

AVISON
YOUNG



Class A Office Space For Lease

3755 Breakthrough Way, Las Vegas, NV 89135

SCOTT DONAGHE

PRINCIPAL

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NV RE License # S.0172934



3755 Breakthrough Way is a 102,043 square foot Class A LEED Silver Certified professional office building on 3.24 acres. Constructed in 2008, the building is located at the 215 Beltway and Town Center interchange in the Summerlin master-planned community. Conveniently situated with immediate access to the Beltway and major thoroughfares, the building also enjoys proximity to many service, retail, dining and entertainment amenities such as Downtown Summerlin, Red Rock Hotel and Casino, Las Vegas Ballpark, City National Ice Skating Arena and nearby Summerlin Hospital.

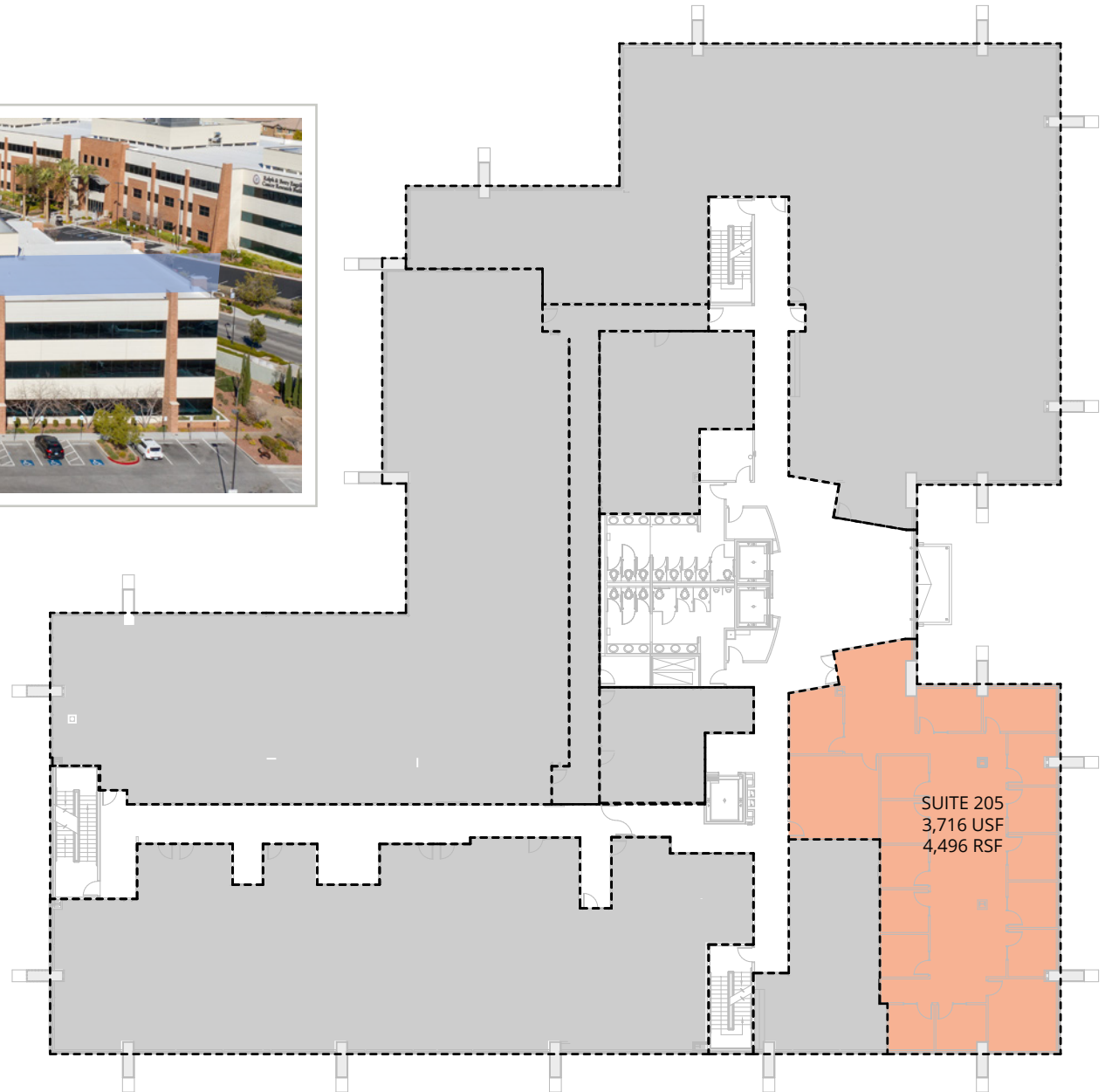
Property Highlights

- 1,818 - 5,354 rsf available for lease
- 102,043 sf 3-story Class A office building
- Total common area 17,723 sf
- LEED Silver certified building
- 3.24 acres
- Zoned C-2 (General Commercial)
- 5 story parking structure
- 5.6 : 1,000 parking ratio
- Built in 2008
- Easy access to CC 215 Beltway at Town Center

Lease Rate : \$2.95/sf FSG

For Lease

Second Floor



Available

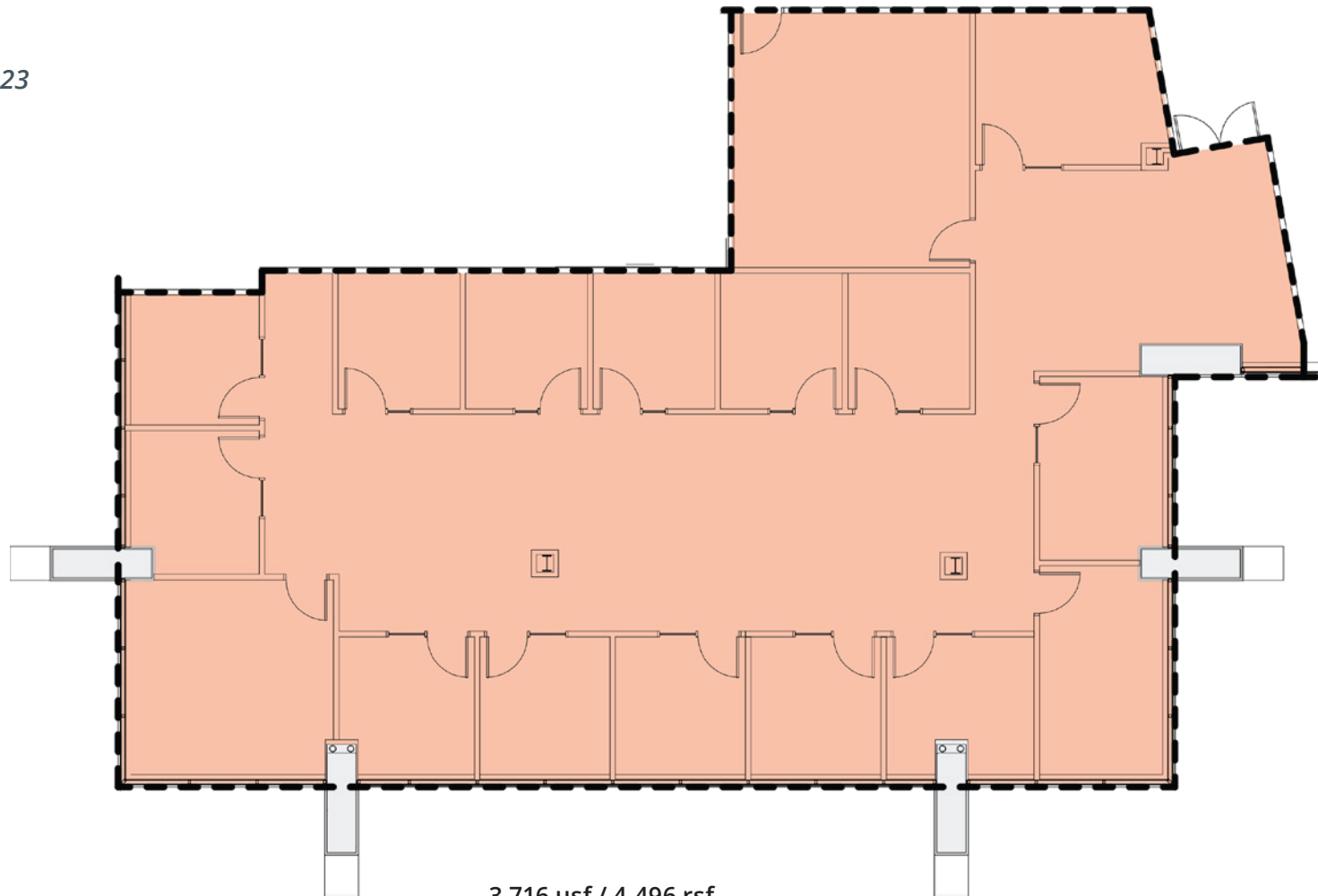
- Suite 205 : 4,496 rsf

For Lease

3755 Breakthrough Way
Las Vegas, NV 89135

Suite 205

Available July 1, 2023



- Reception/waiting
- 12 offices/1 executive office
- 2 conference rooms
- Open bullpen
- Copy/work area
- Storage area
- Kitchen



TOWN CENTER DRIVE



DISCOVERY DR

TWAIN AVE

3755
Breakthrough
Way

10845 Griffith Peak Drive, Suite 100
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