

# LEASE HERE

# 2400 S Cimarron Road

Las Vegas, NV 89117

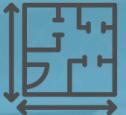
## Cimarron Professional Plaza

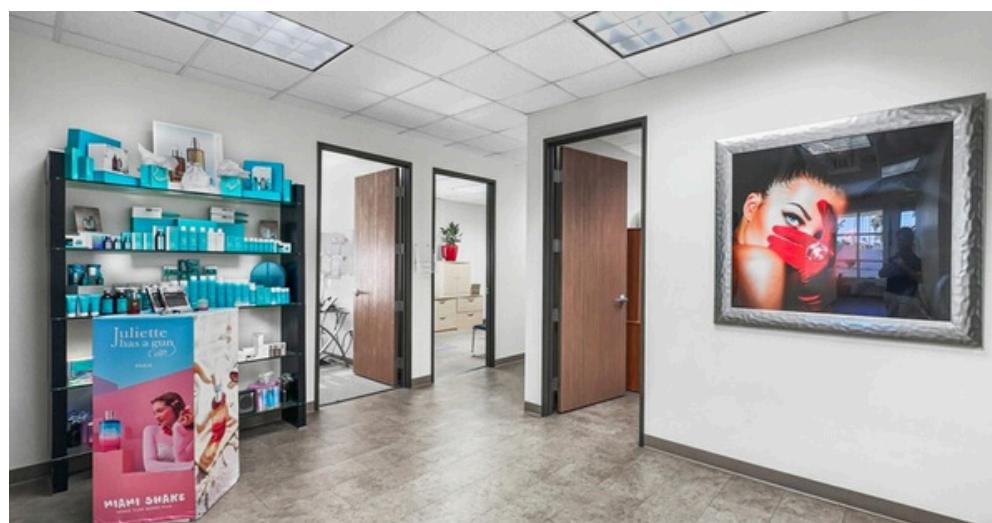
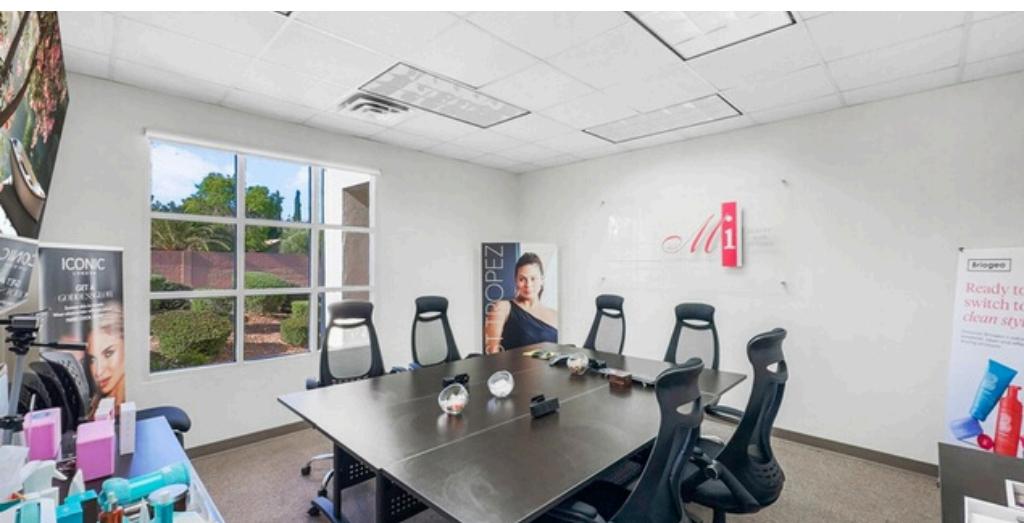
Westside quiet street high-image professional office plaza with covered parking

+/- 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) 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)
<b>Cimarron Professional PLAZA</b>				



# Suite 100

Cimarron Professional  
PLAZA

## SPACE PLAN



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



# REGIONAL MAP



**2400** S Cimarron Road  
Las Vegas, NV 89117

# AREA MAP



# FOR MORE INFO OR TO TOUR:

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