

2500

**N BUFFALO DR.
LAS VEGAS, NV 89128**



88,241 SF OFFICE BUILDING

PREMIER CLASS A OFFICE

PROPERTY OVERVIEW

This 2-story professional office building is located near the intersection of Buffalo Drive and Smoke Ranch Road, adjacent to the highly desirable Summerlin and Centennial Hills Communities. Recently upgraded and totaling approximately 88,241 square feet the building offers a beautiful, multi-functional and inviting lobby, with indoor and outdoor seating areas for employees and guests, surrounded by established neighborhoods and abundant amenities all within a short driving distance. Easy access to US-95, Summerlin Parkway, Mountain View Hospital and other ancillary medical uses, post office, banks, shopping and dining options makes this a great place for businesses and their employees.





HIGHLIGHTS



Building SF:
88,241 SF



Rate: \$2.35
Modified Gross



Suites Ready
for Immediate
Occupancy



Parking Ratio:
7.3:1000



Outdoor Tenant
Lounge Area



Submarket:
Northwest



New HVAC
& controls



New landscaping



New exterior paint



LED retrofitting in
parking lot



New parking lot
seal



New common area
carpeting

SECOND FLOOR

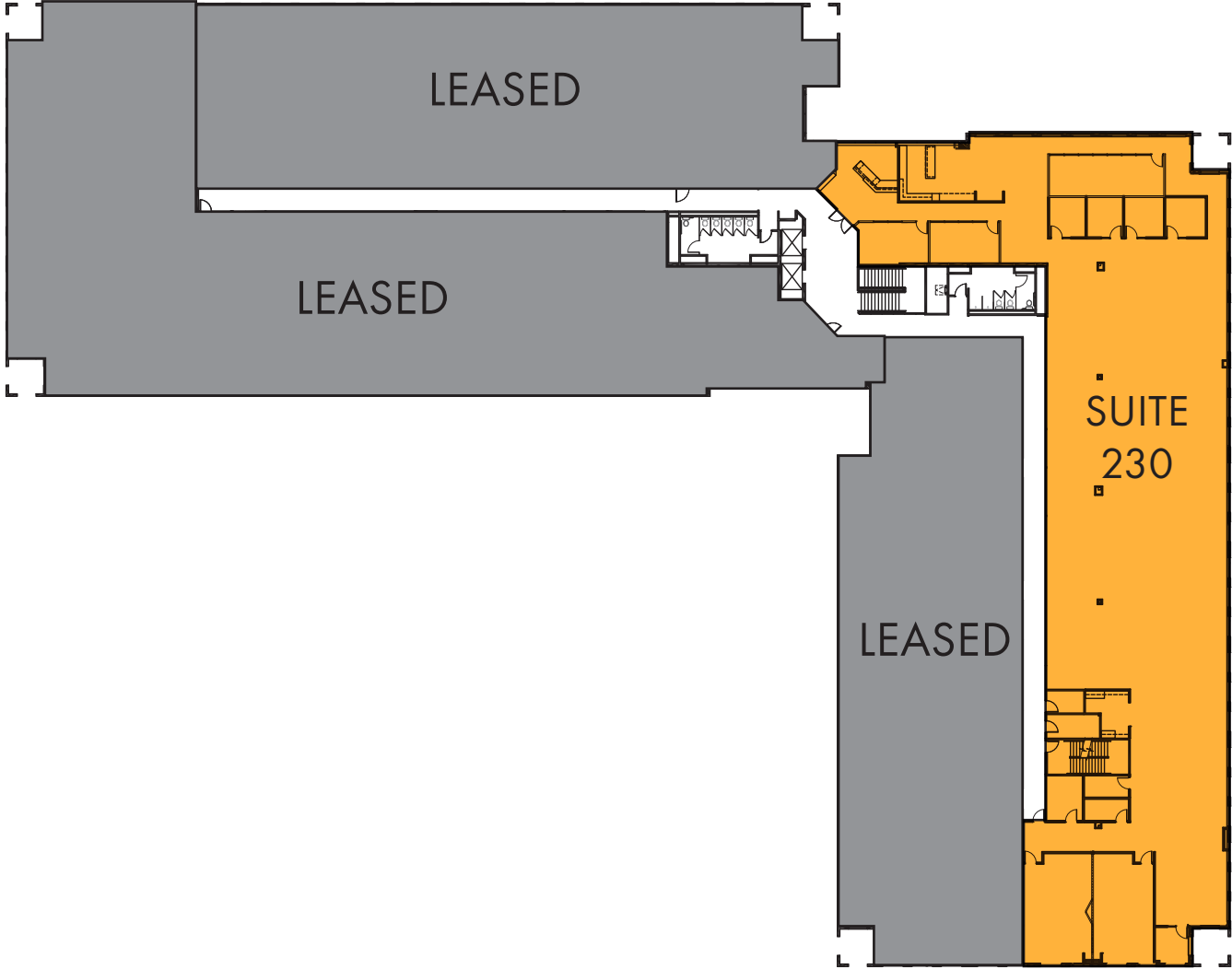
AVAILABILITIES



Suite 230

12,271 USF

14,201 RSF



SUITE 230

12,271 USF | 14,201 RSF



Reception



6 Private Offices



2 Conference Rooms



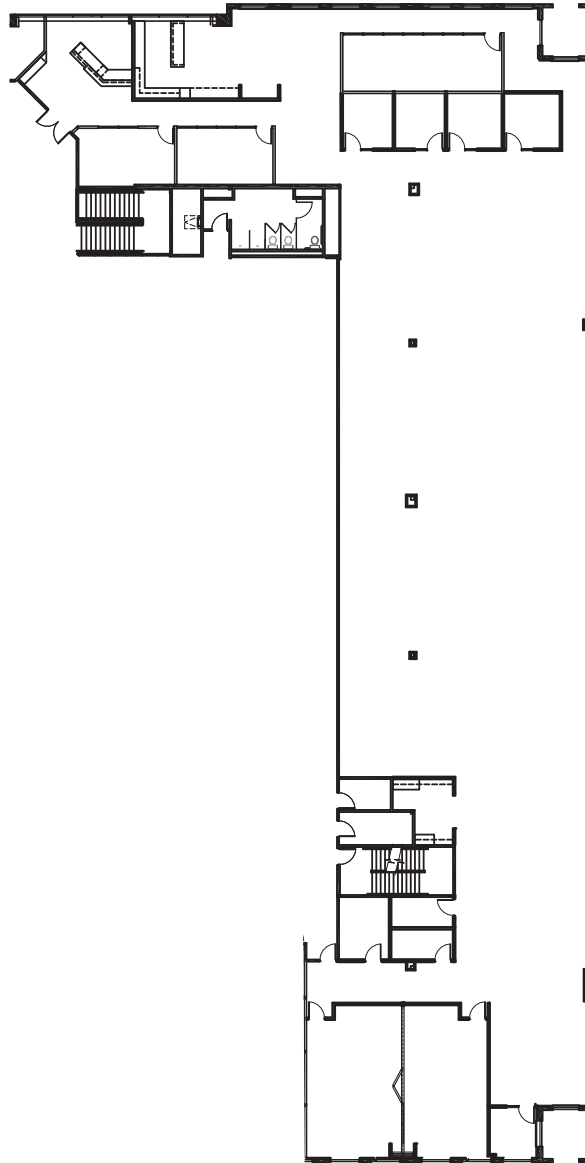
3 Training Rooms



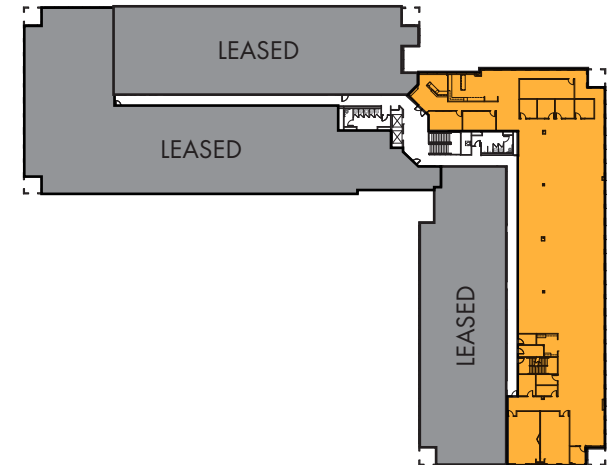
Large Open Bullpen Area



Work Room



[VIEW VIRTUAL TOUR](#)



AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and US-95 freeways via Summerlin Parkway



HARRY REID INTL AIRPORT

Located approx. 20 mins away



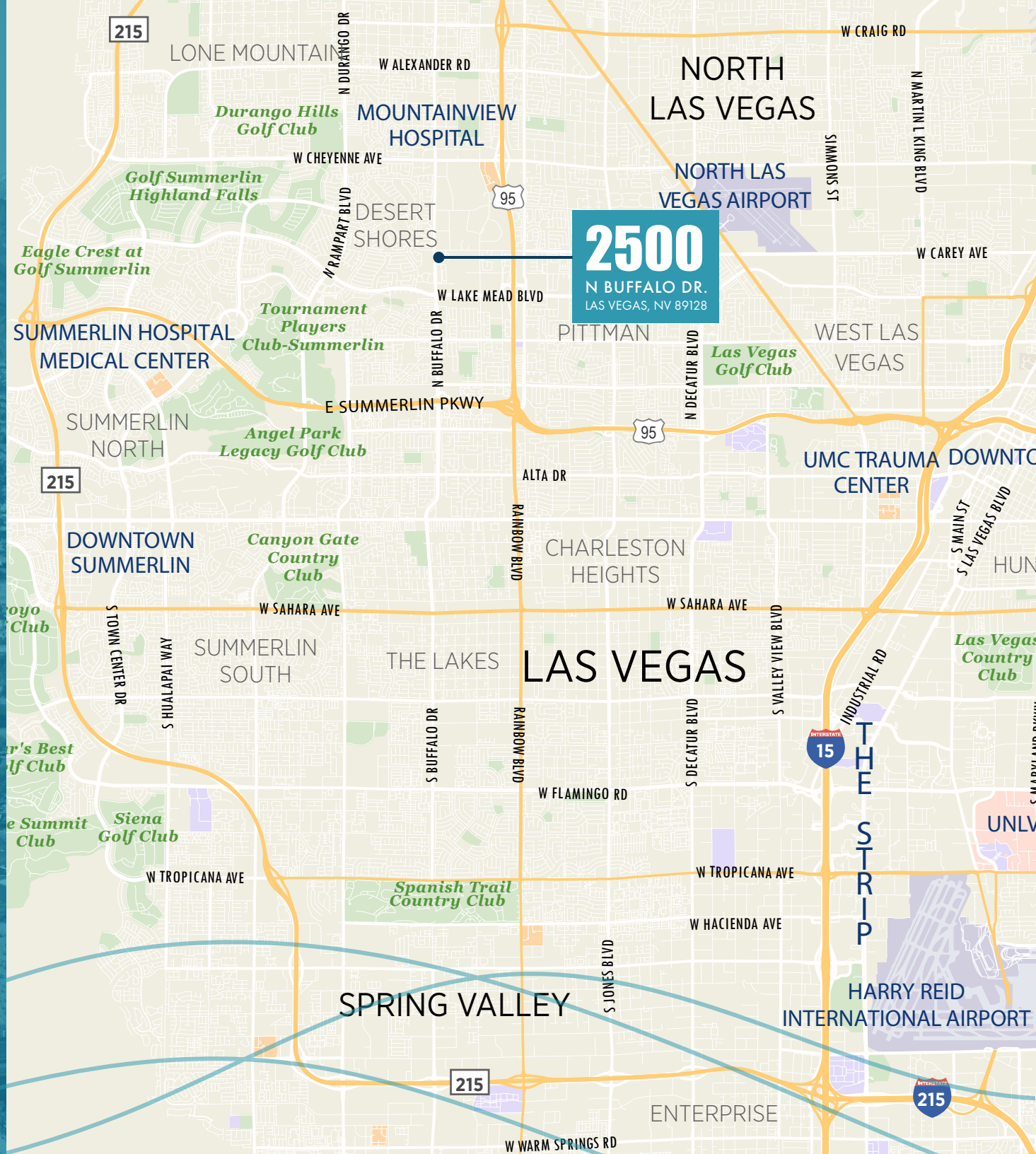
LAS VEGAS STRIP

Located approx. 18 mins away



NEARBY AMENITIES

Banks and convenient shopping nearby



1 WHOLE FOODS PLACE

Shopping
Whole Foods
FedEx Store
Edible Arrangements
Soccer Zone
Forever Jeweler
Big O Tire

Food To Go
Blaze Pizza
Five Guys
Yogurt Land
Wienerschnitzel
Wendy's

Restaurants
Daikon Sushi
PT's Gold

Services
Gentle Dental
Braces Etc
Chiropractor
Aqua Tots
Jenny Craig
MountainAmerica Credit Union
Personal Eyes

2 GATEWAY TO SUMMERLINE PLAZA

Shopping
Michaels
Sprouts
GNC
99 Cent Only
Dunn-Edwards Paints

Food To Go
Panda Express
Round Table Pizza
Del Taco
Jack in the Box
Subway
No 1 Boba Tea

Restaurants
Kaizen Revolving Sushi
Solo Qui
Garden Grill

Services
Wells Fargo Bank
UPS Store
One Nevada Credit Union
Club Pilates
Boost Mobile
Posare Salon

3 SUMMERHILL PLAZA

Shopping
Walgreens
Signature Flowers

Food To Go
Starbucks
Dairy Queen
L&L Hawaiian
Cafe Zupas
Teriyaki Madness
Pinkbox Donuts
Smashburger
Einstein Bros. Bagels

Restaurants
Charlie's Down under
Slater's 50/50
Crab N Spice
Grape Vine Cafe
Northside Nathan's Detroit Pizza

Services
Nail Country
Dolphin Court Saslon
EOS Fitness
U.S. Bank Branch
ATT Store
My Left Foot Therapy
Brain Balance
Lasik Vision
AAA

4 LAKE MEAD PAVILLION

Shopping
All Uniform Wear
Big 5

Services
Canyon Falls Spa & Salon
Chevron
Planet Fitness
Lencrafter

Restaurants
Chuck E Cheese's
Denny's
Yummy Grill & Sushi

Food To Go
Jimmy John's

5 SEA BEEZE VILLAGE

Shopping
Albertsons
CVS
SAS Shoes

Services
Bodyheat Tanning
Great Clips
Four Seasons Salon
Metro PCS
Maja Salon & Spa
Regent Dental
Jackson Hewitt Tax

Restaurants
Steiner's Nevada Style Pub
Pho Rose
Casa Don Juan
Suha Bites Sushiburrito & Hawaiian BBQ

Food To Go
Carl's Jr
Golden China
Domino's

6 TIVOLI VILLAGE

Shopping
Cork & Thorn
al bijoux
Valyou Furniture
Azure Formal Wear
MarkieChar
The Shade Store
The Crêpe
d'annata

Restaurants
Echo & Rig Butcher & Steakhouse
Al Solito Posto
Hamilton Restaurant Tivoli
The Den
Leone Café
The Bread Factory
Ada's
El Dorado Cantina

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7 CHEYENNE COMMONS

Shopping
Walmart
Super 99 Centers
ROSS
Autozone
Pro Club Zone
Sally Beauty
Scrubs & Beyond
Floor & Decor
Goodwill
Plato's Closet
UPS Store
Aaron's
Gamestop

Food To Go
Carl's Jr
Jollibee

Restaurants
Marie Callender's
Chabelitas Mexican Food
Dotty's

Services
Cricket Wireless
Alpha Pest Control
H&R Block
Great Clips
Metro T-Mobile

8 RAINBOW PROMENADE

Shopping
Best Mattress
Party City
Desert Birkenstock
Dollar Tree
Furniture Place
Cost Plus
Barnes & Noble
Office Max

Services
e7 Health
Pearle Vision

Restaurants
Romano's Macaroni Grill
China A Go Go - Rainbow
Ohjah Japanese Steakhouse
Chili's Grill & Bar

Entertainment
AMC Rainbow

9 BEST IN THE WEST SHOPPING CENTER

Shopping
Best Buy
Bed Bath & Beyond
DSW Designers
PetSmart
Burlington Coat Factory
Men's Wearhouse
Five Below
Marshalls
Old Navy
TJ Maxx
Office Depot
Joann Fabric
Jared Jewelry
ULTA Beauty

Restaurants
Omaha Steaks
Applebee's Grill + Bar
Pier 88 Boiling Seafood

Services
Chevron
T Mobile

Food To Go
McDonalds

10 ROCKSPRINGS PLAZA

Services
Instyle Nails
Massage Envy
Instacryo
UbreakiFix
The Joint
Diesel Barbershop

Food To Go
Panera Bread
Chipotle Mexican Grill

Restaurants
Caked Las Vegas
Market Grille Cafe
Everbowl - Lake Mead
Cupbop - Korean BBQ
Mr. Sushi

11 BOCA PARK

Shopping
The Diamond Store
Total Wine & More
REI
Living Spaces
Lee's Discount Liquor
Target
Tilly's
Lamps Plus
Petland Las Vegas
Turking Bazaar

Restaurants
The Cheesecake Factory
Hussong's Mexican Cantina
Grimaldi's Pizzeria
Sambalatte
Panera

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