



HILLS CENTER NORTH Business Park

1785 Village Center Circle
LAS VEGAS, NV 89134



± 1,682 SF OFFICE BUILDING
AVAILABLE

PROPERTY HIGHLIGHTS

Hills Center North Business Park
1785 Village Center Circle
Las Vegas, NV 89134

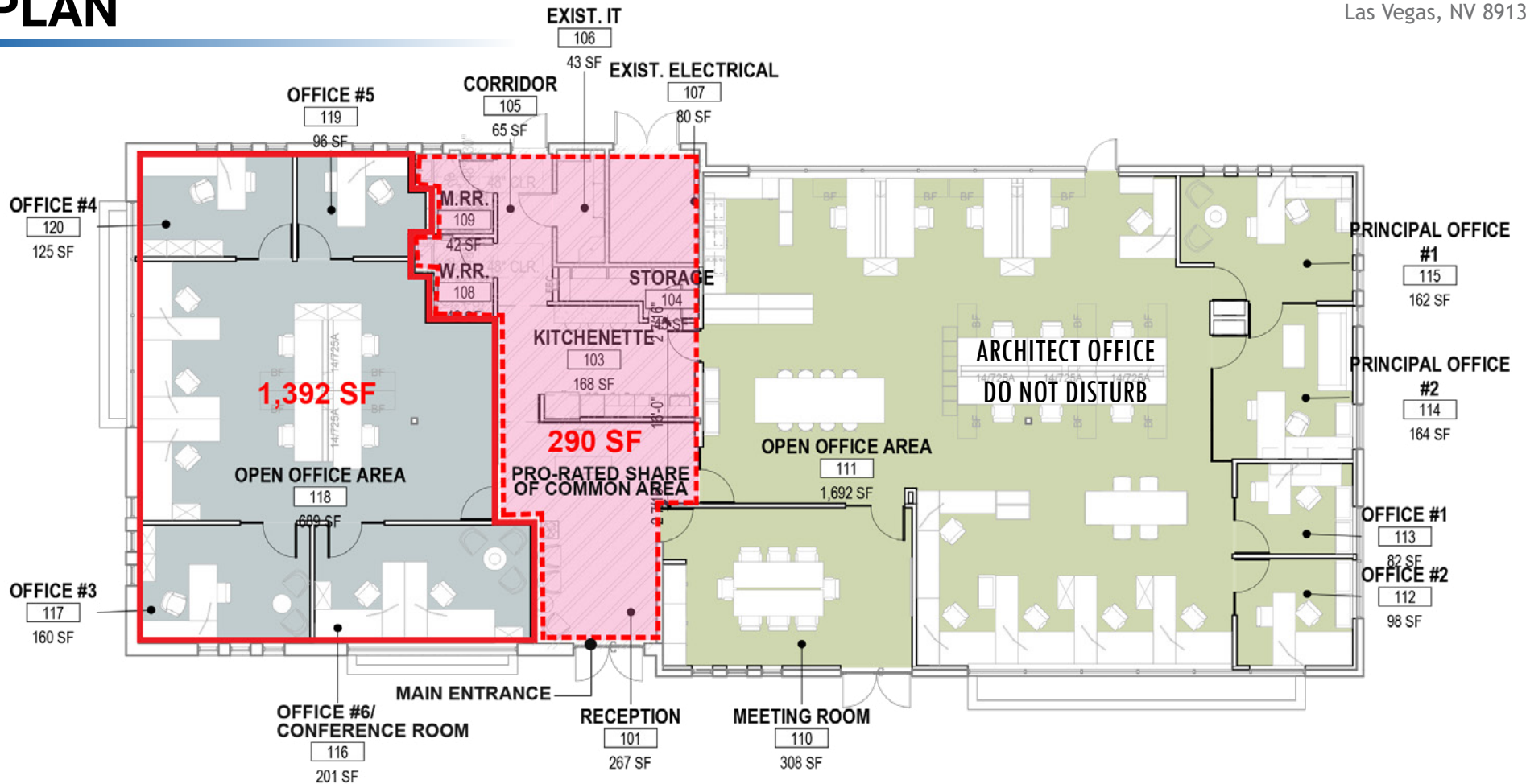
± 1,682 SF AVAILABLE

- Located in the heart of prestige master plan community of Summerlin and made part of the Hills Center North Business Park
- Modern office design within this two tenant office building
- Easy access for commuters from Summerlin Pkwy and Town Center
- Nearby amenities include Summerlin Library and Performing Arts, 24 Hour Fitness, the US Post Office, The Summerlin Hospital and Medical Center, TPC Golf Course and the Trails Village Shopping Center



SITE PLAN

Hills Center North Business Park
1785 Village Center Circle
Las Vegas, NV 89134



AVAILABLE - 1,682 SF

1,392 SF GLA of Office Space

290 SF Pro-Rated Share of Common Area

- Four (4) private office suites
- Large open office area
- Shared common amenities include - Lobby, Restrooms and Kitchen
- Lease rate is \$2.30 psf/mo. plus triple net expenses estimated at \$0.74 psf/mo.
- Utilities not included in triple net expenses are power, telephone, data
- Built out in 2020 and zoned P-C

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

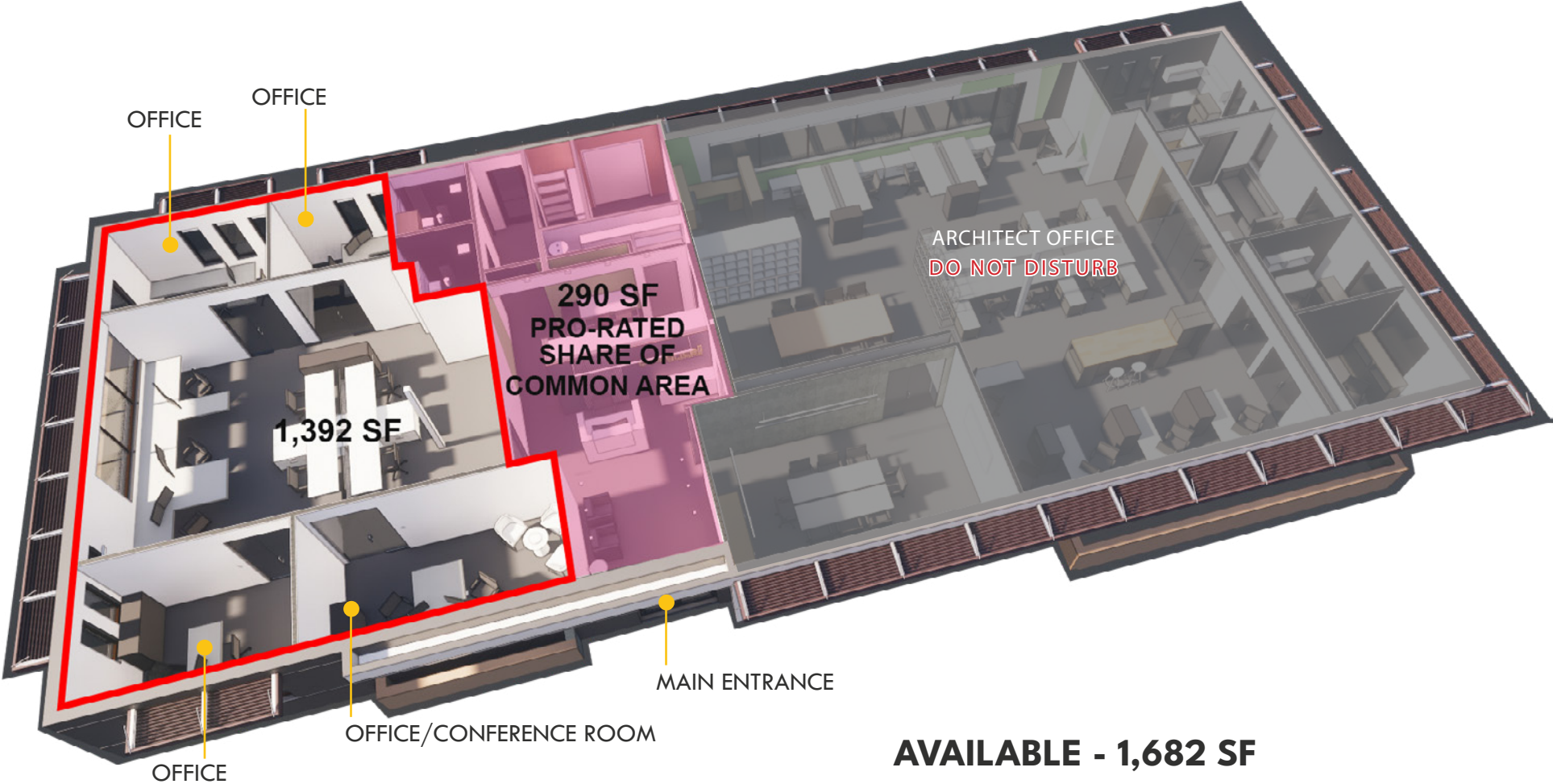
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RENDERING

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 [CLICK HERE FOR VIRTUAL TOUR](#)

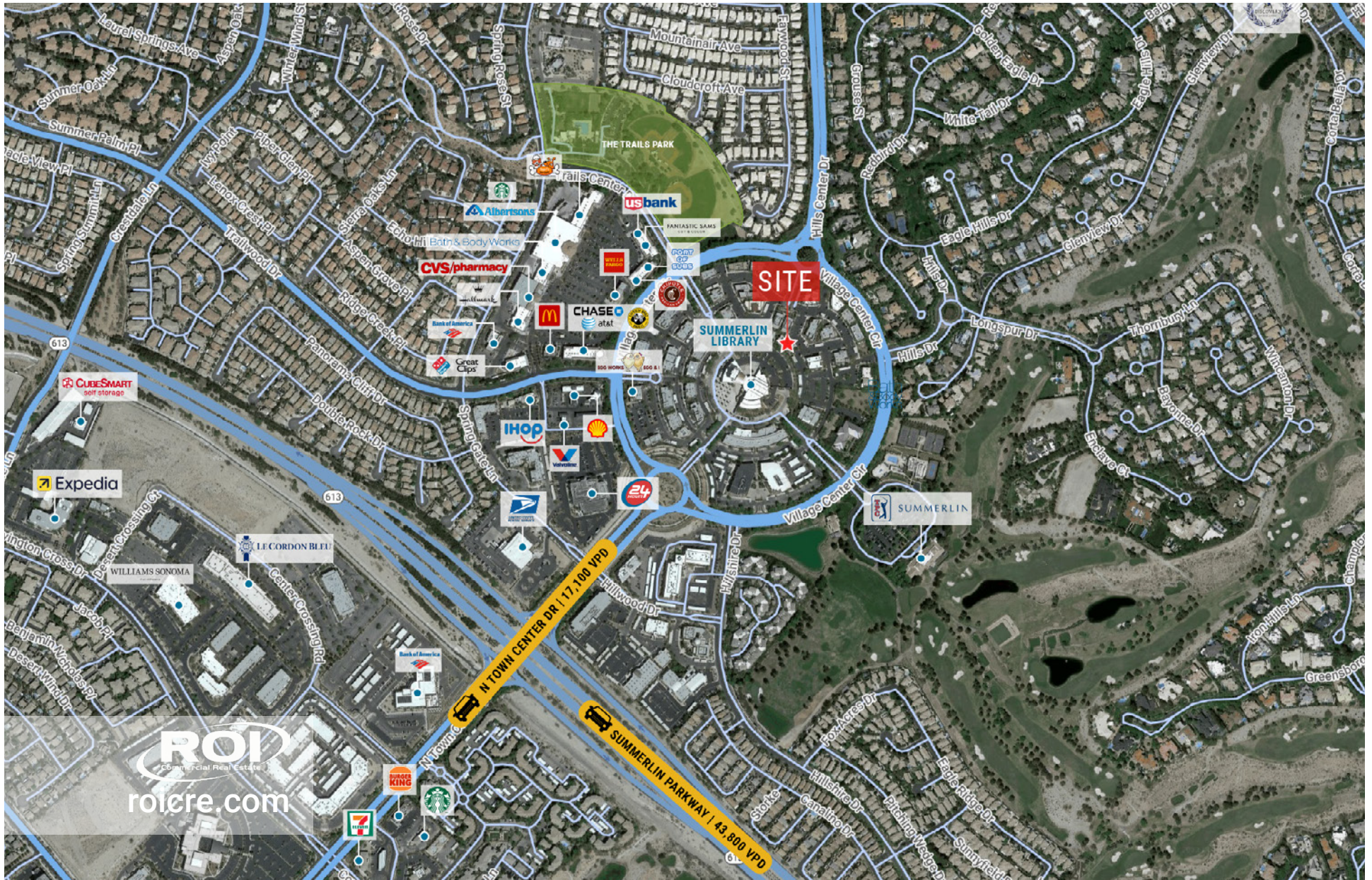
PROPERTY PHOTOS

Hills Center North Business Park
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TRADE AREA AERIAL

Hills Center North Business Park
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OBLIQUE AERIAL

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DEMOGRAPHICS

Hills Center North Business Park
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TRAFFIC GENERATORS

BUSINESS PARKS

- Hill Center South Business Park
- Hills Center North Business Park
- Parkway Pointe
- The Crossing Business Center
- The Canyons Business Center

AMENITIES

- Summerlin Library & Performing Arts
- Summerlin Hospital
- TPC Golf Club

CASINOS

- Red Rock Casino Resort & Spa
- JW Marriott
- Rampart Casino
- Suncoast Hotel & Casino



POPULATION

AVERAGE HHI

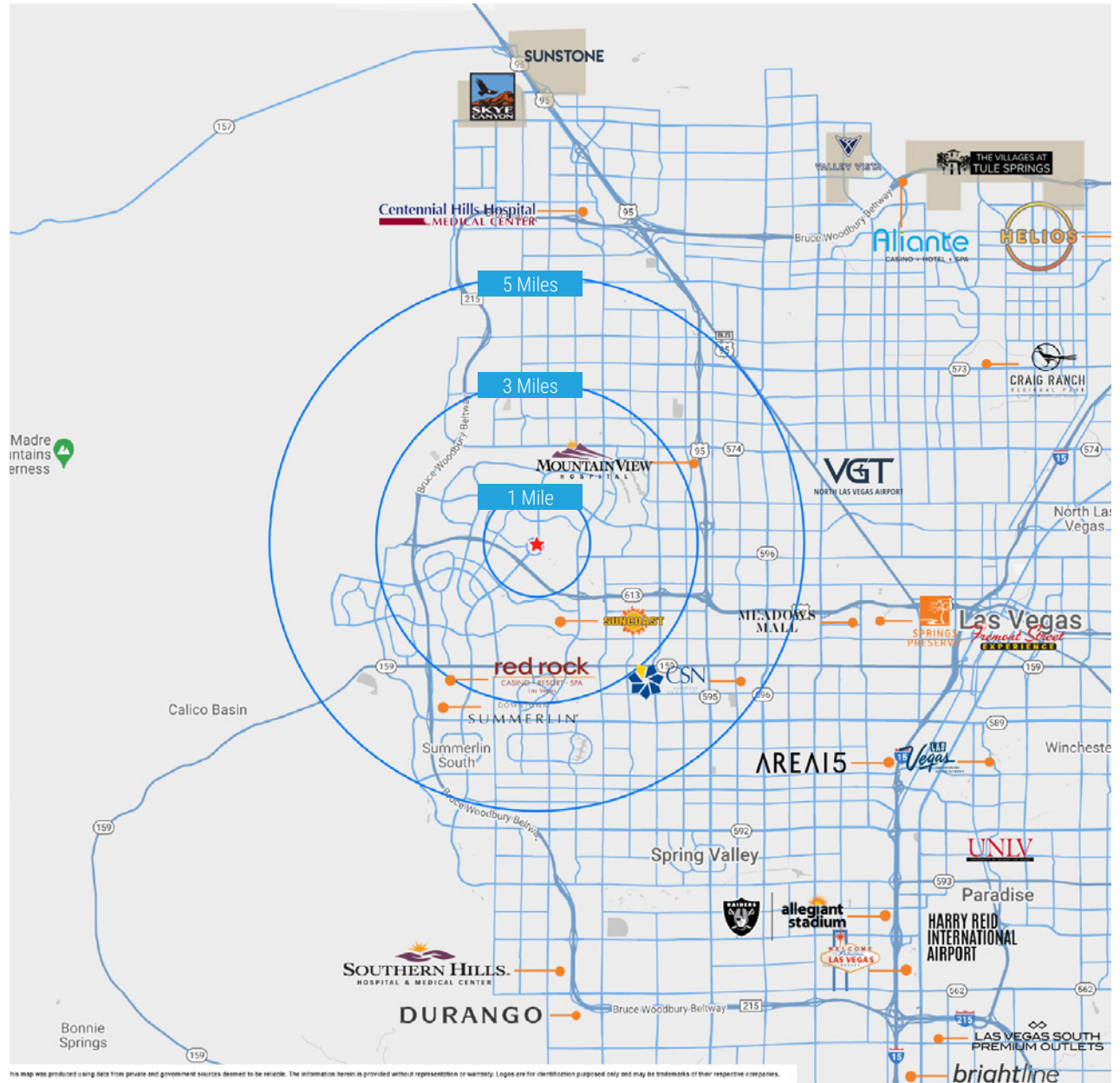
1 Mile	14,110	\$152,380
3 Miles	149,632	\$118,477
5 Miles	369,376	\$113,244



TRAFFIC COUNTS

- N Town Center Dr - 17,100 VPD
- W Summerlin Pkwy - 43,800 VPD

Source:
 TRINA, NV DOT 2023
 SitesUSA 2022



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FOR MORE INFORMATION

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