

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

McCarran, NV 89434

# 2777 USA Pkwy For Sublease

For more leasing information, contact:

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\$0.58

Sublease Rate

Master Lease Expiration  
August 31, 2027

\$0.095

Per Month  
Estimated NNN

±220,000

Square Feet Available

±4,100

Square Feet Office

30'

Clear Height

31

Dock  
Doors

# Property Highlights

- \$0.58/SF/MO
- \$0.095/SF/MO NNN (Estimated)
- Master Lease Expiration: February 28, 2027
- ±220,000 SF available
- ±4,100 SF office
- 31 dock doors
- 2 drive-in doors
- 30' clear height
- ESFR Sprinklers
- Built in 2007
- 140,000 SF of racking can be included

