

# LEASE HERE

**8515** EDNA AVENUE  
Las Vegas, NV 89117

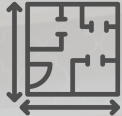
## EDNA PLAZA

Westside quiet street office complex with direct access suites and 2nd floor suites with views

+/- 618 to 696 Usable SF  
turnkey suite available  
NOW



Edna Plaza is a neighborhood Summerlin adjacent office complex near Durango & Sahara, and close to a myriad of amenities and residential areas. The second floor office spaces available now feature valley views, elevator and stair access, and the ground floor spaces feature direct access from the courtyard.

| SUBMARKET                                                                                                                                                  | USE                                                                                                                                     | AVAILABLE                                                                                                                                            | ZONING                                                                                                                                         | RATE                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>West Las Vegas Durango Corridor                                       | <br>Professional Office                              | <br>+/- 618 to 696 Rentable Square Feet available                 | <br>C-P Office & Professional (Unincorporated Clark County) | <br>\$1.30 Triple Net (NNN) + 2026 Estimated NNNs \$0.39 / SF |
| POWER                                                                                                                                                      | VISIBILITY                                                                                                                              | RESTROOMS                                                                                                                                            | SIGNAGE                                                                                                                                        | CLEAR HEIGHT                                                                                                                                     |
| <br>Standard office sufficient power; some suites feature separate panels | <br>Monument sign on Edna; building signage possible | <br>Common area restrooms; some suites feature interior restrooms | <br>Monument sign on Edna                                   | <br>9' - 12' ceiling heights, (sprinklered building)          |

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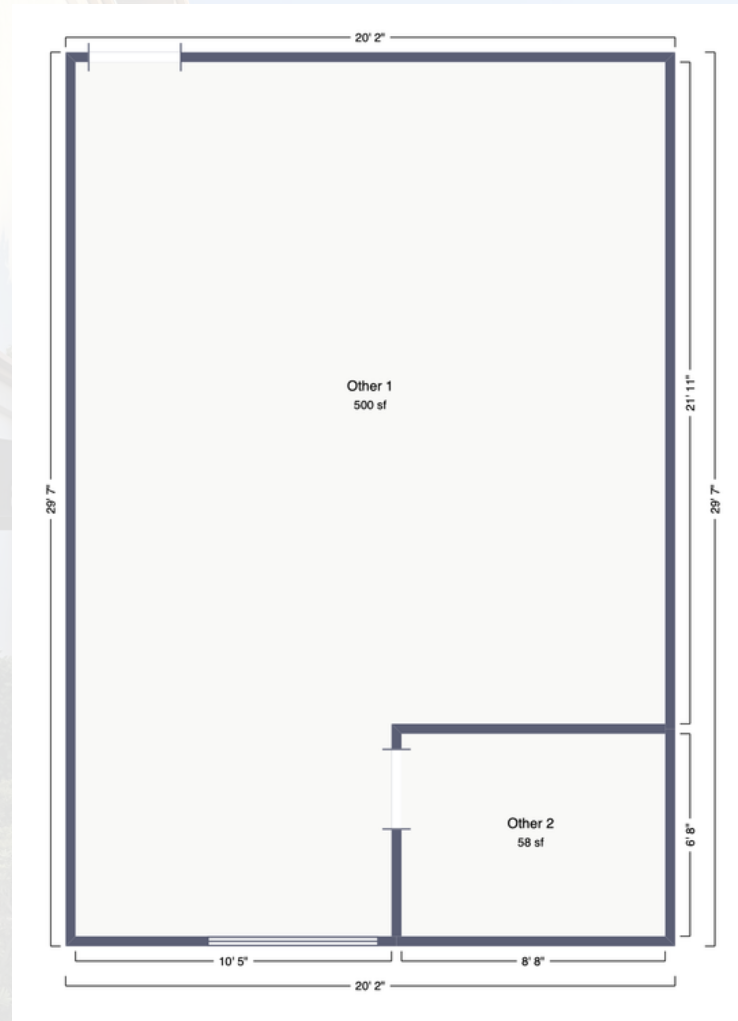
## EDNA PLAZA

# AVAILABILITIES

| Suite #   | Use Type | Availability | RSF | USF | Base Rent       | Estimated NNNs | Fees | Total Monthly | About This Space                                                               |
|-----------|----------|--------------|-----|-----|-----------------|----------------|------|---------------|--------------------------------------------------------------------------------|
| Suite 220 | Office   | Immediate    | 696 | 595 | \$1.30 / SF NNN | \$0.39 / SF    | N/A  | \$1176        | Single open area with a storage closet or small work room/phone room           |
| Suite 230 | Office   | Immediate    | 591 | 432 | \$1.30 / SF NNN | \$0.39 / SF    | N/A  | \$1044        | Simple open plan with one window. Perfect for start-ups or small office users. |

# EDNA PLAZA

## Suite 220



Suite #

Use Type

RSF

USF

Base Rent

Estimated  
NNNs

Fees

Total Monthly

About This Space

Suite 220

Office

696

595

\$1.30/ SF  
NNN

\$0.39 / SF

N/A

\$1176

Single open area with a storage closet or small work  
room/phone room.

Suite 230

EDNA PLAZA





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# AREA MAP



DOWNTOWN SUMMERLIN RED ROCK RESORT & CASINO

THE LAKES

THE LAKES CORPORATE CENTER

CANYON GATE COUNTRY CLUB

ONE QUEENSRIDGE  
CONDOMINIUMS

BOCA PARK

S. DURANGO DRIVE

EDNA PLAZA

EDNA AVENUE

# FOR MORE INFO OR TO TOUR:

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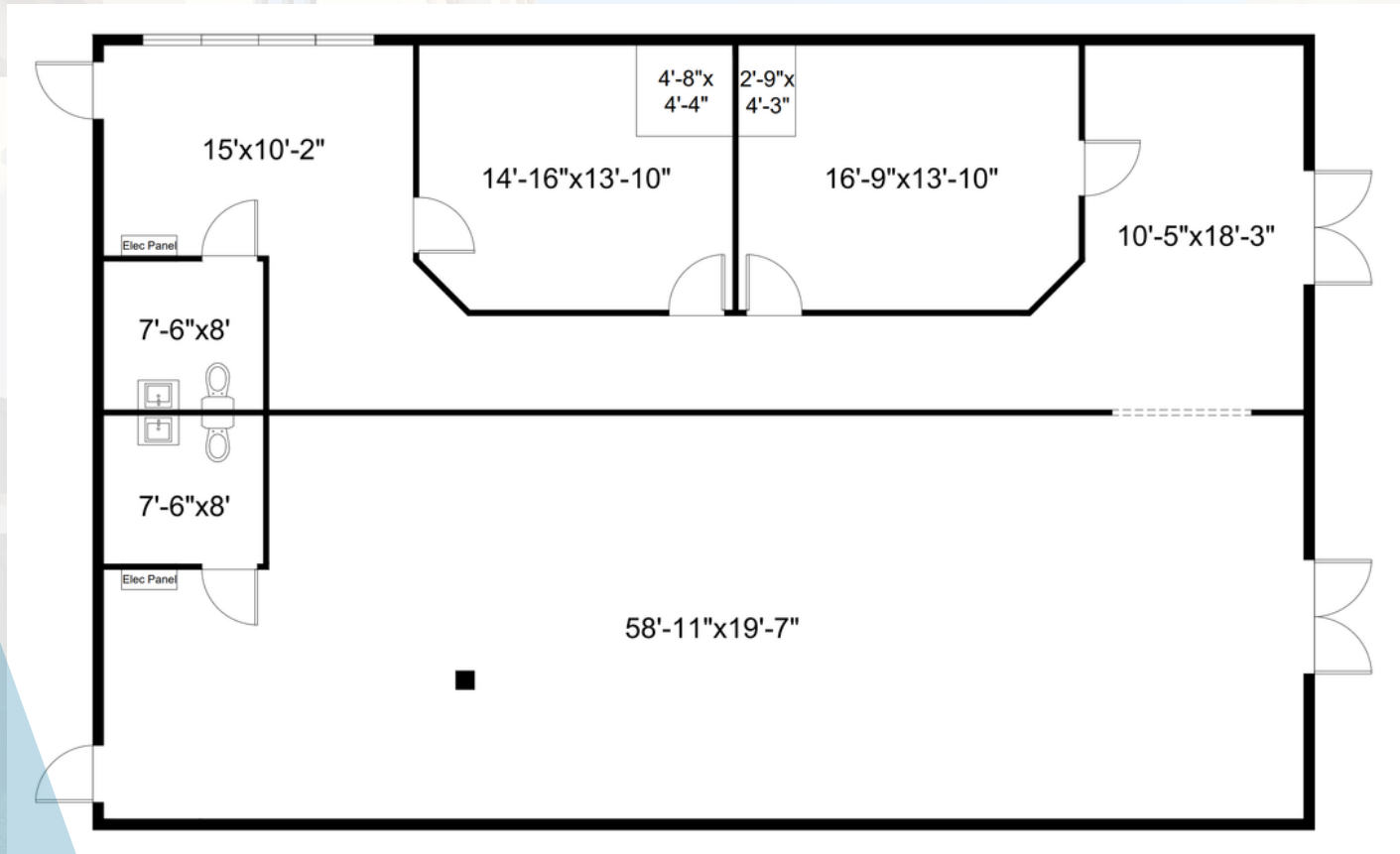
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# EDNA PLAZA

## Suite 150-160



| Suite #   | Use Type | RSF   | USF   | Base Rent       | Estimated NNNs | Fees | Total Monthly | About This Space                                                                                                                                                                  |
|-----------|----------|-------|-------|-----------------|----------------|------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 210 | Office   | 2,360 | 2,360 | \$1.40 / SF NNN | \$0.38 / SF    | N/A  | \$4,200.80    | 2 entrance combined suite, right side features entry lobby area, 2 private work rooms or offices, rear open area; left side is wide open with rear single restroom and rear exit. |



## EDNA PLAZA

