

# Sublease Opportunity

BELTWAY CORPORATE CENTER  
8985 SOUTH EASTERN AVENUE, SUITE 200 SUBLEASE  
LAS VEGAS, NV 89123



## Office Specifications

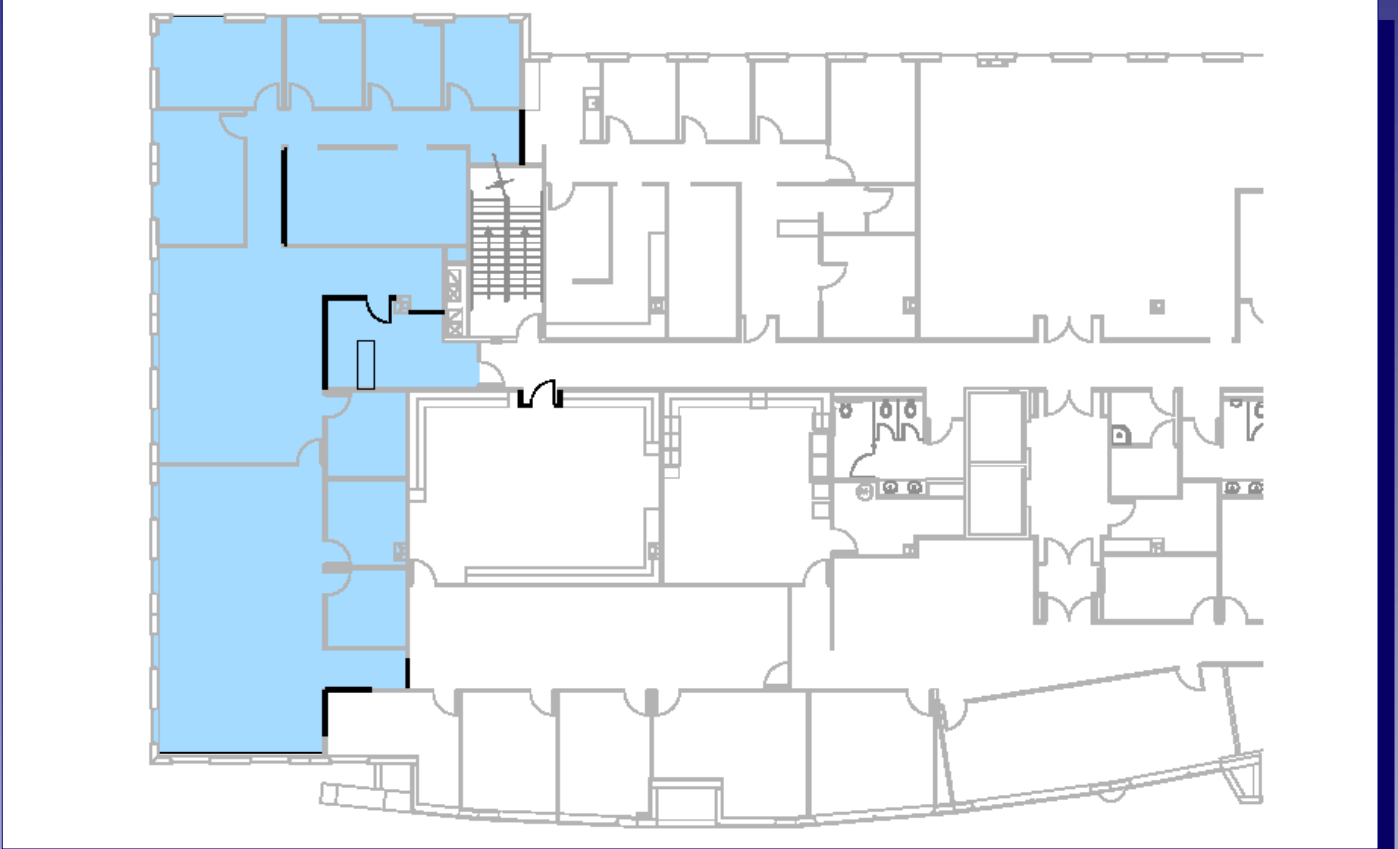
- Turn-Key 3,783 RSF Office Sublease Modified Gross/Flexible Term.
- High-traffic area on Eastern Avenue & I-215 ideal for name-branding your business.
- Two-Level Parking Garage.
- Located in Green Valley within minutes to I-15, McCarran Int'l Airport, hospitals, & The Strip.
- Many Area Amenities: Retail services and restaurants including Starbucks, Yogurtland, Pho Saigon 8, Las Vegas Nutrition, Greens & Proteins Healthy Kitchen, Sunrise Café, Las Vegas Athletic Club and more.
- On-site property management, leasing, and security.
- Join Hanes & Krieger, Shumway Van Hansen, Ballard Architecture and other tenants.

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



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