

Office | For Lease

CBRE

9910 W. Cheyenne Avenue

9910 W. Cheyenne Avenue
Las Vegas, NV 89129
www.cbre.us/lasvegas

Direct Frontage with Building Signage Opportunity



9910 W. Cheyenne Avenue
Las Vegas, NV 89129

For Lease

Property Information

The property consists of a garden style office building with direct frontage on W. Cheyenne Avenue featuring brand new spec suites with modern finishes. The office property benefits from both professional office and medical office users and is located near the Master Planned Community of Summerlin.

Highlights

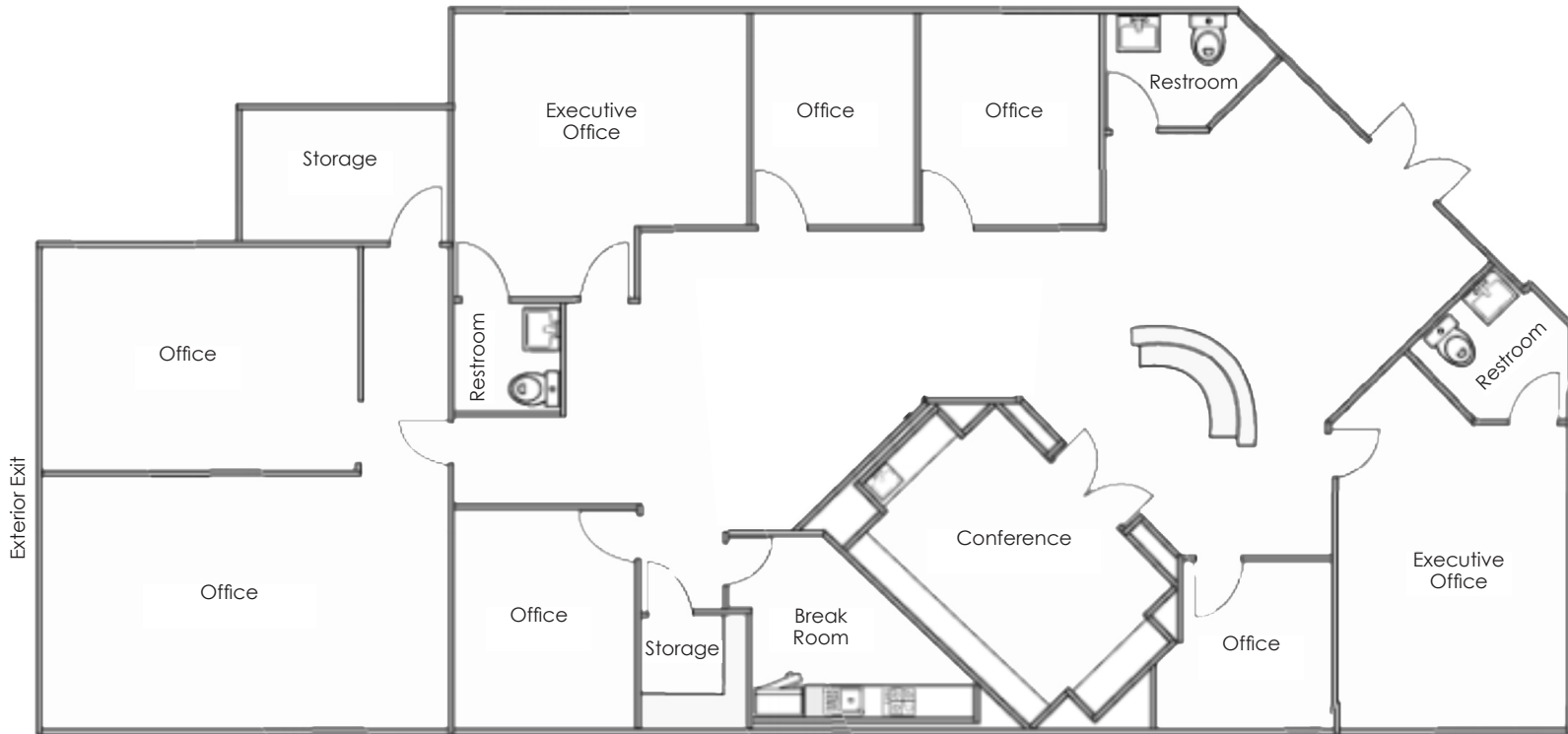
- + Direct Frontage on W. Cheyenne Avenue with traffic counts of 21,200 cars per day
- + Located minutes from the 215 Beltway, Sun City, Summerlin Parkway, Downtown Summerlin with an abundance of dining, retail shopping, and much more
- + Highly appointed with high-end finishes, wood paneled walls, upgraded flooring and much more
- + Perfect office for an attorney, upscale real estate office, CPA, accountant, wealth management and more
- + Lease Rate: \$2.00/SF, NNN
- + Estimated CAMs: \$0.45/SF
- + ±3,900 SF

Highly Upgraded Office

- + Executive Style Conference Rooms
- + Modern Finishes
- + Three (3) Private restroom(s)
- + New Paint and Flooring
- + Open Bullpen



Suite 110



*Floorplan not to scale

9910 W. Cheyenne Avenue
Las Vegas, NV 89129

For Lease

Contact

Linda Gonzales
Advisory and Transaction Services
+1 702 369 4924
linda.gonzales@cbre.com
Lic. BS.0049667



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE