


CENTRA POINT

NV LIC. #B.1000836.CORP

# Centra Point

## OFFICE SPACE FOR LEASE

8329, 8345, 8395 W SUNSET ROAD, LAS VEGAS, NV 89113

# Property Highlight

## Command the Curve. Elevate Your Presence.

Position your business along the I-215 Beltway Curve, where premium Beltway exposure translates to corporate presence. With immediate access to more than 200 amenities, Centra Point's location transforms the workplace experience into one of convenience and connection.




- Unparalleled Southern Beltway "Curve" position with premium freeway visibility
- 9 Miles to Harry Reid International Airport
- 10 Miles to The Las Vegas Strip
- Proximate access to growing residential communities in the southwest
- Adjacent to The Bend, Durango Casino and Resort, and other dining destinations
- Strategic connectivity to Summerlin and Henderson

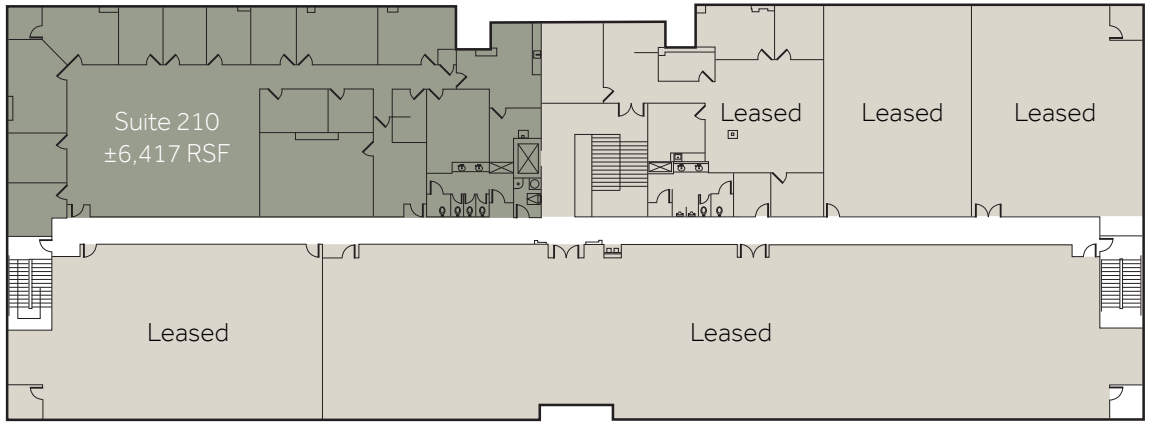






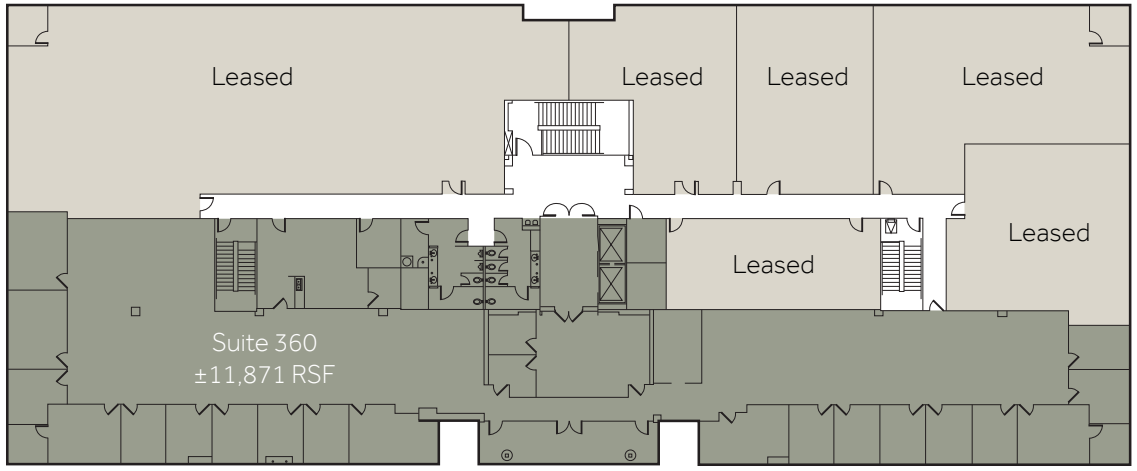
# Availabilities & Floorplans

## 8329 | Suite 210 | ±6,417 RSF | Furnished space





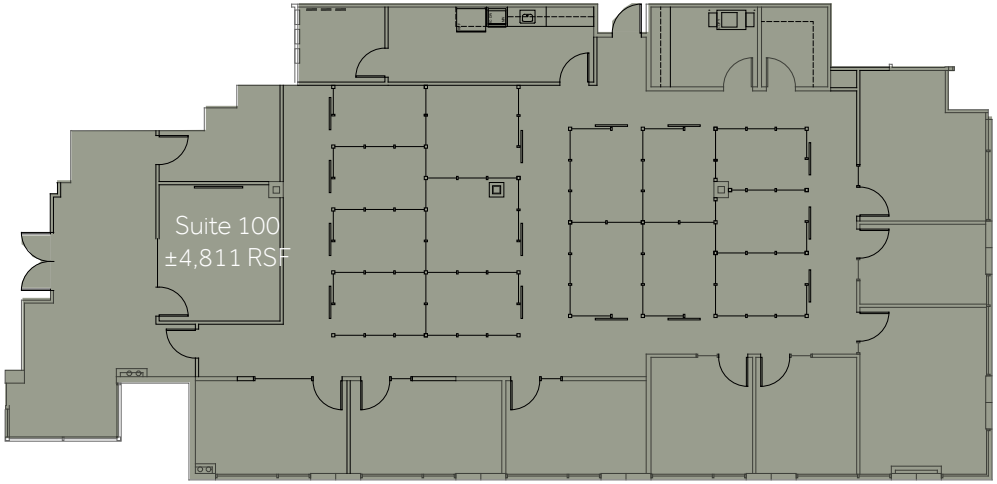

## 8345 | Suite 360 | ±11,871 RSF






# Availabilities & Floorplans

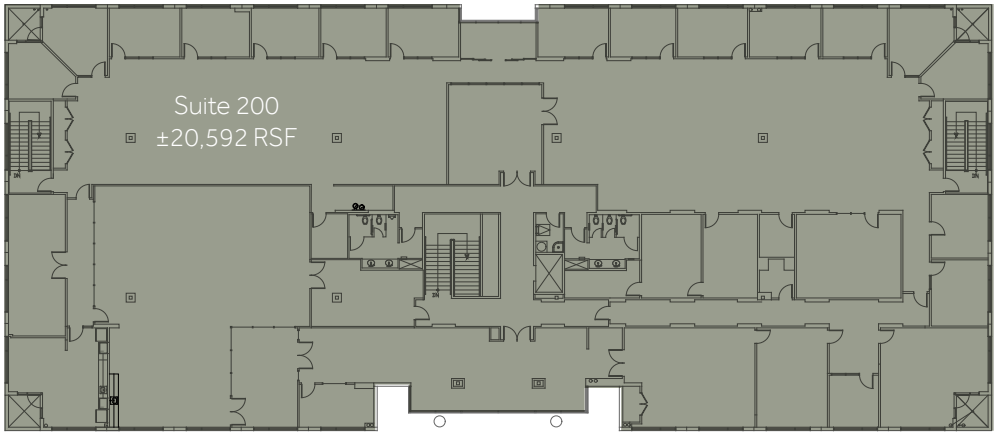
## 8395 | Suite 100 | ±4,811 RSF







## 8395 | Suite 200 | ±20,592 RSF






# Amenities


W TROPICANA AVE
W HACIENDA AVE
S RAINBOW BLVD
S JONES BLVD
S DURANGO
W SUNSET RD
S FORT APACHE RD
W WARM SPRINGS RD
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 Cafe's
To See Roll
Zupas Yogurtland
Mang Felix Kitchen
Clove Indian Cuisine
Mg Patisserie
Cracked Egg
Togo's Sandwiches
Roberto's
Bonchon
Crab Corner
Wahoo's Tacos
Dunkin Donuts
Archi's Thia Bistro
Greens & Proteins
Mother Falafel
Yama Susji
Sushi Baaam
Starbucks
Carl's Jr
Raising Cones
Grimaldi's Pizzeria
Nothing Bundt Cakes
Left Coast Tavern
Del Taco
CVS Pharmacy
Bank of America
Octavio's
JINYA Ramen
Panera Bread
Starbuck's
BJ's Resteurant
Chipotle
Wingstop
Habit Burger
Snooze
McDonald's
PT's Ranch
Rachel's Kitchen Express
Denny's
The Bend
Electric Pickle
Great Greek
Freed's Bakery
Union Biscuit
Mothership Coffee
Baguette Cafe
Dinette
Aces & Ales
CENTRA
Baguette Cafe
El Dorado Cantina
LIFETIME
IKEA
ASHLEY
COSTCO
Teaspoon
Urth Cofé
Salt & Straw
The Sundry
Mercadito
Sun Life Organics
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
CHAPA
Walmart
Sam's Club
PetSmart
Office Depot
Best Buy
The Home Depot
Party City
Ross
Bed, Bath & Beyond
Michael's
Marshalls
Hallmark
Ima's Filipino Cuisine
Pier 215
Master Kim's KBBQ
Café Rio
Subway
Ramen KoBo
theProtein Source
Starbucks
EOS Fitness
Born and Raised
Winchell's
Subway
KFC
Jack in the Box
DURANGO
Wells Fargo
Popeye's
Distill Bar
Volcane Grill
Stacks & Yolks
Ohjah Noodle House
Jamba
Cheba Hut Subs
Dunkin Donuts
Garlic Yuzu
Firehouse Subs
Taco Bell
Teriyaki Medness
Sonic
Ton Ton Katsuya
CVS Pharmacy
SkinnyFats
Carl's Jr
Jersey Mike's Subs
Roberto's
The Black Sheep
Vove Las Veres
Jason James Pizzo
Bank of America
Sumo Sushi II
Marco's Pizza
Buffalo Wild Wings
Von's
Starbucks
Feng Cha
Ohana Hawaiian BBQ
Cold Stone Creamery
Mr Shota
Chop Stop
Naan & Curry
Amazing Thai
Tropical Smoothie Café
Little Caesars Pizza
Walgreens
Smith's
Petco
Big 5
TJ Maxx/Home Goods
Starbucks
Dutch Bros
Burger King
Fieste Filipino Cuisine
7-Eleven
Firefly Tapas
Pt's Gold
Greze Kitchen
Graffiti Bao
Fukuburger
Suzuye Patisserie
Ohjah Japanese Steakhouse
IHOP
Papa Murphy's Pizza
Beard Papa's
Kung Fu Tee
Alleyway Hot Pot
Rubio's Grill
Daisho Sushi
Wendy's
Café Lola
Sprouts Market
Domino's Pizza
Weere Thai
El Pollo Loco
Subway
L&L Hawaiian Grill
Soul Food
bb.q Chicken
Albertsons
Starbucks
Brew Tee Bar
Poke Poku
Mochido Donuts
Picanhe Steak

# Location




| Location/Communities | Drive -Time | Distance |
|---|---|---|
| Mountain's Edge | 16 minutes | 5.3 miles |
| Southern Highlands | 18 minutes | 12.1 miles |
| Summerlin | 19 minutes | 15.2 miles |
| Green Valley | 23 minutes | 16 miles |
| Inspirada | 25 minutes | 17.1 miles |
| North Las Vegas | 32 minutes | 17.9 miles |
| Sky Canyon | 29 minutes | 19.5 miles |
| Centennial Hills | 30 minutes | 20.5 miles |
| Cadence | 32 minutes | 20.7 miles |
| Harry Reid International Airport | 13 minutes | 9.3 miles |
| The Las Vegas "Strip" | 17 minutes | 10.3 miles |
| Downtown Las Vegas | 29 minutes | 16.2 miles |

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