



brookhollow

For Lease




CENTRA
P O I N T
at the Curve

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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)	200	5,480	
8345 (7)	160	2,274	Spec Suite, Available 11/1/2023
8345 (7)	180	2,215	Spec Suite, Available 11/1/2023
8345 (7)	230	2,896	Turn-key spec suite
8345 (7)	240	5,667	Turn-key spec suite
8345 (7)	250	6,298	
8349 (R)	100	3,375	
8359 (R)	130	2,435	



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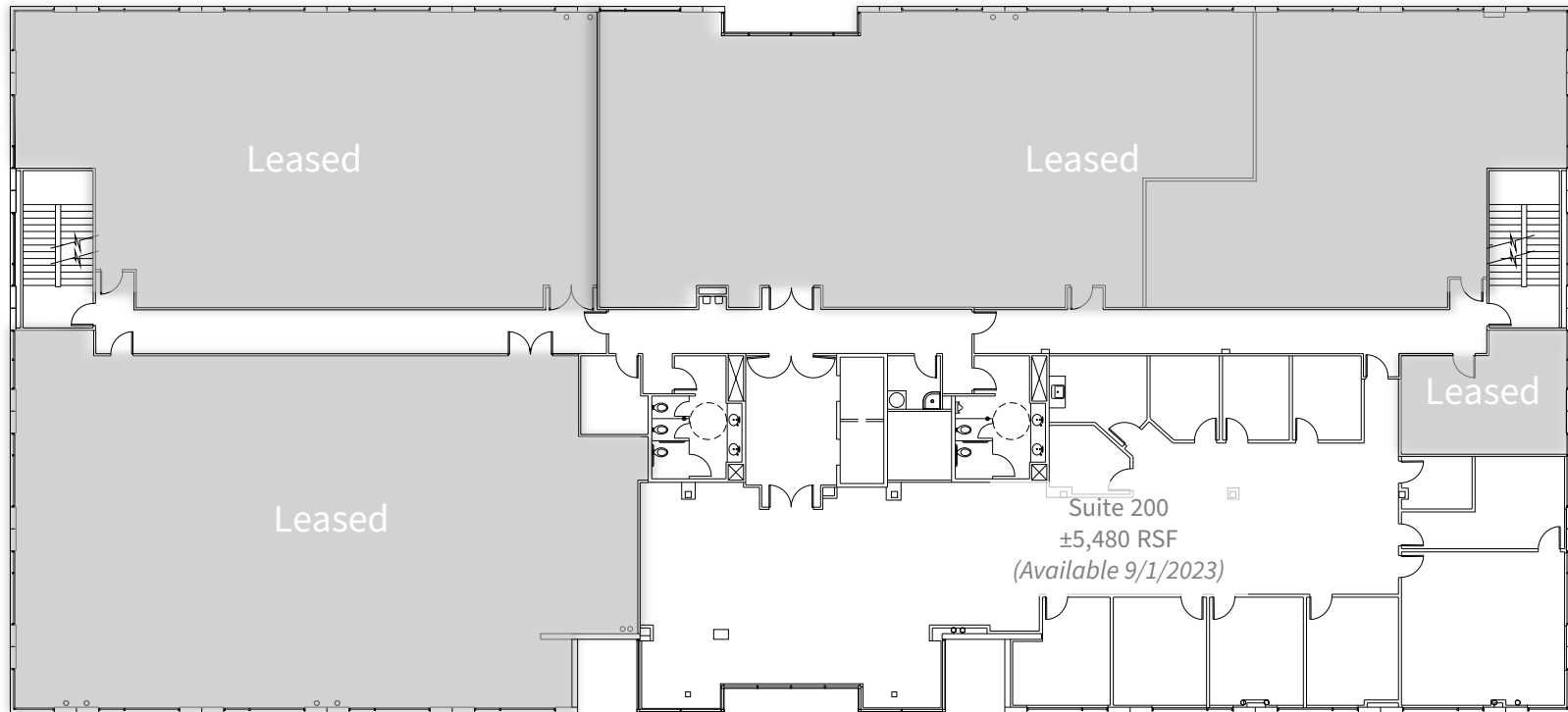
**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.



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8337 2nd floor



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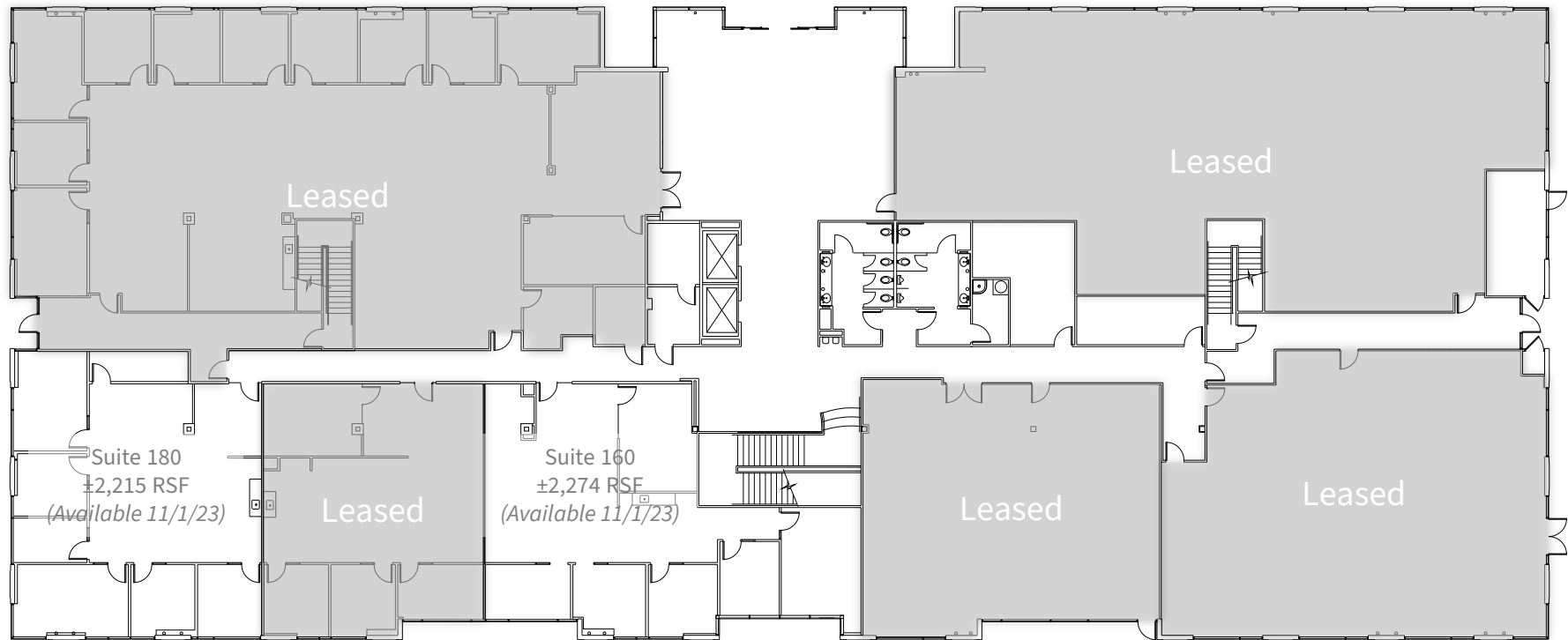
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8345 1st floor



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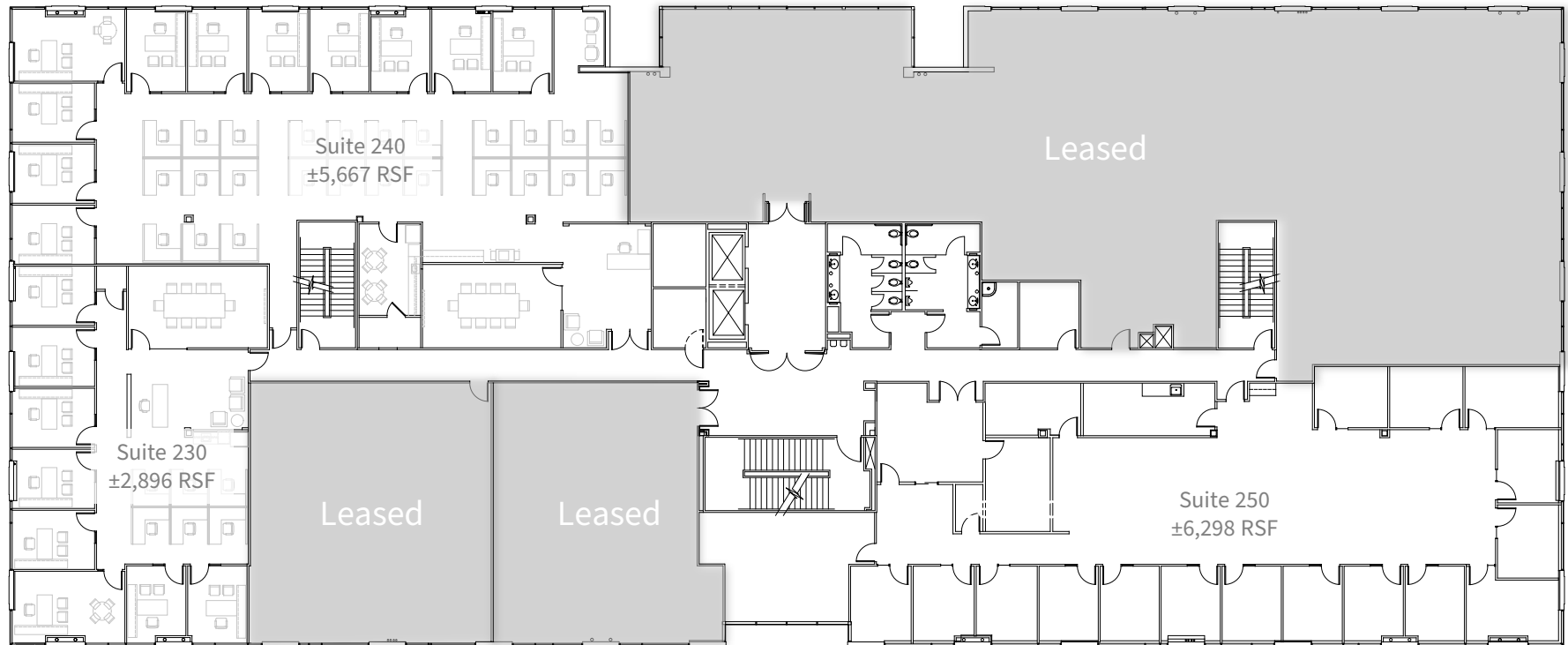
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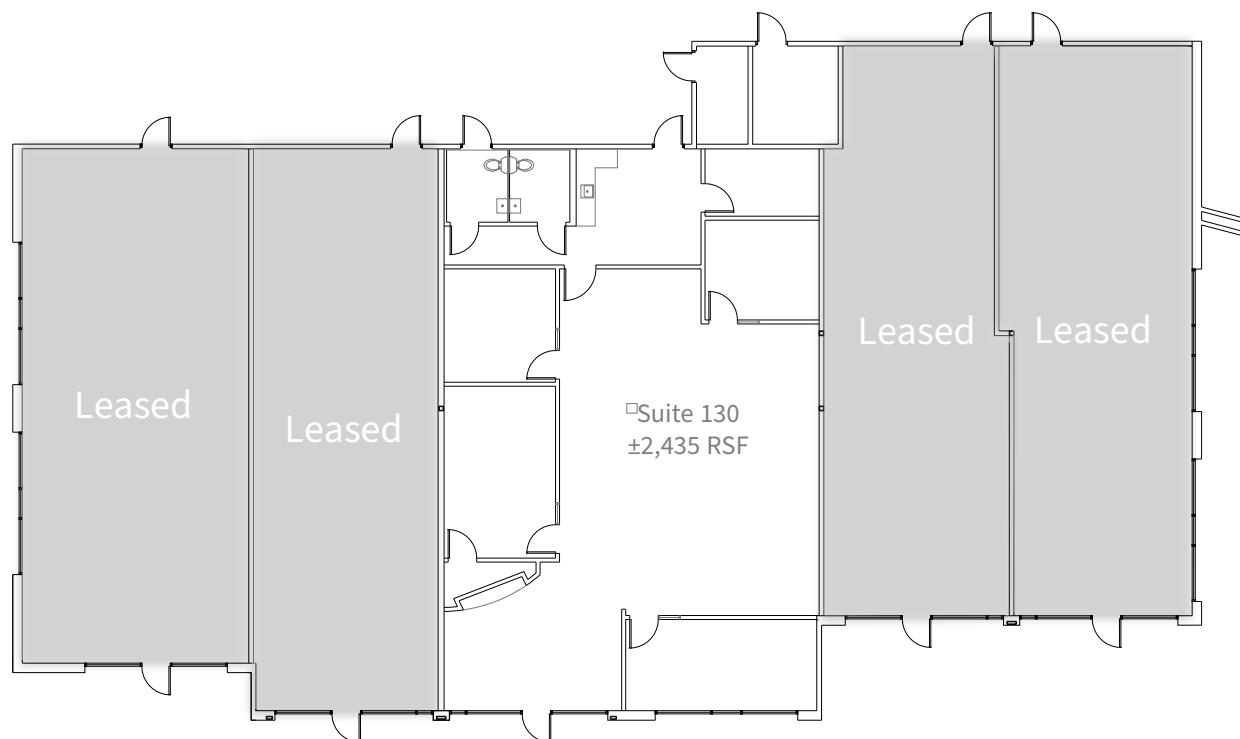
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Location



#	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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