

# Beltway Corporate Center

8965 SOUTH EASTERN AVENUE, SUITE 120  
LAS VEGAS, NV 89123

**4,350 RSF**



## Office Specifications

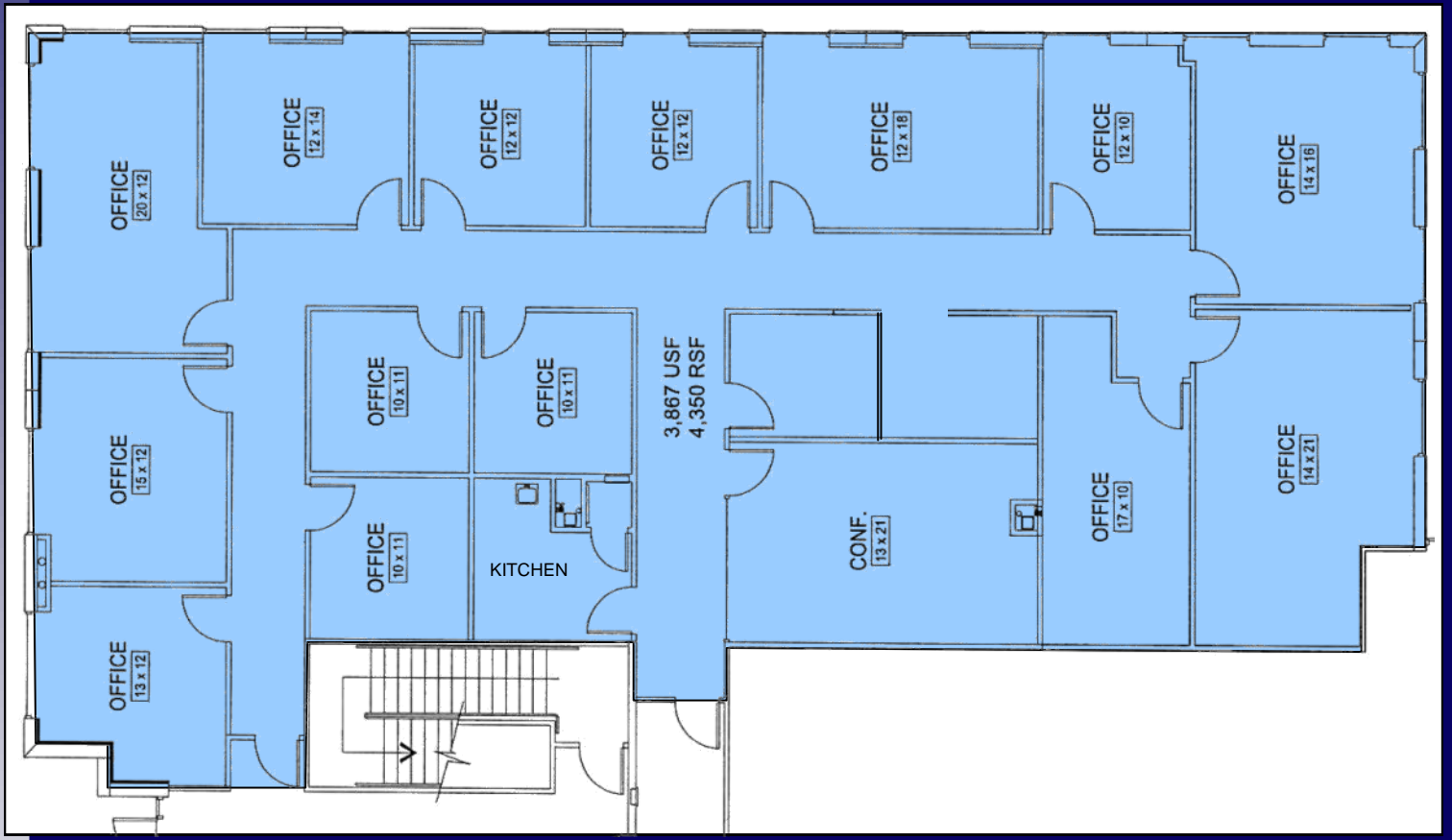
- 4,350 RSF Modified Gross/Flexible Term.
- High-traffic area on Eastern Avenue & I-215 ideal for name-branding your business.
- Flexibility to upsize / downsize.
- First Floor Entrance in Class A Office Building.
- Building signage visible from I-215 and Eastern.
- Parking available including covered parking .
- Located at Eastern and I-215, close to McCarran Int'l Airport, Hospitals and The Strip.
- Retail services and restaurants:  
Starbucks, Yogurtland, Pho Saigon 8, Las Vegas Nutrition, Greens & Proteins Healthy Kitchen, Sunrise Café, Las Vegas Athletic Club and more.
- On-site management, leasing, and security.
- **FREE RENT**

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**DSA Development, Corp.**  
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Traffic Counts: 84,000 cars per day  
75,000 cpd on I-215



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