

# Beltway Corporate Center

8985 SOUTH EASTERN AVENUE, SUITE 230  
LAS VEGAS, NV 89123



## Office Specifications

- Turn-Key 1,850 RSF. 5 to 10 year Lease.
- Class A Office Building.
- Proposed floor plan including: Four offices, reception area, conference room, open area for cubicles and separate IT room.
- *Signage Visible from I-215 & Eastern.* High-traffic area on Eastern Avenue & I-215 ideal for name-branding your business.
- On-site property management, leasing, and security.
- 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.
- Adjacent to Green Valley and Anthem.
- **4% Commission to Nevada licensed Agent/Broker.**

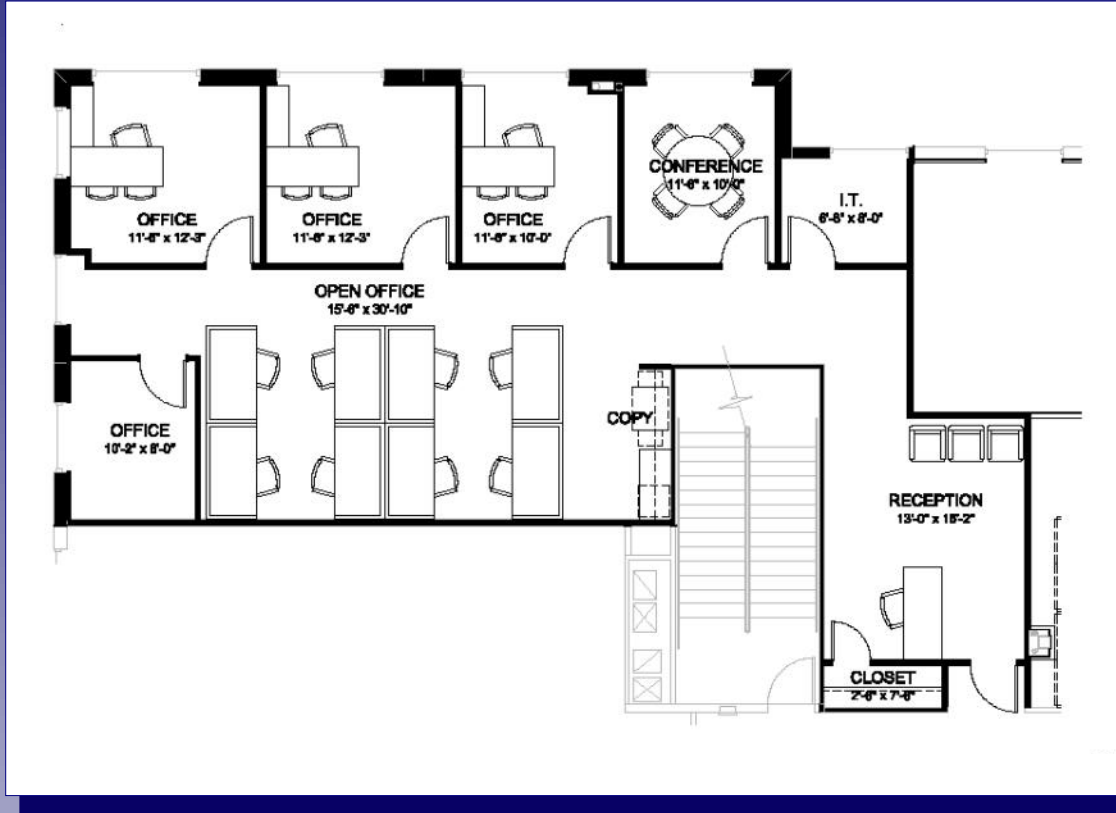


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Traffic Counts: *84,000 cars per day*  
*75,000 cpd on I-215*



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