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Las Vegas, NV 89135



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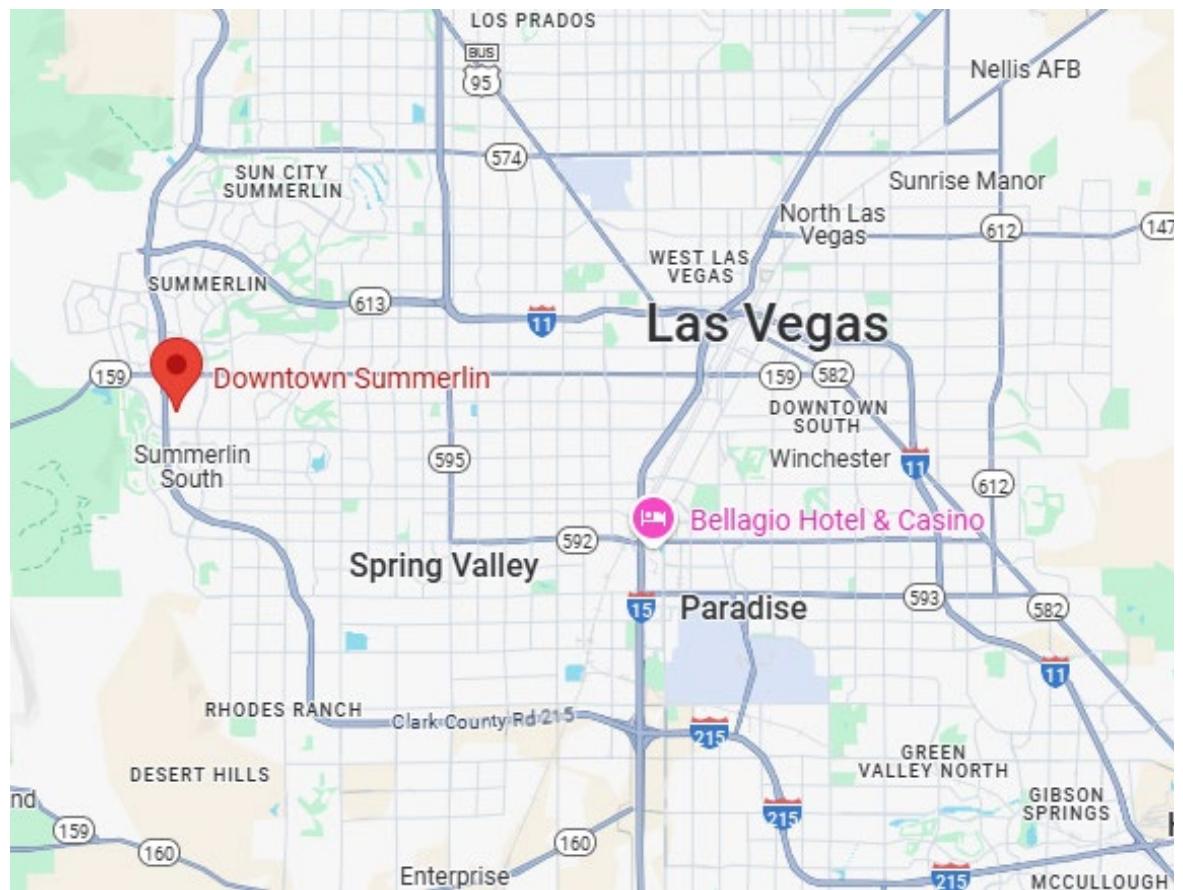


Property Information

- Downtown Summerlin is a premier mixed-use development located in the heart of Summerlin, Las Vegas. Don't miss an opportunity to be in a vibrant urban environment that combines retail, office, dining, and entertainment options, making it one of the most sought-after locations in the region!
- The property offers state-of-the-art office spaces, featuring modern amenities, floor-to-ceiling windows, and flexible layouts ideal for a variety of business needs. Tenants benefit from exceptional access to high-end retail, a diverse food scene, and ample parking, creating an attractive environment for employees, clients, and visitors alike.

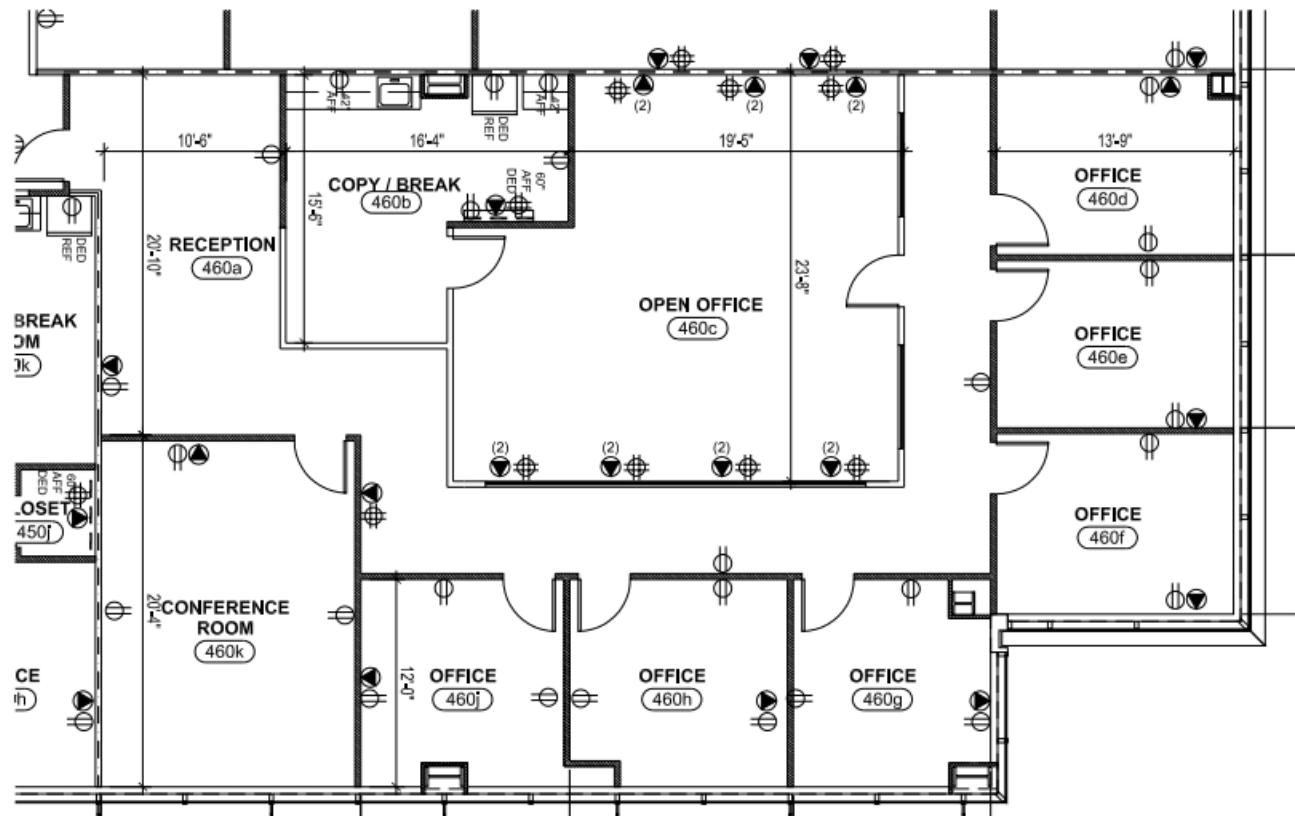
Location Information

- Downtown Summerlin is easily accessible from major highways, including the 215 Beltway, and is just 20 minutes from McCarran International Airport. Its proximity to Las Vegas' most upscale residential communities, along with ample public transportation options, ensures a strong tenant demand for office space in the area. The development is also surrounded by numerous luxury hotels, residential complexes, and vibrant parks, enhancing the appeal of the location.



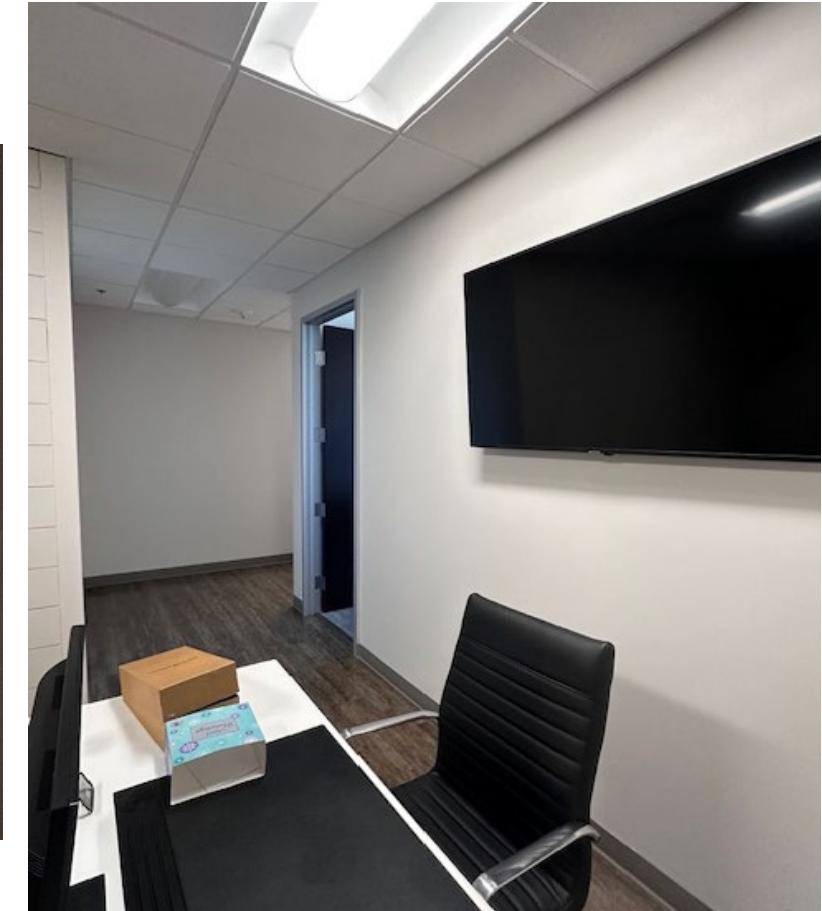
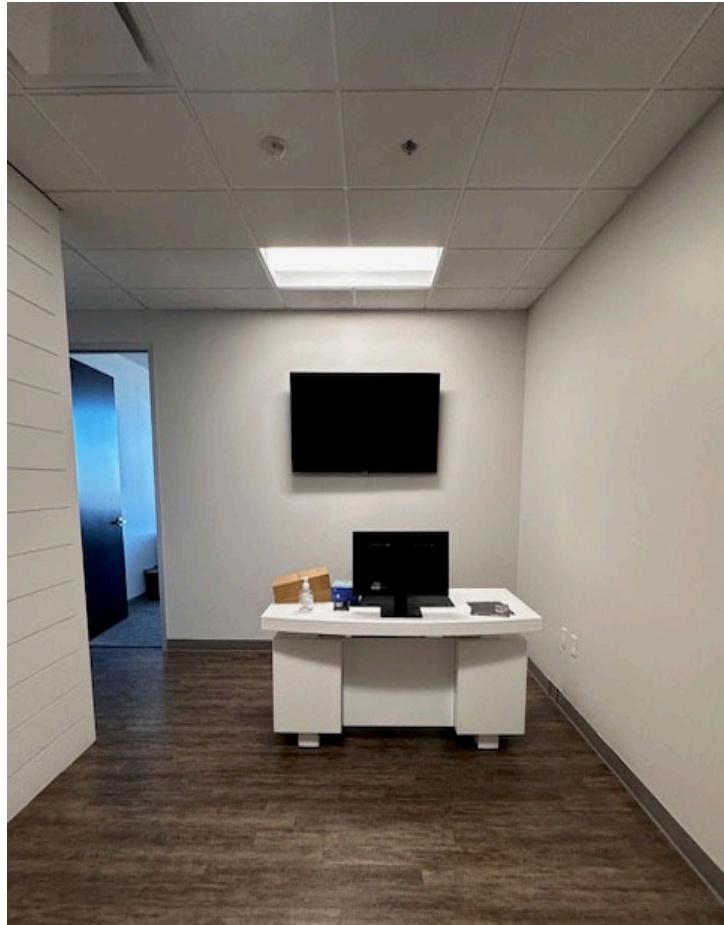
Suite 460

- This office comes with two conference rooms and six private offices with large windows, providing an abundant of natural light.
- There is also a fully functional break room providing a convenient area for staff to relax and recharge.
- The office is complemented by a professional reception area, ideal for greeting clients and visitors.

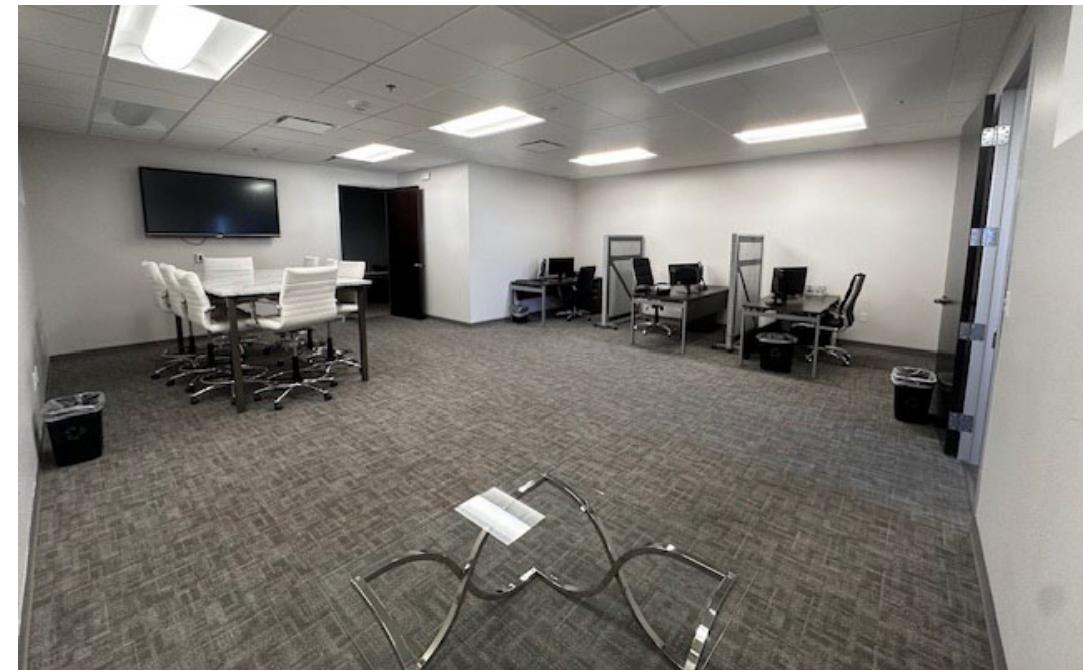
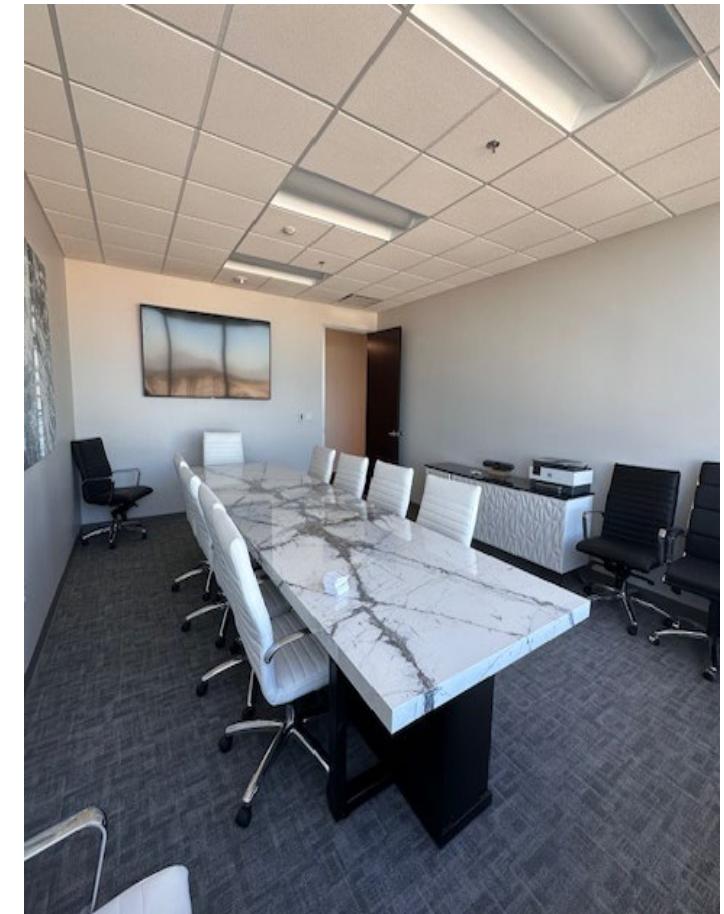


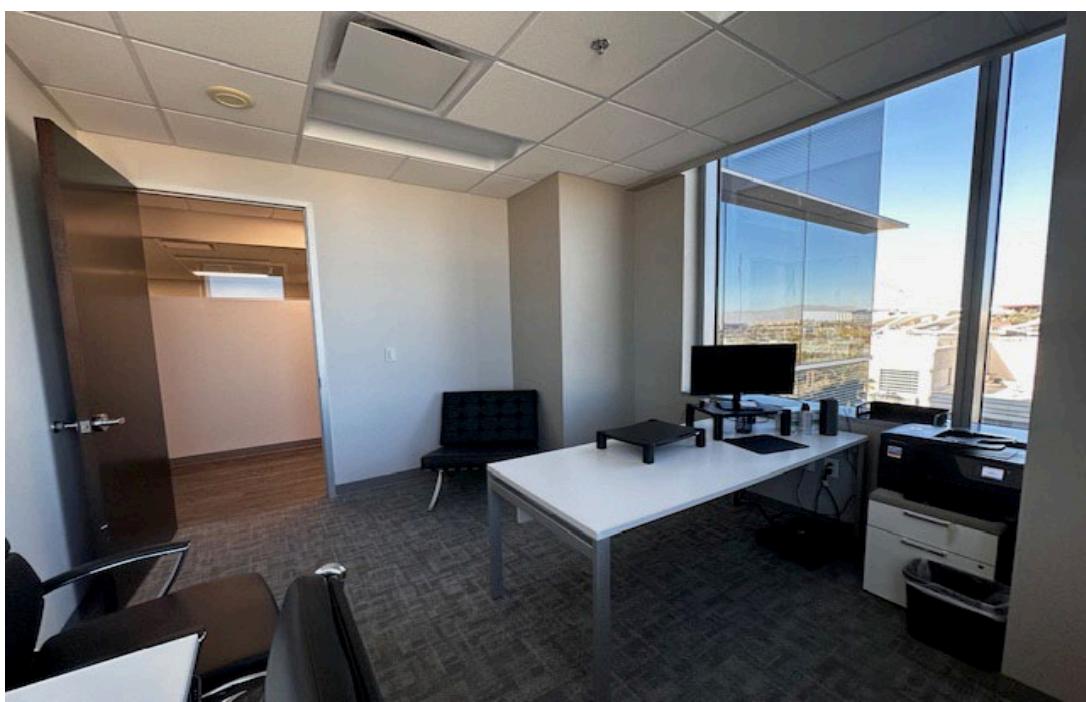
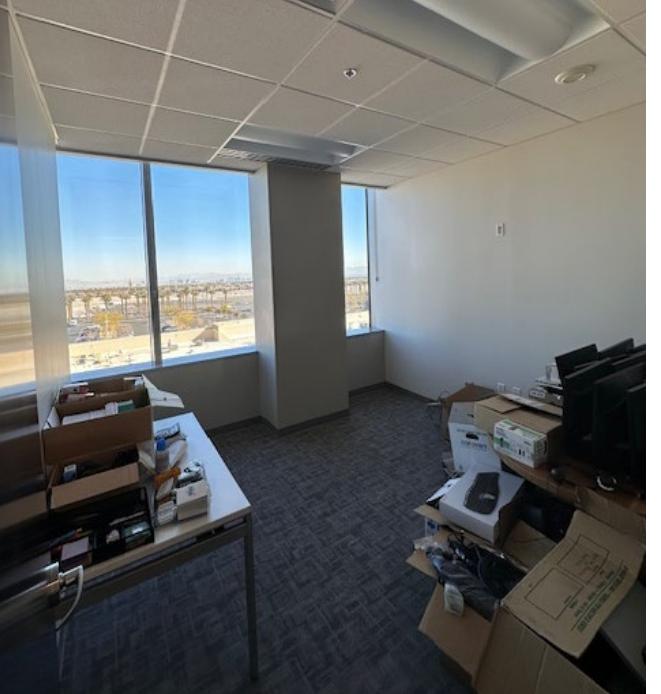
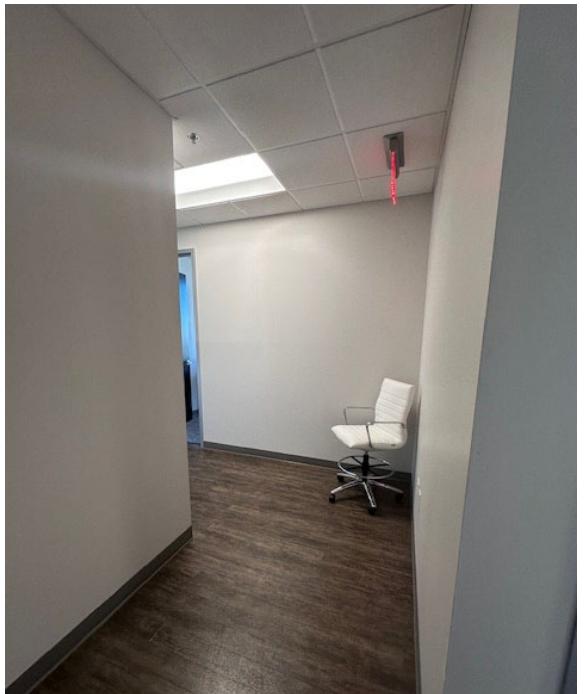
Address	1980 Festival Plaza Dr LV, NV 89135
Suite:	460 , Fourth Floor
Space Size:	3,210 Sf
Lease:	Modified Gross
Rate:	\$4.78 Per Square Foot
	Total: \$15,415.50
Layout:	Reception 6 Offices 2 Conference Rooms 1 Break Room/Kitchen
Year Built:	2009
Lot Size:	1.59 AC
Parking:	8 -10 spaces
Sprinklers:	Yes
Restrooms:	Common / Shared

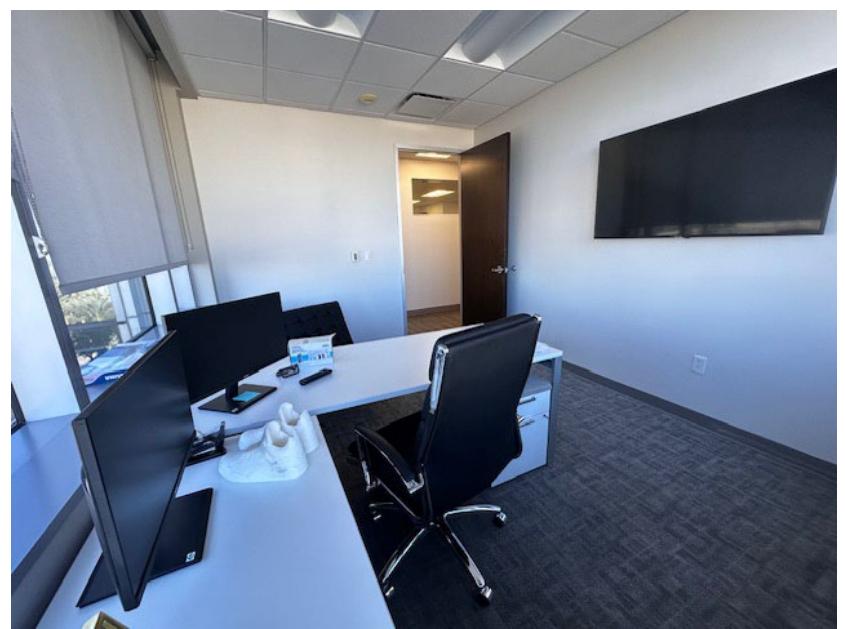
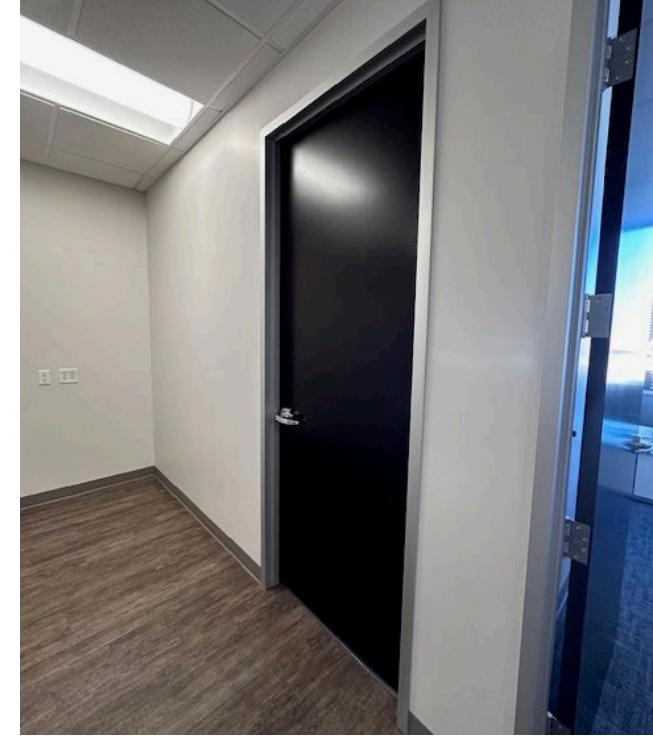
Suite 460 - Reception

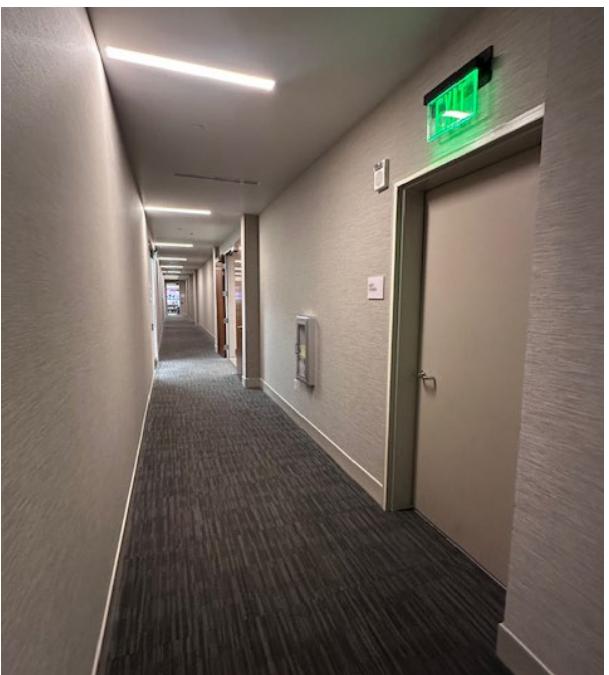
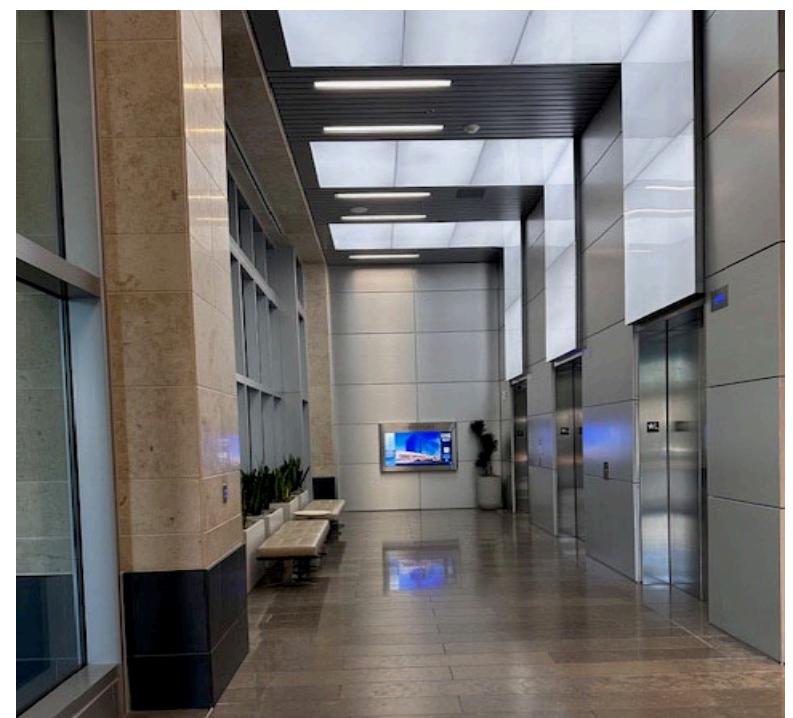


Suite 460 - Conference rooms









Call To Schedule A Showing!



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