



CLASS.
CONVENIENCE.
AMENITIES.
VIEWS.



10000 West Charleston Blvd

10000 W. Charleston Blvd. is a Class A professional office building located within the nationally recognized Summerlin masterplanned community. The 71,130 square foot building was constructed in 1999 and continues to maintain an attractive presence for professional office users. The superb tenant mix within the building promotes a productive work environment suitable for all office users. Employees and business owners alike will enjoy the numerous retail and lifestyle amenities within a 5-minute drive including Downtown Summerlin, Tivoli Village, Las Vegas Ballpark, and Red Rock Hotel/Casino. 10 minute access to exclusive residential executive housing. Commuting employees have quick connectivity to Interstate-215 (1 mile) and Summerlin Parkway (2 miles).

BUILDING FEATURES

In Q1 2022, the heating and cooling systems were replaced with new state of the art high efficiency cooling and heating equipment. Also, the building management system was replaced by a state of the art energy management system. These new Building systems will provide a consistently comfortable working environment for the building's occupants and enhanced energy efficiency.

PROMINENT SIGNAGE OPPORTUNITY

4:1,000 PARKING RATIO

DMHCC, LLC, is owned by the four (4) principals of Del Mar Partnership, Inc. These four (4) individuals own approximately \$220,000,000 of commercial real estate and have been investors in Las Vegas since 1989. NO debt; stable ownership; Investor in Las Vegas since 1989





[Click for Building Video](#)

SECOND FLOOR

12,953 RSF | AVAILABLE NOW

\$3.25 RSF / MO Full Service Gross

16 PRIVATE OFFICES

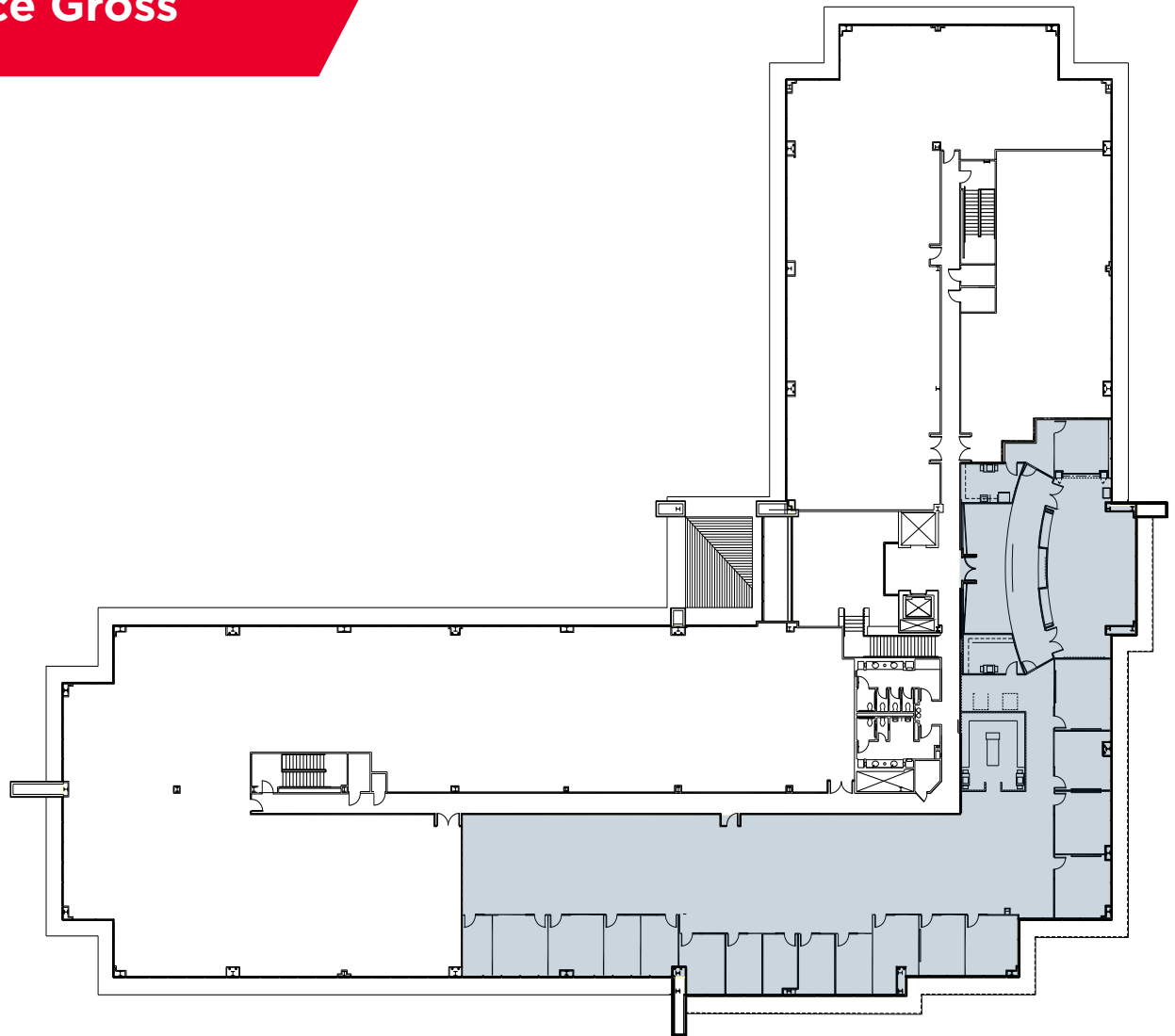
1 CONFERENCE ROOMS

1 BREAK ROOM



[Click for a Virtual Tour](#)

Scroll over circles to view images



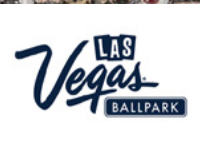
Amenity Map

scroll over shopping centers
to view amenities



10000 West Charleston Blvd

Rampart Commons

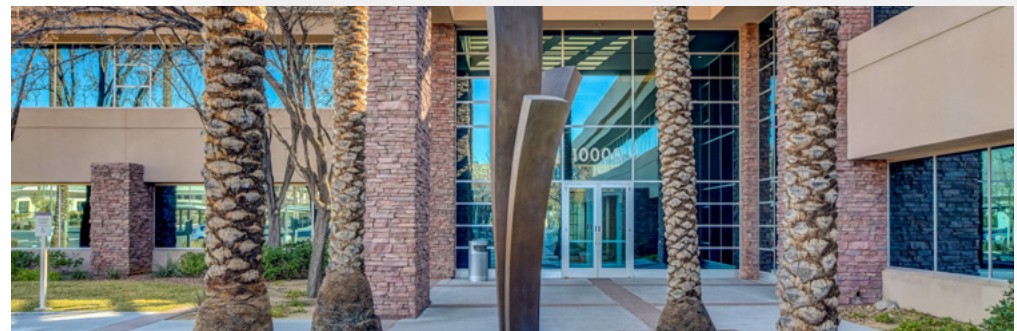


DEMOGRAPHICS

Population Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Population	12,695	128,290	291,559
2021 Population	14,058	144,854	330,985
2026 Population Projection	15,072	155,712	356,057
Annual Growth 2010-2021	1%	1.2%	1.2%
Annual Growth 2021-2026	1.4%	1.5%	1.5%
Median Age	42.8	42	41.8
U.S. Armed Forces	25	210	377
2020 -2025 Total Projected Population Growth	7.3%	7.0%	7.0%

Education Summary	3 mile 2021 % of Population
Some High School, No Diploma	6%
High School Graduate	18%
Some College, No Degree	29%
Associate Degree	13%
Bachelor's Degree	21%
Advanced Degree	13%

2021 Households by Income	1 Mile Radius	3 Mile Radius	5 Mile Radius
Avg Household Income	\$111,942	\$111,695	\$98,148
Median Household Income	\$85,989	\$82,472	\$71,290
< \$25,000	658	7,332	18,465
\$25,000 - 50,000	998	9,936	26,702
\$50,000 - 75,000	917	9,795	24,533
\$75,000 - 100,000	910	7,928	17,965
\$100,000 - 125,000	760	6,525	13,795
\$125,000 - 150,000	302	3,719	7,575
\$150,000 - 200,000	579	5,027	8,984
\$200,000+	822	8,603	14,389





CHARLES VAN GEEL

Director

BS.0044616

702-688-6966

charles.vangeel@cushwake.com

CODY SEAGER

Associate

BS.0145582

702-605-1648

cody.seager@cushwake.com

Cushman & Wakefield
6725 Via Austi Pkwy., Suite 275
702-796-7900

cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-03/25/22