



2220 HIGHLAND DR

LAS VEGAS BLVD, LAS VEGAS, NV 89102

Now Pre-Leasing – A Complete Transformation is Underway

2200 Highland Drive is entering a new chapter with a complete property-wide transformation, offering a premier office leasing opportunity in a thriving Las Vegas business hub. Strategically positioned near the Las Vegas Strip, I-15, and key commercial corridors, this ±10,591 SF standalone office building provides unmatched visibility, accessibility, and convenience. With modern upgrades tailored for today's businesses, this property is an ideal choice for companies seeking a high-exposure, professional workspace.

Key Features and Highlights:

- **Brand-New Modern Upgrades** – Undergoing a full renovation to enhance aesthetics, efficiency, and functionality.
- **Flexible Leasing Options** – Occupy a single floor or the entire building.
- **Exceptional Connectivity** – Immediate access to I-15 provides fast commuting times to Downtown, The Strip, and Harry Reid International Airport.
- **High-Profile Presence & Visibility** – 600 feet of dual frontage in a high-traffic corridor offers exceptional signage and branding opportunities.
- **Bright, Open Layouts** – Expansive window lines flood the spaces with natural light, creating a modern, inspiring workspace.
- **Executive-Style Offices** – Private, high-end office spaces with professional finishes, ideal for corporate users.
- **Surrounded by Growth** – Located near major hospitality, retail, and business developments, ensuring a dynamic business environment.
- **Ample Parking & Accessibility** – Easy access for tenants and guests, with on-site parking and direct road access.

All information is subject to independent verification. See full disclaimer on the last page. If missing, request a copy before relying on this information.

FOR LEASE

STARTING BASE RENT
\$1.85 / SF, NNN *PROMOTIONAL
STARTING RATE. CONDITIONS APPLY

NNN
± \$0.50 / SF

SPACE AVAILABLE
±5,295 - 10,591 SF

PROPERTY TYPE
OFFICE, 2-STORY

BUILDING SIZE (GLA)
±10,591 SF

ZONING
M, LAS VEGAS

YEAR BUILT / REMODEL
1999 / 2025

Renovations currently under way. Photos used herein were taken before renovation started

PARKING
3.02/1,000 SF
(32 SURFACE + 2 PRIVATE GARAGE)

LOT SIZE & APN
±0.95 AC, 162-04-403-004

PROPERTY SUMMARY

High-Visibility, Prime Location – Ready for Your Business

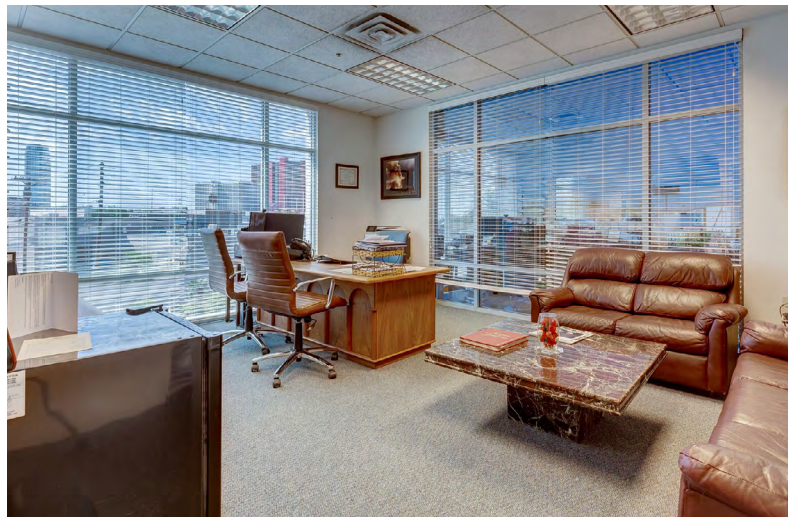
Whether you're an established enterprise or a growing business, 2200 Highland Drive provides the perfect platform to thrive. Its combination of modern functionality, strategic location, and prominent visibility provided by dual frontage sets it apart as a premier choice in the Las Vegas office market.

Location Advantage: Positioned in one of Las Vegas's most dynamic commercial corridors, 2200 Highland is surrounded by major retailers, hospitality giants, and corporate businesses. The area continues to grow as a business-friendly destination, making it an ideal headquarters, satellite office, or creative workspace.

Secure Your Space Today: With renovations underway, now is the time to customize your office layout and secure a prime position in this revitalized property. Don't miss this rare leasing opportunity in a market where quality office space is in high demand.



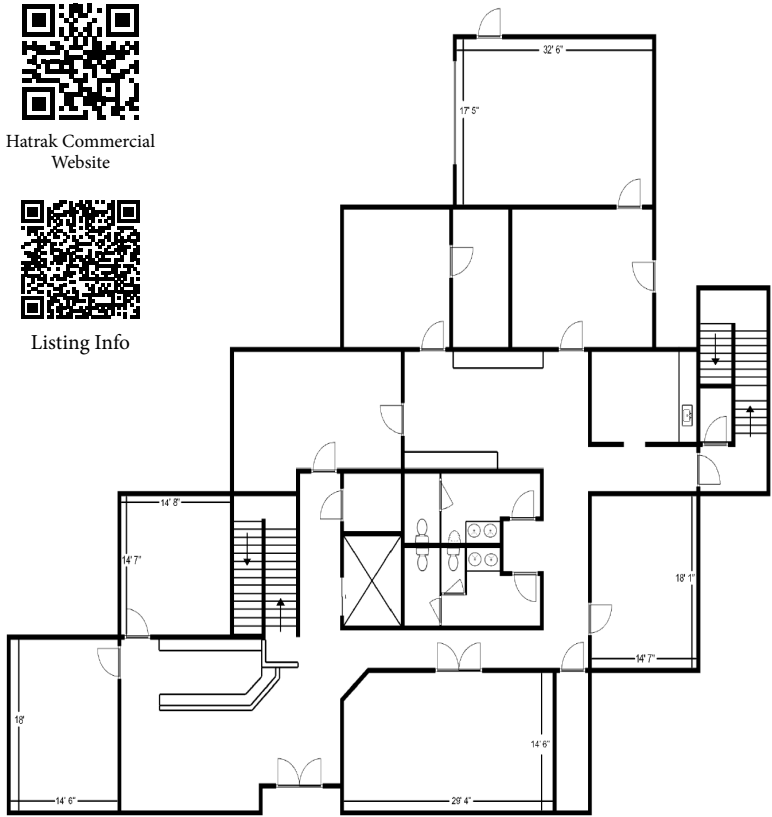
Strategically positioned at the intersection of South Highland Avenue and Highland Drive, this property boasts approximately **600 feet of prime street frontage**, offering exceptional visibility and exposure. Its hard-corner location ensures maximum visibility and provides terrific signage opportunities, making it an ideal choice for tenants seeking a high-profile presence. With a steady flow of passing traffic, businesses can leverage this premier positioning to enhance brand recognition and accessibility.



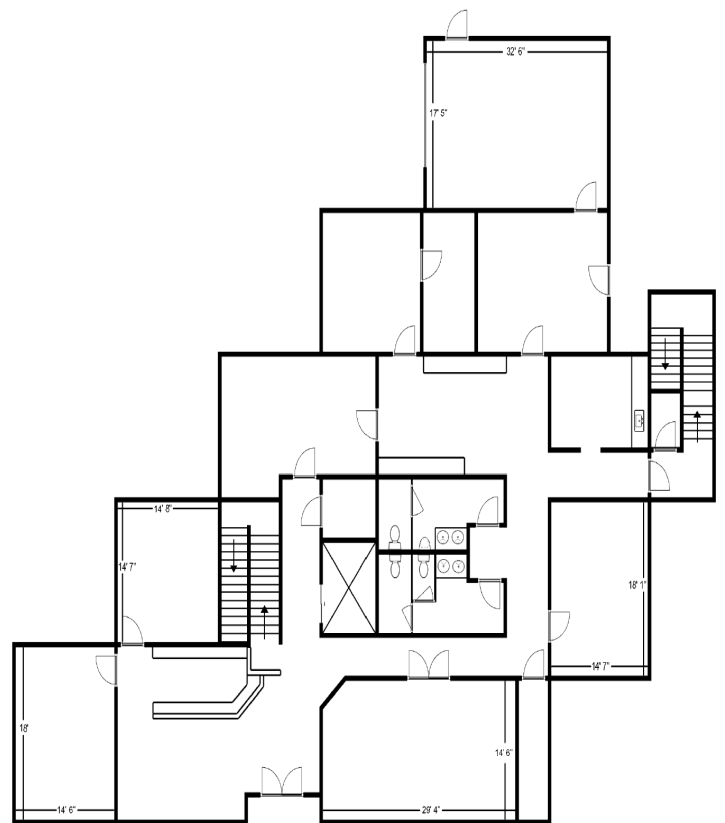
Hatrak Commercial Website



Listing Info



SUITE 100 FLOOR PLAN



SUITE 200 FLOOR PLAN



Your point of contact:



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