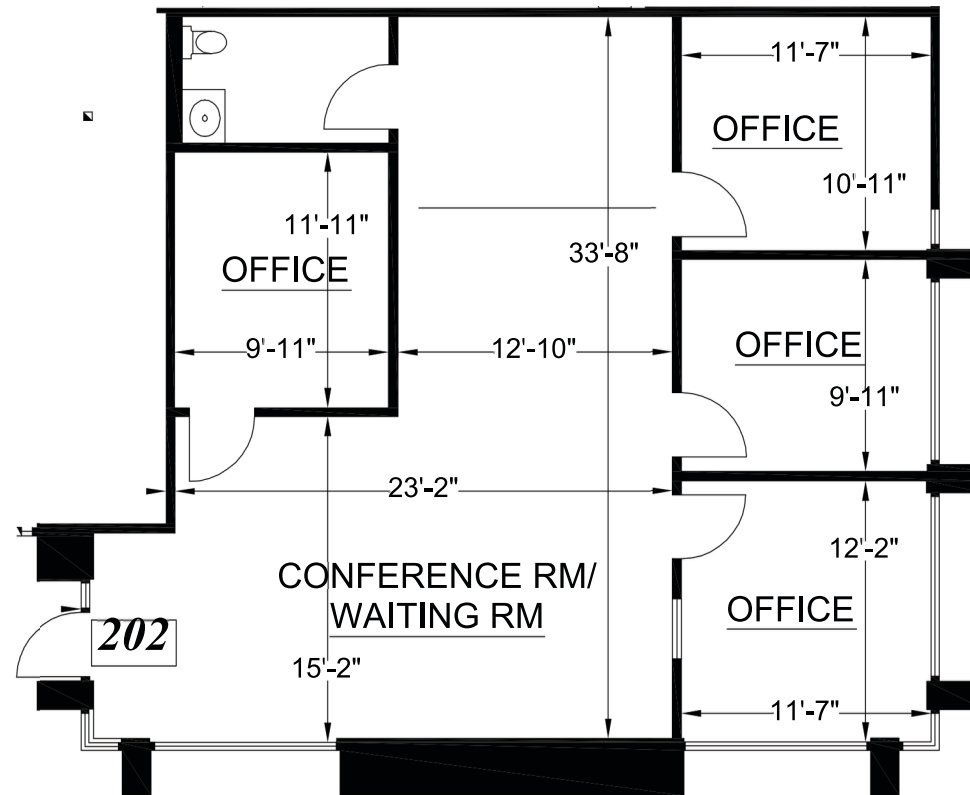
3841 100



CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



3841 202



Suite #

Use Type

RSF

Base Rent

NNNs

Total Monthly

About This Space

3841 202

Street Retail,
Medical Office /
Standard Office

1,397

\$2.50 / SF MG

N/A

\$3,493

Corner suite with signage opportunities and Strip View, private offices, work rooms, open space, 1 private restroom, break room, and split level access to the south parking lot AND Valley View Blvd (Full ADA Access).

3841 202



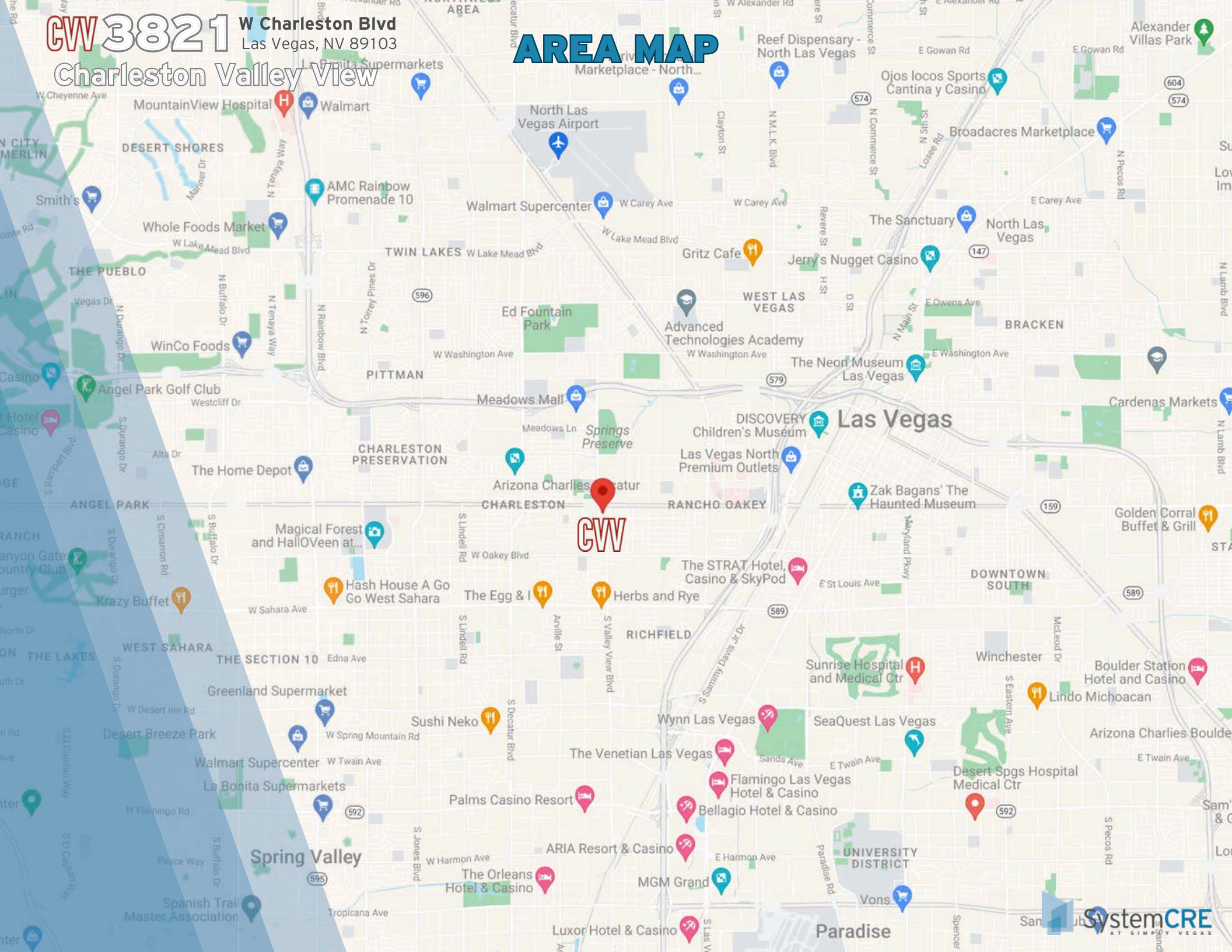
CVV 3821 W Charleston Blvd
Las Vegas, NV 89103
Charleston Valley View



CW 3821 W Charleston Blvd
Las Vegas, NV 89103

Charleston Valley View

AREA MAP



FOR MORE INFO OR TO TOUR:

Ryan Misaresh, LEED® AP| Managing Director

213.309.3279 cell

ryan@systemcrelv.com

NVRED# S.0174644.LLC | CA DRE# 01858655

Kate Chandler | Associate

714.306.6213 cell

kate@systemcrelv.com

NVRED# S.0199912

CVV

The contents of this offering memorandum are thought to be accurate at the time of publishing. However, we make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

© 2025 The System CRE Team at Simply Vegas - Ryan Misaresh | Kate Chandler
www.systemcrelv.com



SystemCRE
AT SIMPLY VEGAS