

WESTBAY OFFICE PARK

3010-3016 W. Charleston Blvd. | Las Vegas, NV 89102



PROPERTY DETAILS

- 1,730 RSF to 4,592 RSF available
- Leasing for negotiable PSF/MG
- 3 to 5 year lease terms
- Located within the Las Vegas Medical District
- Ideal for medical and general office
- Suite 160 Available 08/01/2026
- Suite 180 Available for Immediate Occupancy
- Excellent freeway access at I-15 and West Charleston; Valley View and US-95
- Subterranean secured parking;
- 4.71: 1000 parking ratio

BRUCE FOLLMER

President / Broker | Lic.# B.0018023

GRANT BERGDOLL

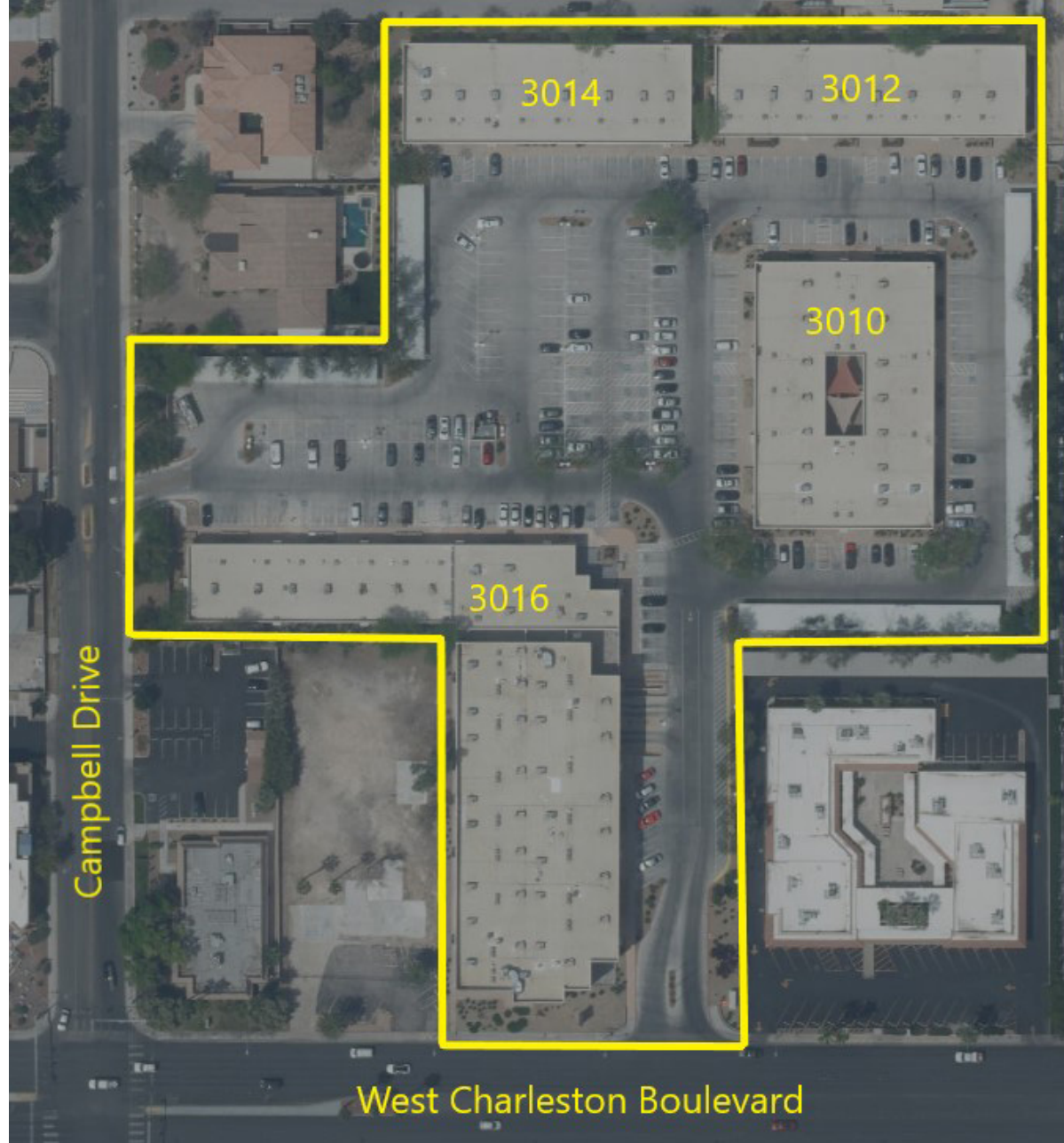
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SITE PLAN



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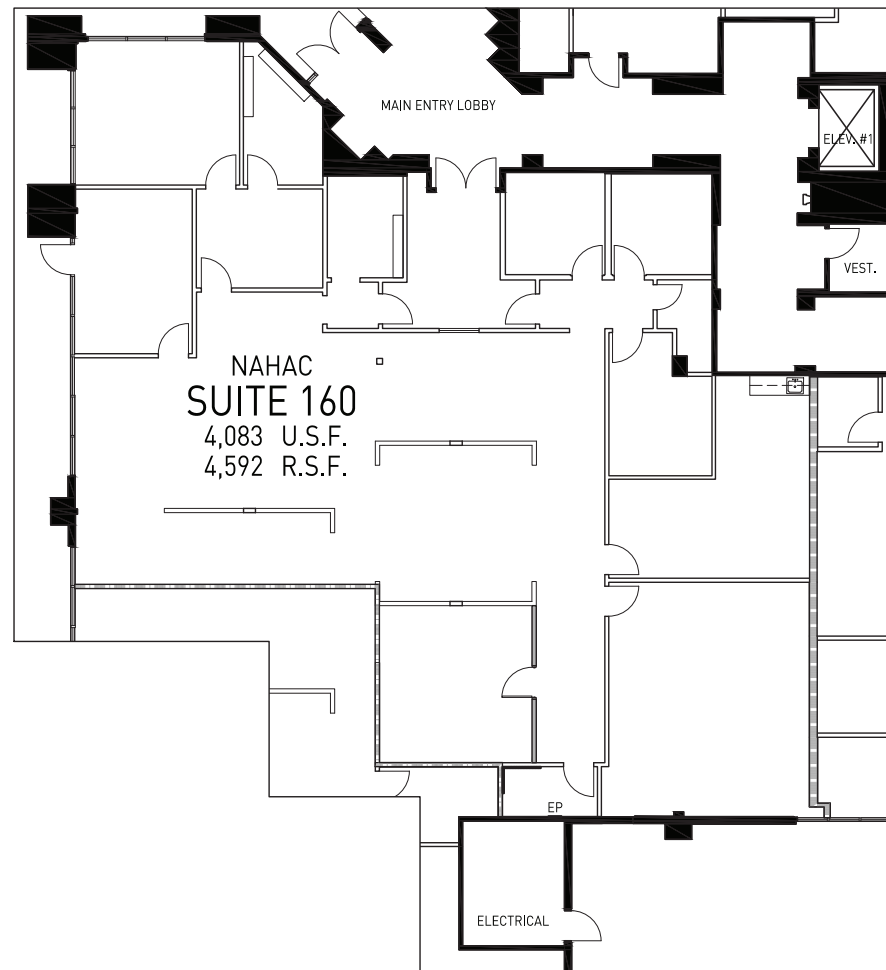
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3016 WEST CHARLESTON, SUITE 160



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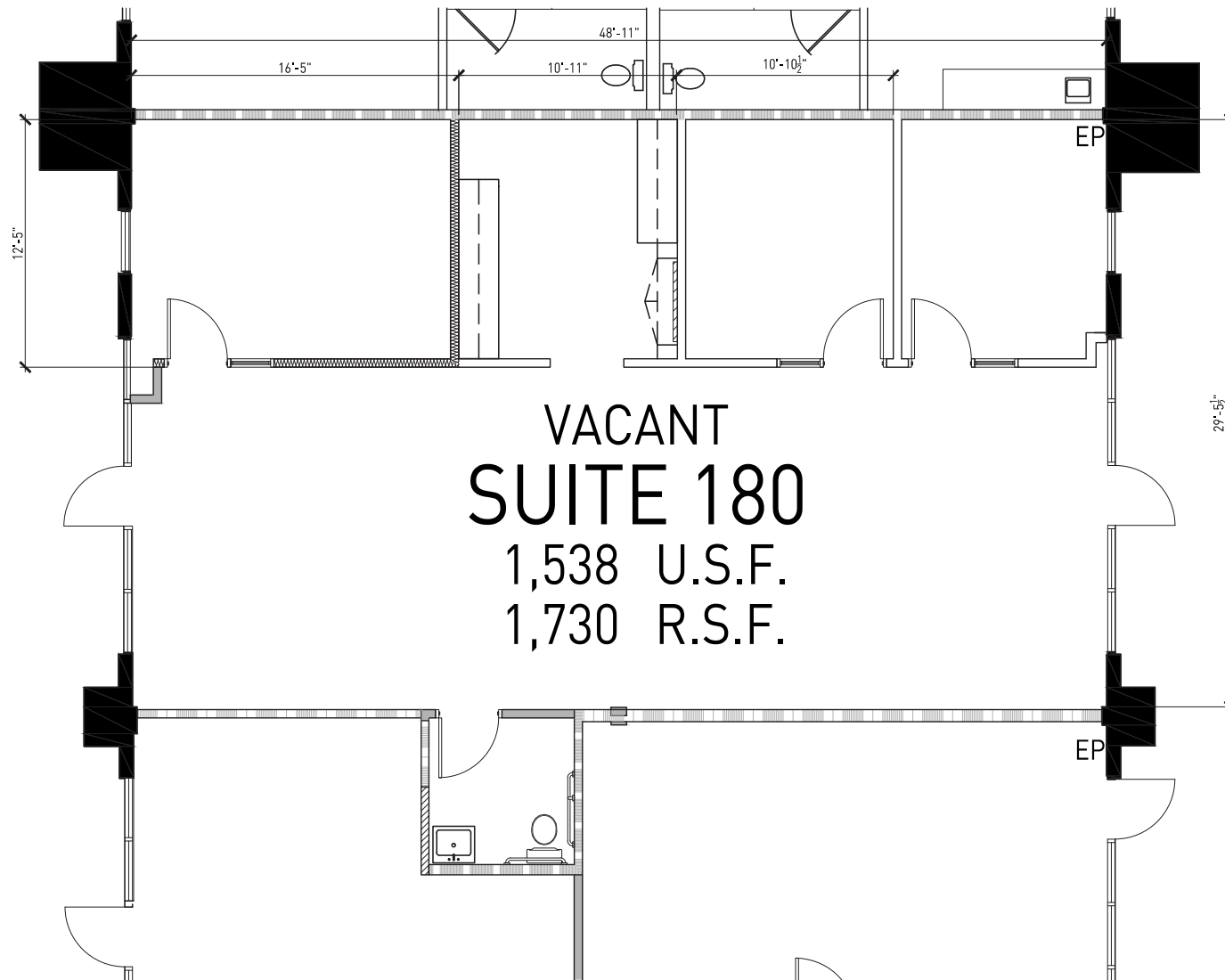
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3016 WEST CHARLESTON, SUITE 180



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