



brookhollow

For Lease



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Jones Lang LaSalle Brokerage, Inc.
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Property highlights

- Major renovations and upgrades to the project interior and exterior
- Local ownership with a reputation for making instant decisions that are capitalized to lease up project
- Onsite property management and building engineers
- Unparalleled Southern Beltway “Curve” location and freeway visibility
- Corporate campus setting with immediate access to numerous amenities
- Numerous suite sizes available from full floor space to smaller interior offices

Available



Building number	Suite number	Square footage	Notes
8337 (2)	350	9,214	
8329 (3)	210	6,417	Available 5/1/2026
8345 (7)	140	2,341	
8345 (7)	220	1,957	Available 3/1/2026
8345 (7)	360	11,871	Available 5/1/2026
8359 (R)	150	1,170	



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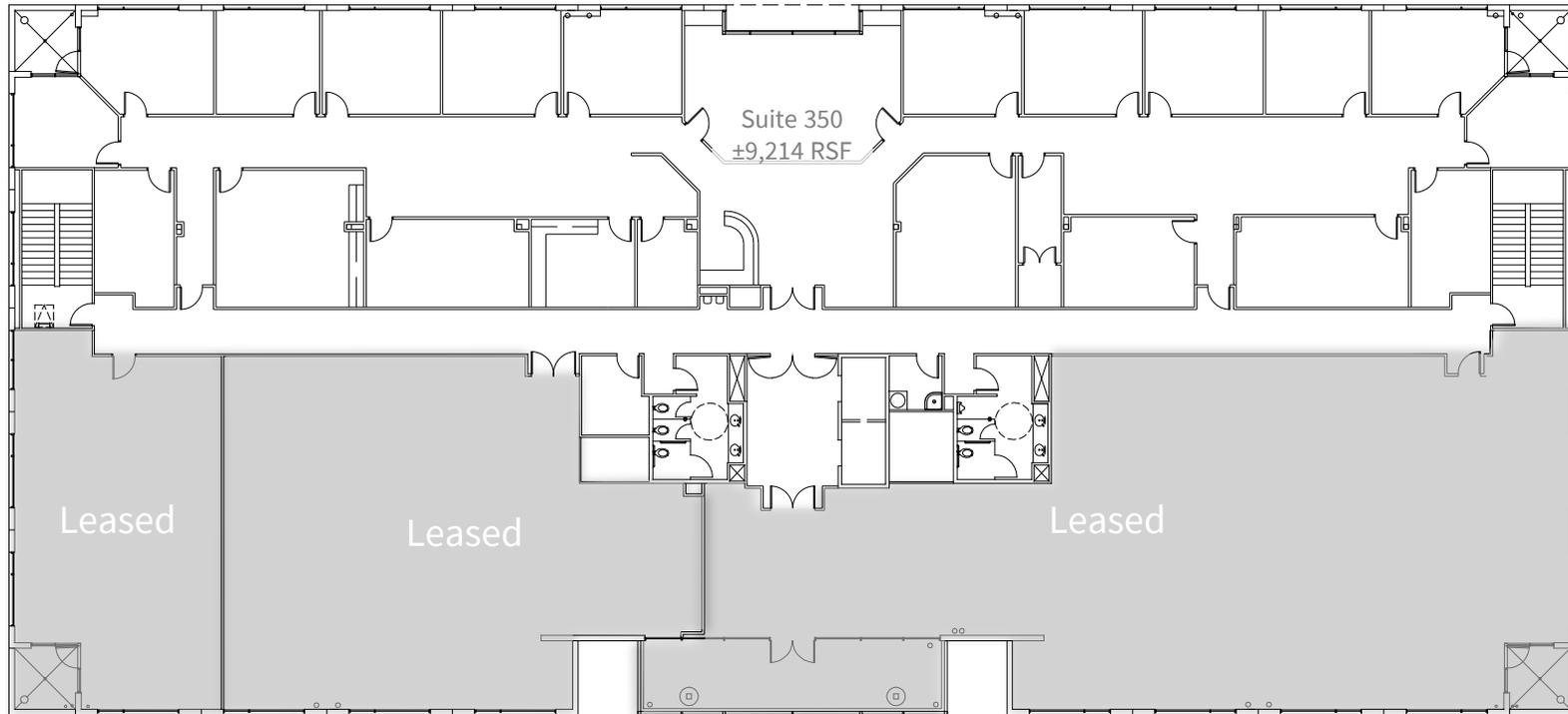
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8337 3rd floor



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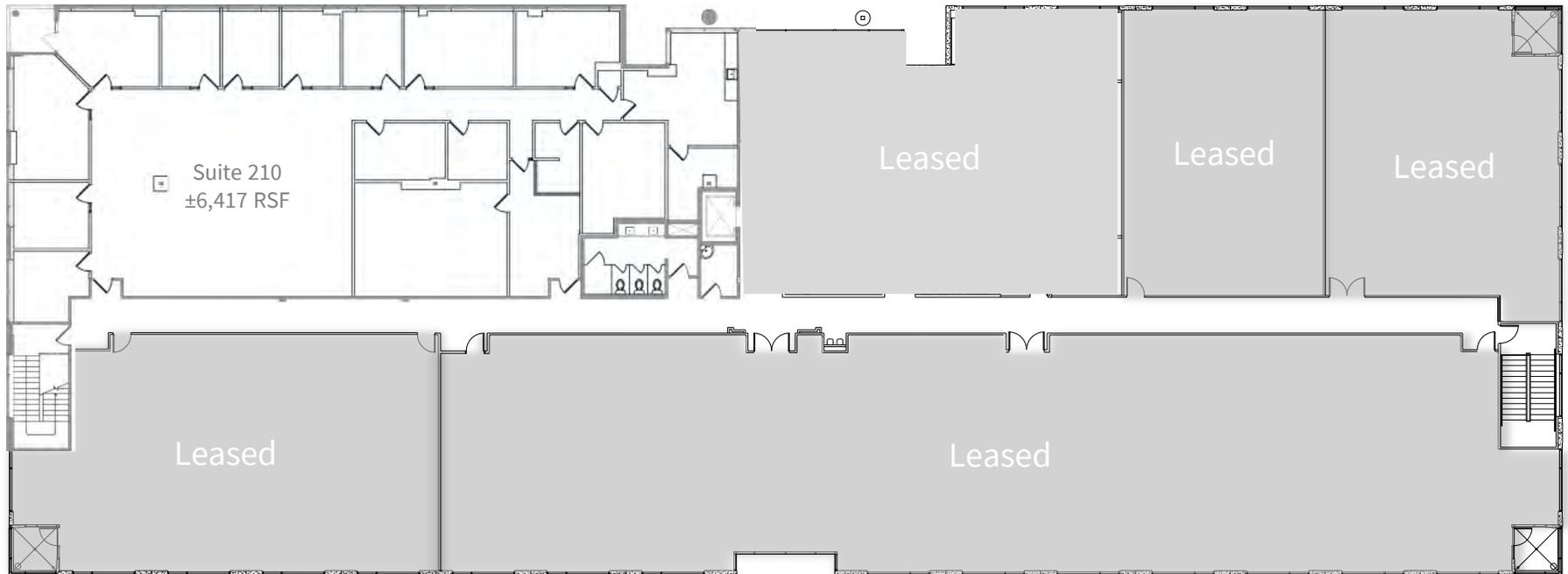
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8329 2nd floor

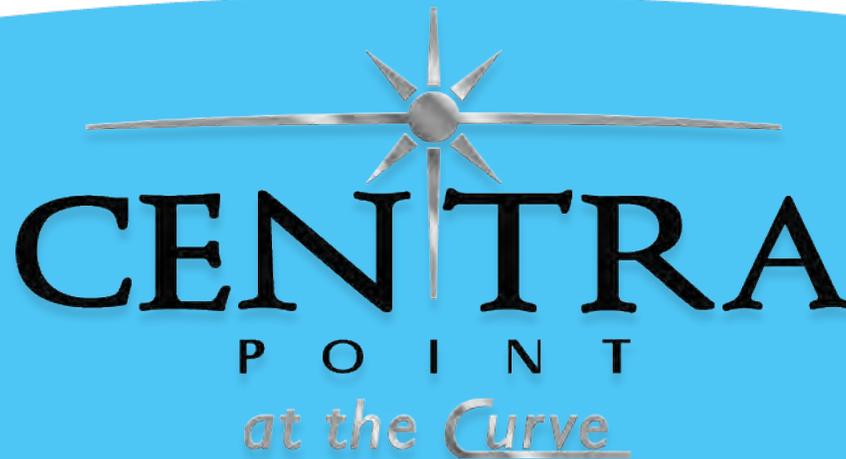


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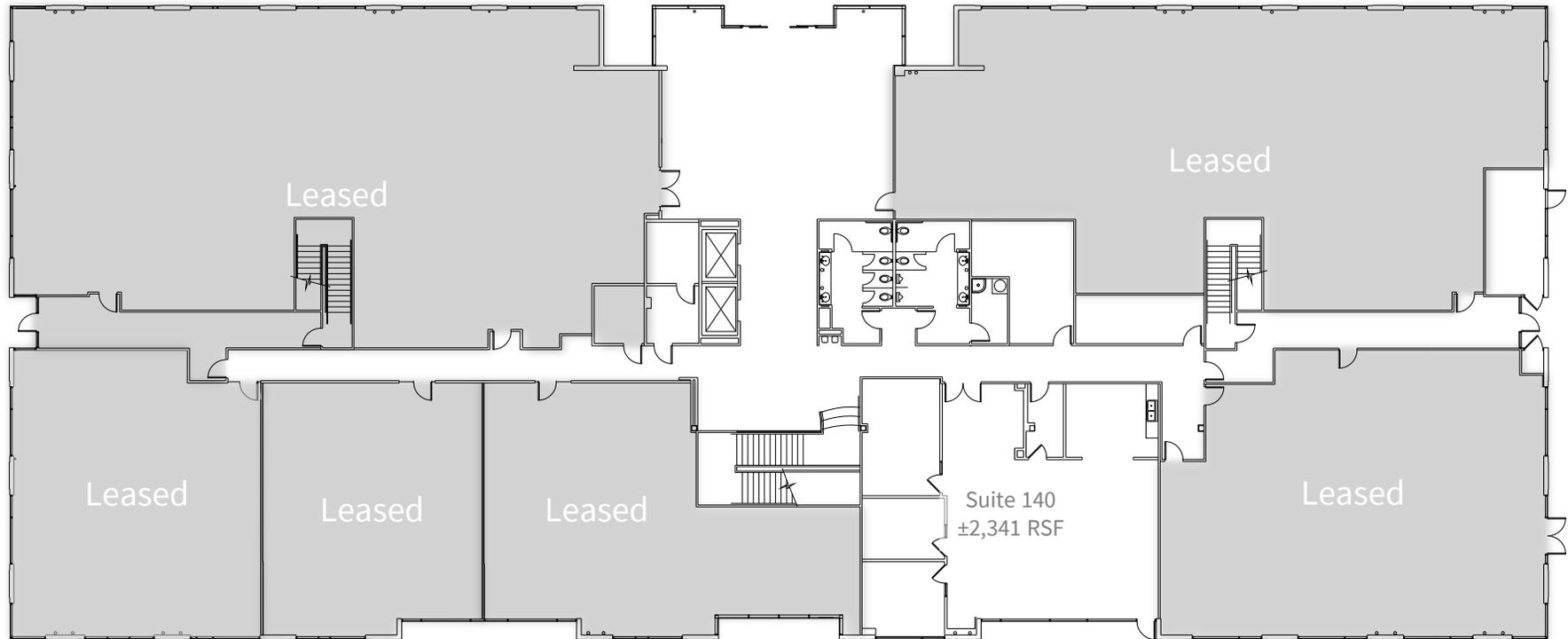
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8345 1st floor

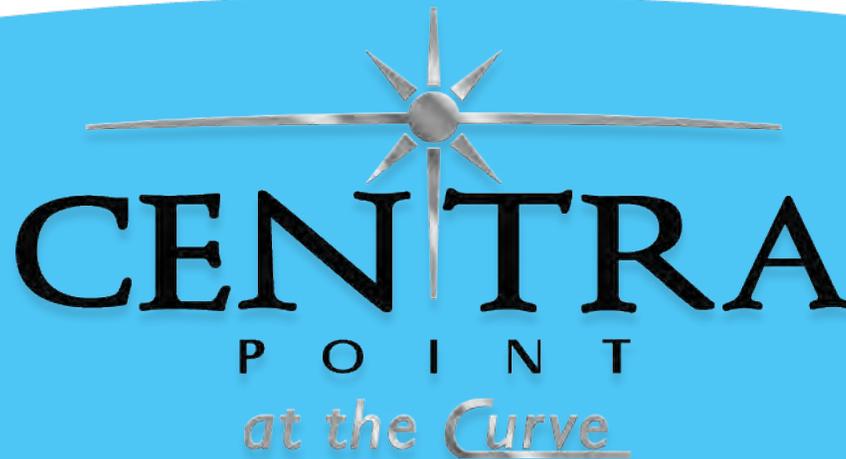


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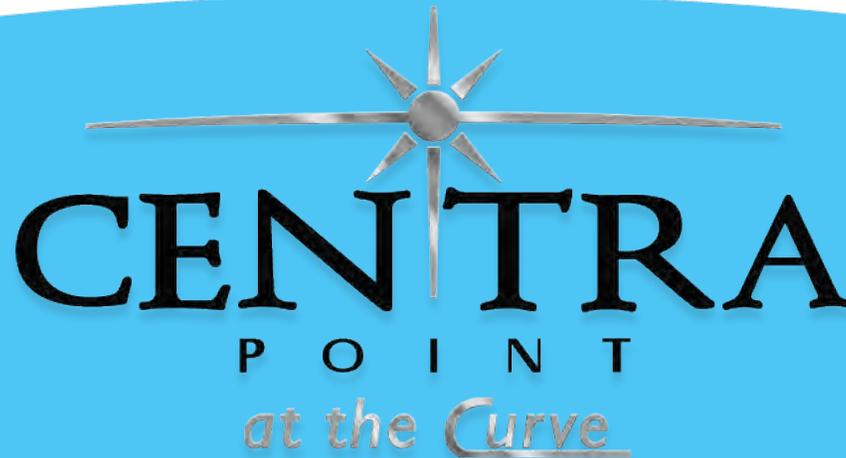


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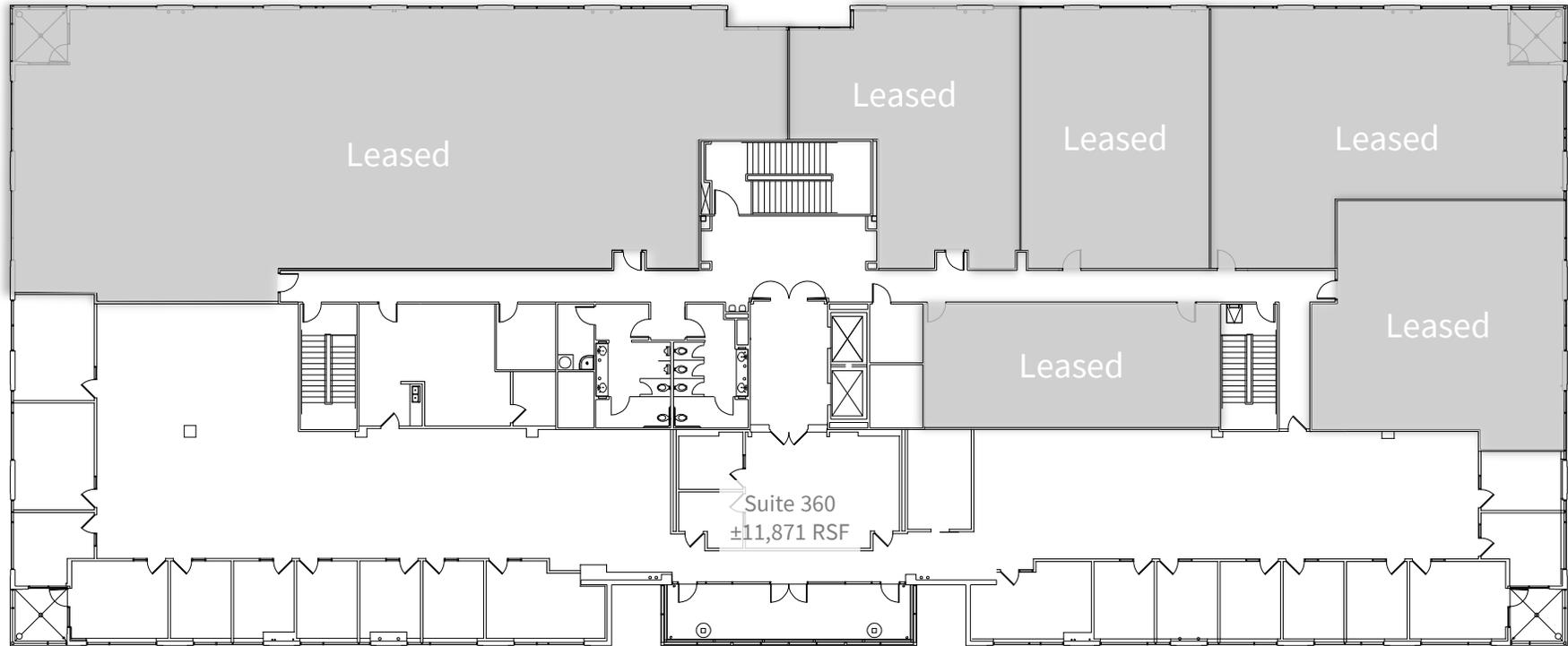
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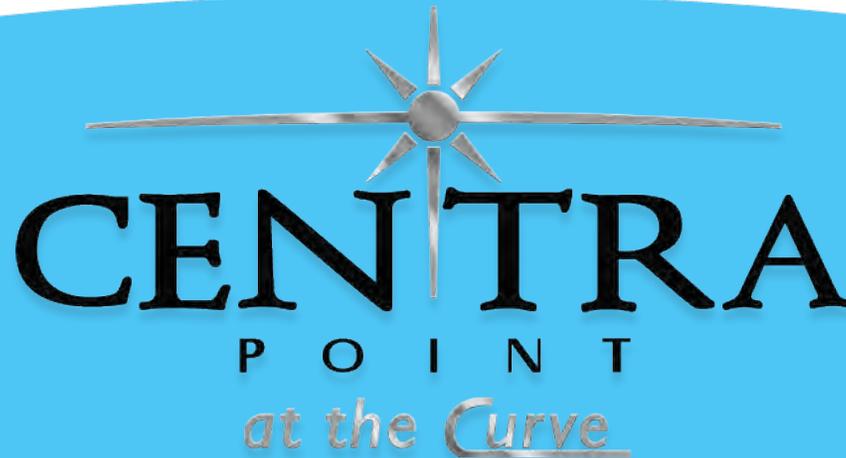


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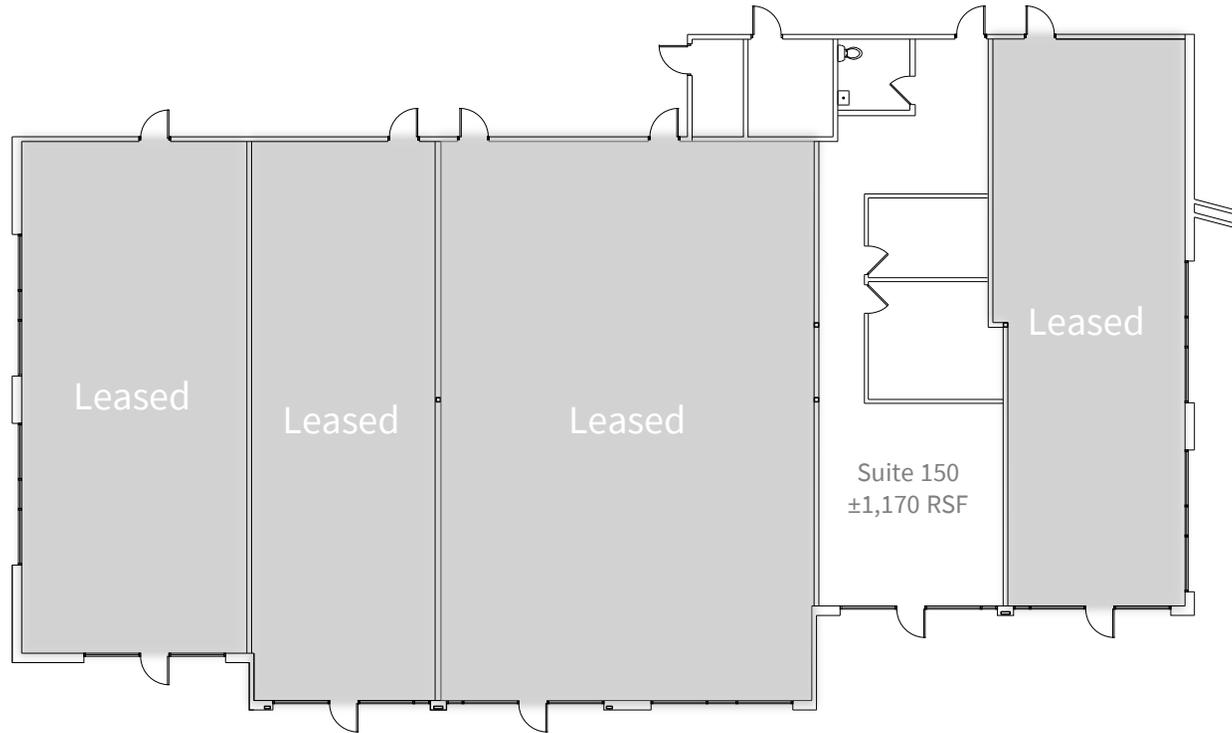
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8359 1st floor

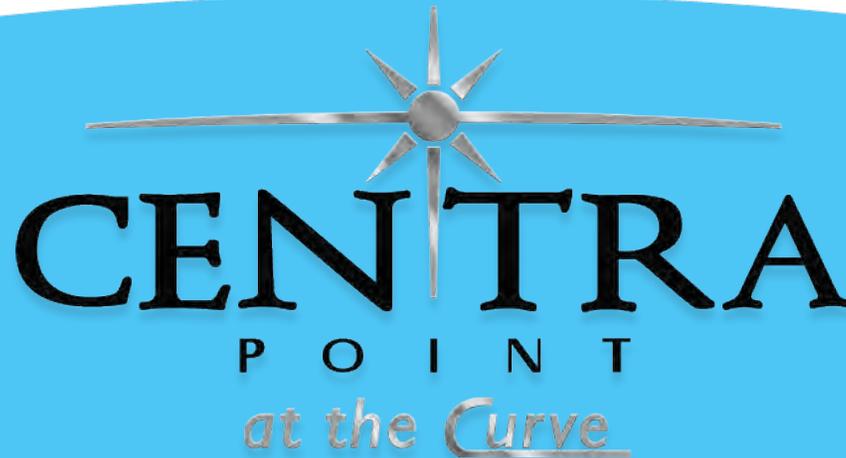


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Amenities

CENTRA
POINT
at the Curve

W TROPICANA AVE
W HACIENDA AVE
W SUNSET RD
W WARM SPRINGS RD
S FORT APACHE RD
S DURANGO AVE

AMENITIES:

- Top Right:** Dutch Bros, Don Tortaco, 7-Eleven, In-N-Out, California Fish Grill, Greek Chicken, Dragon Tiger Noodle; The Tea Terrace, Drago Sisters Bakery, The Noodle Man, Einstein Bagels, 7-Eleven, Shaking Crab, Egg Works; McDonald's, Farmer Boys Café, To See Roll, Zupas, Yogurtland, Mang Felix Kitchen, Clove Indian Cuisine.
- Right Side:** Carl's Jr, Raising Cane's, Grimaldi's Pizzeria, Nothing Bundt Cakes, Left Coast Tavern, Del Taco, CVS Pharmacy, Bank of America, Octavio's, JINYA Ramen, Panera Bread, Starbucks, BJ's Restaurant.
- Center Right:** Valerio's Bakeshop, Jamba Juice, Panda Express, Distill Bar, Qdoba, Capriotti's, Popeyes, 7-Eleven, Los Cuco's Mexican, Chili's, Toasted Gastrobrunch, Jason's Deli, Dotty's, Chipotle, Nevada Chicken Café; Chase, Walmart, Sam's Club, PetSmart, Office Depot, Best Buy, The Home Depot, Party City, Ulta, Ross, Bed, Bath & Beyond, Michaels, Marshall's, Hallmark, Ima's Filipino Cuisine; Ohja Japanese Steakhouse, IHOP, Papa Murphy's Pizza, Beard Papa's, Kung Fu Tea, Alleyway Hot Pot, Rubio's Grill, Daisho Sushi, Wendy's, Café Lola, Sprouts Market, Domino's Pizza, Weera Thai.
- Center:** Dunkin' Donuts, Archi's Thia Bistro, Greens & Proteins, Mother Falafel, Yama Sushi, Sushi Baaam, Starbuck's; Mg Patisserie, Cracked Egg, Togo's Sandwiches, Roberto's, Bonchon, Crab Corner, Wahoo's Tacos; Rachel's Kitchen Express, Denny's; Baguette Café, El Dorado Cantina; Teaspoon, Urth Café, Salt & Straw, The Sundry, Mercadoito, Sun Life Organics (Plus 14 more coming soon); Wells Fargo, Popeye's, Distill Bar, Volcana Grill, Stacks & Yolks, Ohjah Noodle House, Jamba, Cheba Hut Subs, Dunkin' Donuts, Garlic Yuzu, Firehouse Subs, Taco Bell, Teriyaki Madness; Pier 215, Master Kim's KBBQ, Café Rio, Subway, Ramen KoBo, theProtein Source, Starbuck's, EOS Fitness; Born and Raised, Winchell's, Subway; Walgreens, Smith's, Petco, Big 5, TJ Maxx/Homes Goods, Starbuck's, Dutch Bros, Burger King, Fiesta Filipina Cuisine; 7-eleven, Firefly Tapas, Pt's Gold, Graze Kitchen, Graffiti Bao, Fukuburger, Suzuya Patisserie.
- Left Side:** Electric Pickle, Great Greek, Freed's Bakery, Union Biscuit, Mothership Coffee, Baguette Café, Dinette, Aces & Ales; Chipotle, Wing Stop, Habit Burger, Snooze; McDonald's, PT's Ranch; KFC, Jack in the Box; Sonic, Ton Ton Katsuya, CVS Pharmacy, SkinnyFats, Carl's Jr, Jersey Mike's Subs, Roberto's, The Black Sheep, Vova Las Vegas, Jason James Pizza; Bank of America, Sumo Sushi II, Marco's Pizza, Buffalo Wild Wings, Von's, Starbuck's, Feng Cha, Ohana Hawaiian BBQ; Cold Stone Creamery, Mr Shota, Chop Stop, Naan & Curry, Amazing Thai, Tropical Smoothie Café, Little Caesars Pizza.
- Bottom Center:** Durango Casino & Resort.

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Location



#	Location/Communities	Drive time	Distance
1	Mountain's Edge	16 minutes	5.3 miles
2	Southern Highlands	18 minutes	12.1 miles
3	Summerlin	19 minutes	15.2 miles
4	Green Valley	23 minutes	16 miles
5	Inspirada	25 minutes	17.1 miles
6	North Las Vegas	32 minutes	17.9 miles
7	City of Henderson	28 minutes	19.5 miles
8	Providence/Sky Canyon	29 minutes	19.5 miles
9	Centennial Hills	30 minutes	20.5 miles
10	Cadence	32 minutes	20.7 miles
11	McCarran International Airport	13 minutes	9.3 miles
12	The Las Vegas "Strip"	17 minutes	10.3 miles
13	Downtown Las Vegas	29 minutes	16.2 miles

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