

# LEASE HERE

# 2400

S Cimarron Road  
Las Vegas, NV 89117



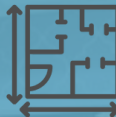







## Cimarron Professional Plaza

Westside quiet street high-image  
professional office plaza  
with covered parking

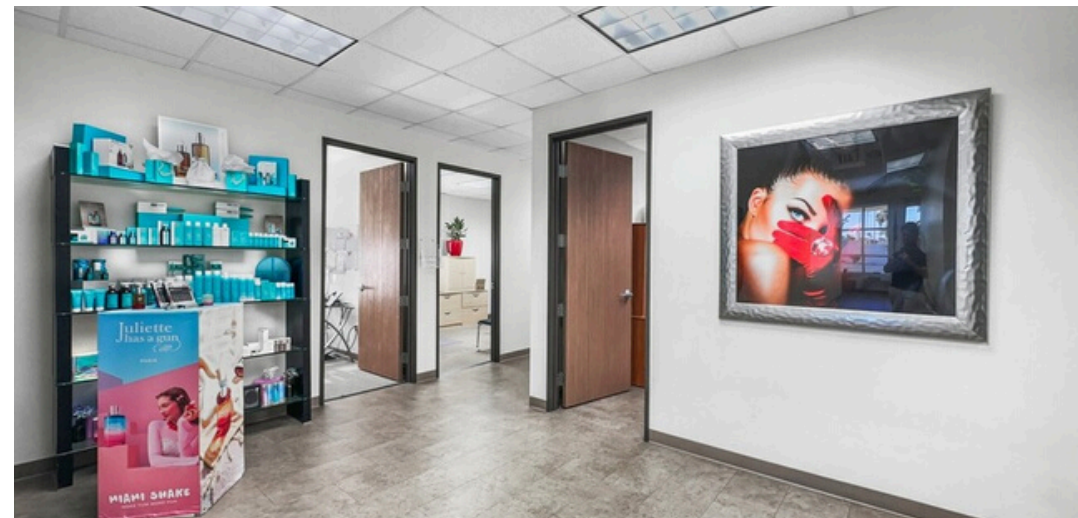
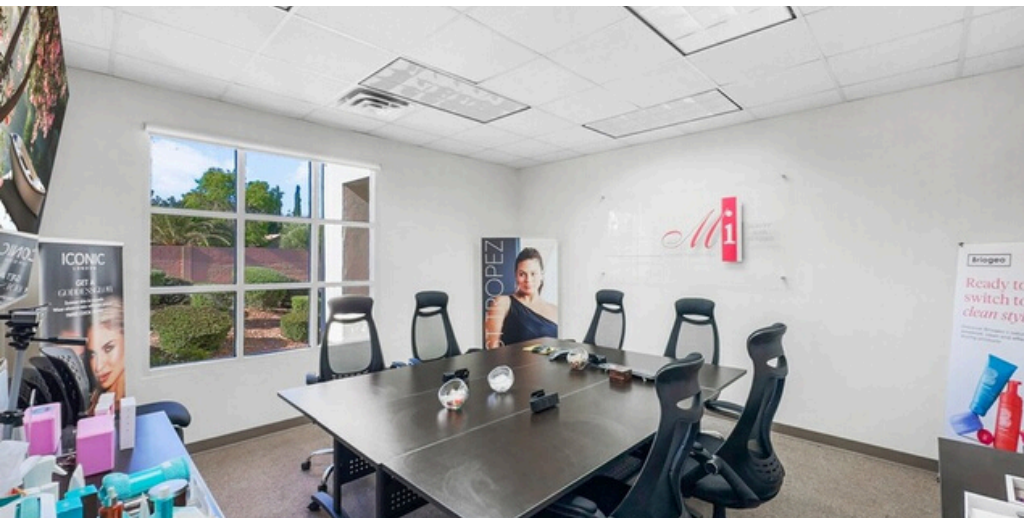
+/- 2,795 Usable SF  
turnkey office/medical  
suite



Cimarron Professional Plaza is a central Summerlin-adjacent office complex, only 8 minutes from Summerlin Parkway. The center is just off Sahara, which provides fast access to the west and east, however is separated from the noise and traffic of the major thoroughfare. Covered parking is available.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 West Las Vegas Sahara Corridor	 Professional Office/ Medical Office	 +/- 2,795 Rentable Square Feet / 2,981 Usable Square Feet	 O Office Zoning (City of Las Vegas)	 \$1.60 Triple Net (NNN) + 2025 Estimated NNNs @ \$0.38 / SF
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT
 Most suites feature 200A single phase panel @110 / 220V (To be Verified)	 Monument Sign on Cimarron, Building visible from Sahara	 En Suite Restrooms	 Pylon signage space available	 10' - 12' ceiling heights, (sprinklered building)

**Cimarron Professional PLAZA**



# Suite 100

Cimarron Professional  
PLAZA

## SPACE PLAN



Suite #	Use Type	Availability	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
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Suite 100

Office

Immediate

2,795

\$1.60 / SF NNN

\$0.38 / SF

\$40 / mo  
covered parking

\$5,534

Entry lobby with reception, five (5) private offices, conference room, open work space, break room and storage closets.



# Suite 100



## Cimarron Professional PLAZA







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# AREA MAP



DOWNTOWN SUMMERLIN

RED ROCK RESORT & CASINO

BOCA PARK

W. SAHARA BLVD

W. VIA OLIVERO AVE

S CIMARRON RD

WELLS FARGO BANK

**Cimarron Professional  
PLAZA**

# FOR MORE INFO OR TO TOUR:

Ryan Misaresh, LEED® AP | Managing Director

213.309.3279 cell

[ryan@systemcrelv.com](mailto:ryan@systemcrelv.com)

NVRED# S.0174644.LLC | CA DRE# 01858655

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Kate Chandler | Associate

714.306.6213 cell

[kate@systemcrelv.com](mailto:kate@systemcrelv.com)

NVRED# S.0199912

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