

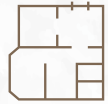
6565 S BUFFALO DRIVE, LAS VEGAS, NV 89113

TWO *Fifteen* ✱ *South*WEST

BRAND NEW OFFICE SPEC SUITE FOR LEASE



Property Highlights



±2,054 RSF, ±1,970 USF



\$4.15/SF NNN



\$0.46/SF NNN ESTIMATED CAMS
(INCLUDES HVAC MAINTENANCE)



Southwest SUBMARKET



SWC of W Sunset Rd
& S Buffalo Drive LOCATION



Summer 2026 COMPLETION



4.5 per 1,000 PARKING RATIO

BRAND-NEW SPEC SUITE WITH MODERN FINISHES

This spec suite features four (4) private offices, a sleek glass conference room, an open-concept breakroom, a spacious open bullpen area, and two (2) private restrooms. Designed with modern finishes throughout, the space offers a professional, & efficient layout ideal for today's office users.

NEARBY AMENITIES

The office is conveniently located near a wide variety of amenities, including The Bend and UnCommons—both mixed-use lifestyle centers offering an abundance of dining, retail, and entertainment options.

The property provides easy access to the 215 Beltway and is just minutes from the I-15 interchange, with close proximity to the Las Vegas Strip, and the new Durango Casino & Resort. Minutes from Harry Reid International Airport.

DESIGN

Interior suite designed by the leading interior designer, Lyndsay Atwood, with Atwood Design.

NEW CONSTRUCTION

Estimated Completion: Summer 2026



Modern Office Finishes

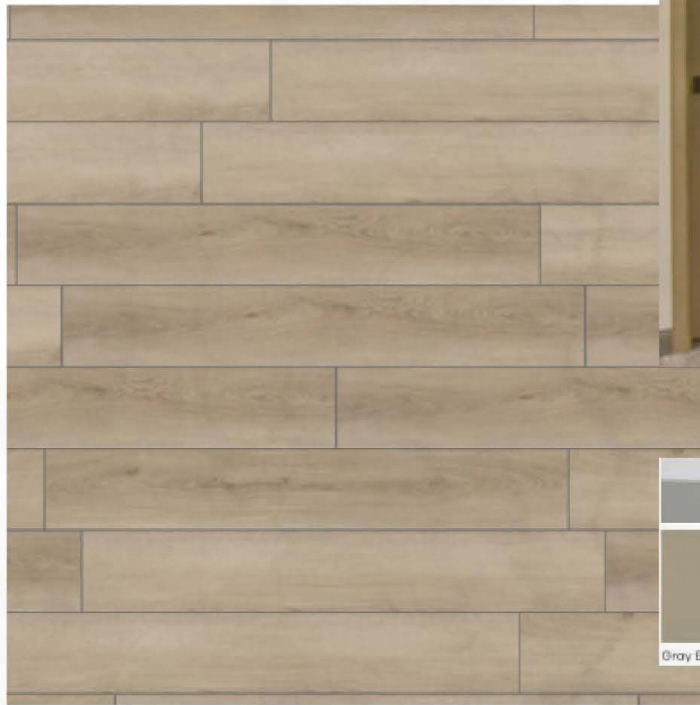


CEILING GRID

SW 7005

Pure White

PAINT



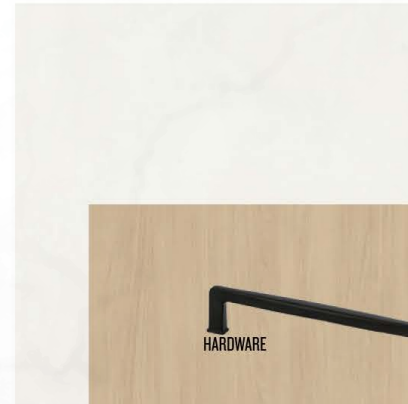
VINYL FLOORING



DOORS



Gray Beige
BASE



HARDWARE

QUARTZ
COUNTER

CABINETS

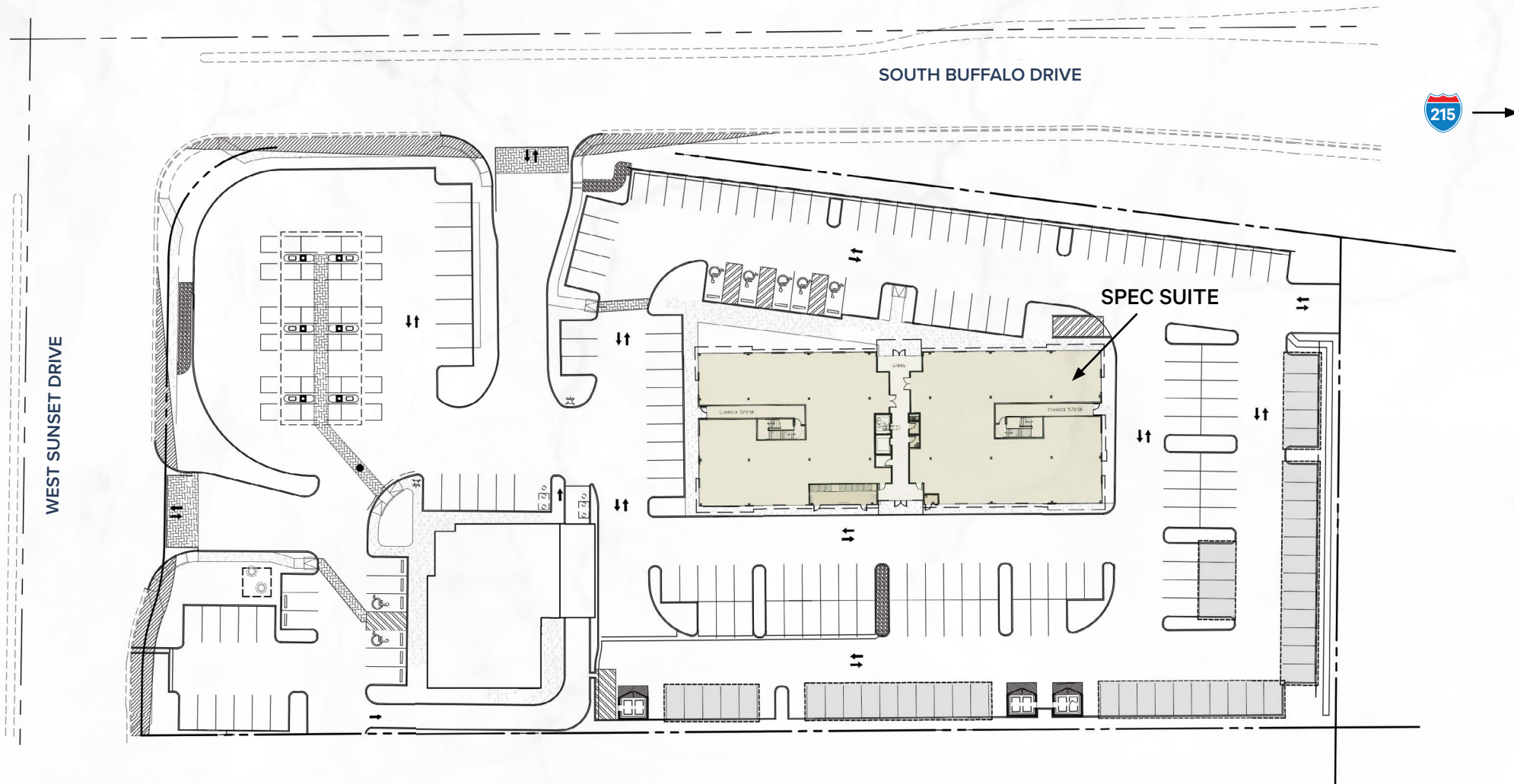


TILE AT RESTROOMS



CONFERENCE ROOM DOOR

Site Plan

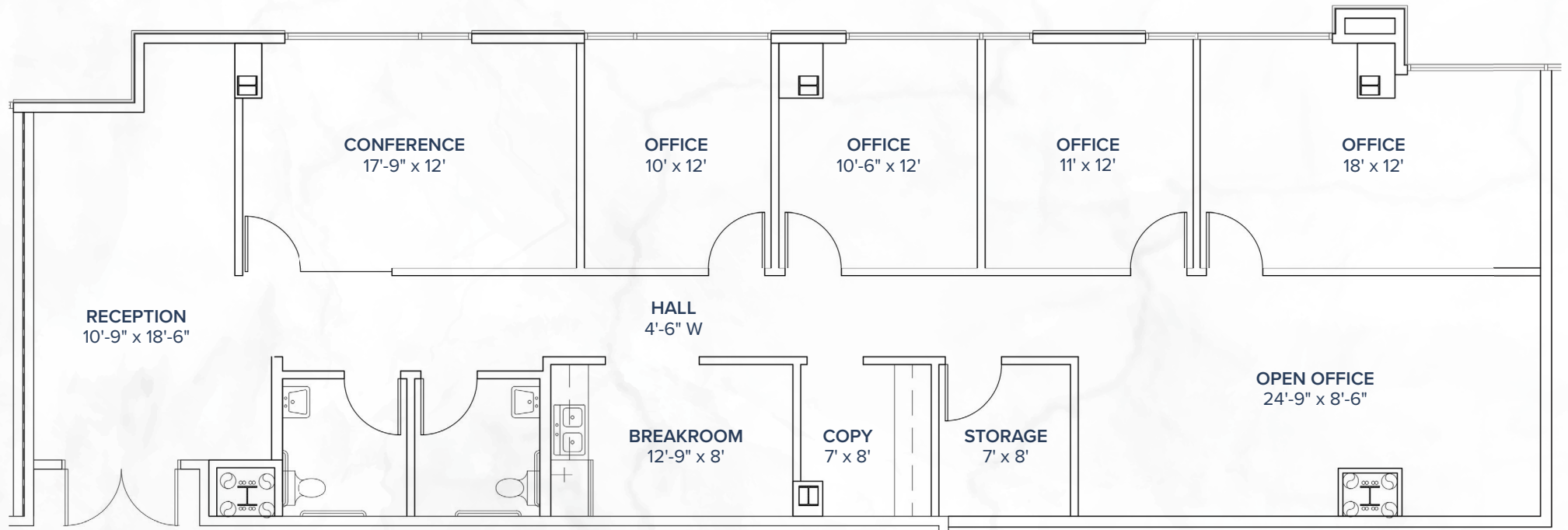


Floor Plan

Brand New Office Spec Suite

±2,054 RSF

±1,970 USF



Area Amenities

MEDICAL

- 1 Health South Rehab Hospital
- 2 Southern Hills Hospital
- 3 St. Rose San Martin Hospital
- 4 Spring Valley Hospital
- 5 Kindred Care
- 6 Culinary Medical Campus

RETAIL

- 7 Tropicana Beltway Retail
- 8 The Bend
- 9 IKEA
- 10 The Arroyo Market Square
- 11 Ashley Furniture

MIXED USE

- 12 The Gramercy
- 13 Uncommons
- 14 Future Lifetime Fitness
- 15 Evora

RESIDENTIAL

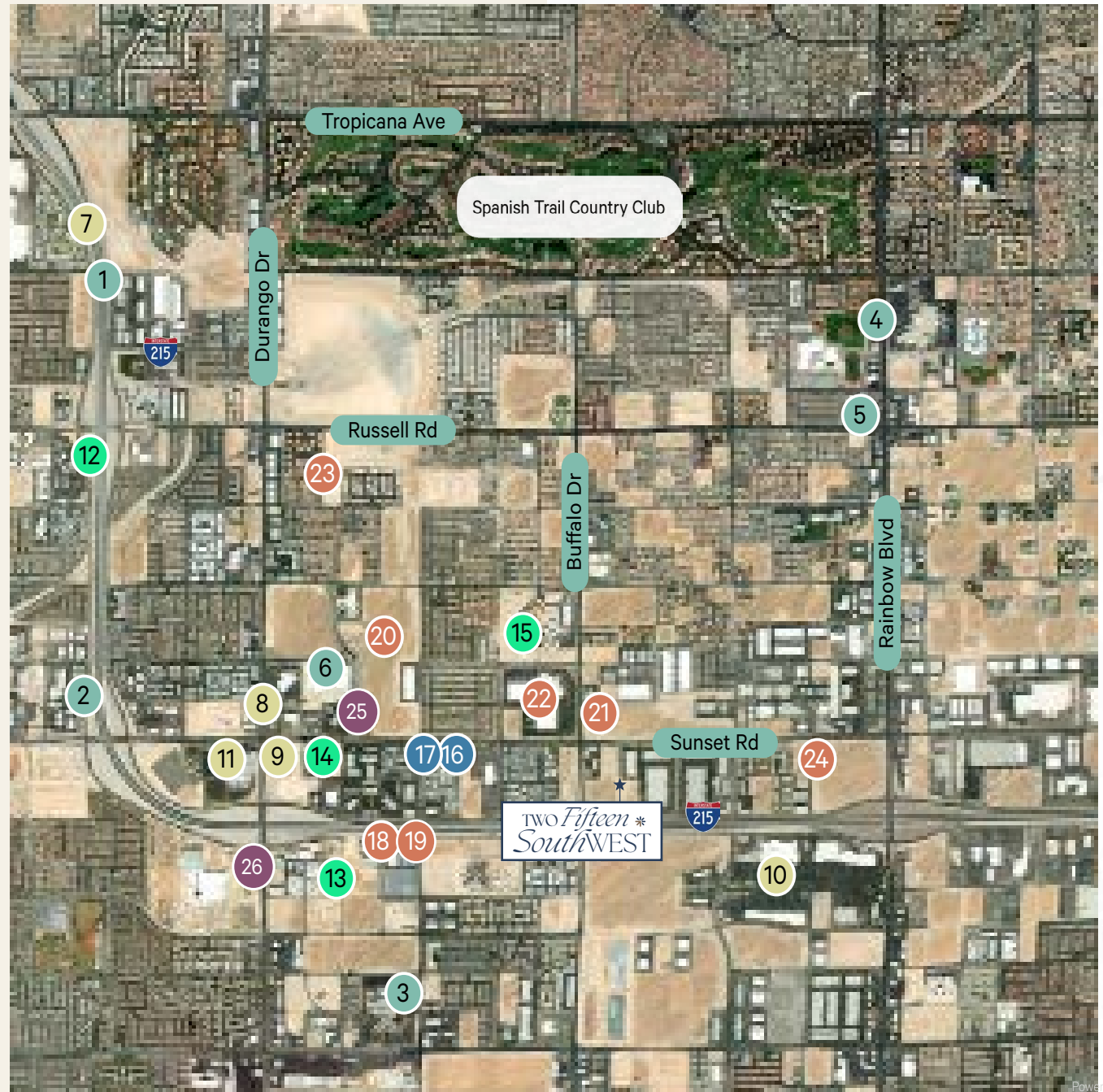
- 16 Calida Group Apartments
- 17 Picerne 250 Apartments

OFFICE

- 18 The Narrative Office
- 19 Credit One Bank HQ
- 20 Harry Reid Research & Tech Park
- 21 Future Boyd Gaming HQ
- 22 IGT HQ
- 23 Canyon Ridge Business Park
- 24 Axiom (Sansone)

HOTEL/CASINO HOTEL

- 25 Future Hotel
- 26 Future Stations Casino





TWO Fifteen ✨
SouthWEST
BRAND NEW OFFICE SPEC SUITE FOR LEASE

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