

FOR SUBLEASE

BUFFALO BUSINESS CENTER

2451 S. BUFFALO DRIVE, SUITE 140

LAS VEGAS, NV 89117



±3,771 RSF | SUBLEASE RATE WELL BELOW MARKET RATE | EXPIRES 11/30/2025

BOB HAWKINS,  **SIOR®**

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.realcommadvisors.com



2451 S. BUFFALO DRIVE, SUITE 140 | LAS VEGAS, NV 89117

FOR SUBLEASE

SUITE DETAILS

Available for Sublease is ±3,771 RSF of office space located at 2451 S. Buffalo Drive, in the professional office building commonly known as Buffalo Business Center. The building is a well appointed, professional office building, located on the west side of town at Sahara & Buffalo near Summerlin, w/ great access to the valley & plenty of nearby amenities.

- Suite 140 - ±3,771 RSF
- Located in Buffalo Business Center
- Great Westside Location at Sahara & Buffalo
- Easy Access to Summerlin Parkway & the US-95
- Asking Below Market Rents:
 - Base Rent: \$0.85/RSF (NNN)
 - CAM Fees: \$0.00/RSF
- Term Expires - 11/30/2025



BOB HAWKINS,  **SIOR®**

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS
770 E. Warm Springs Road
Suite 120
Las Vegas, NV 89119
(702) 515-1010
www.realcommadvisors.com

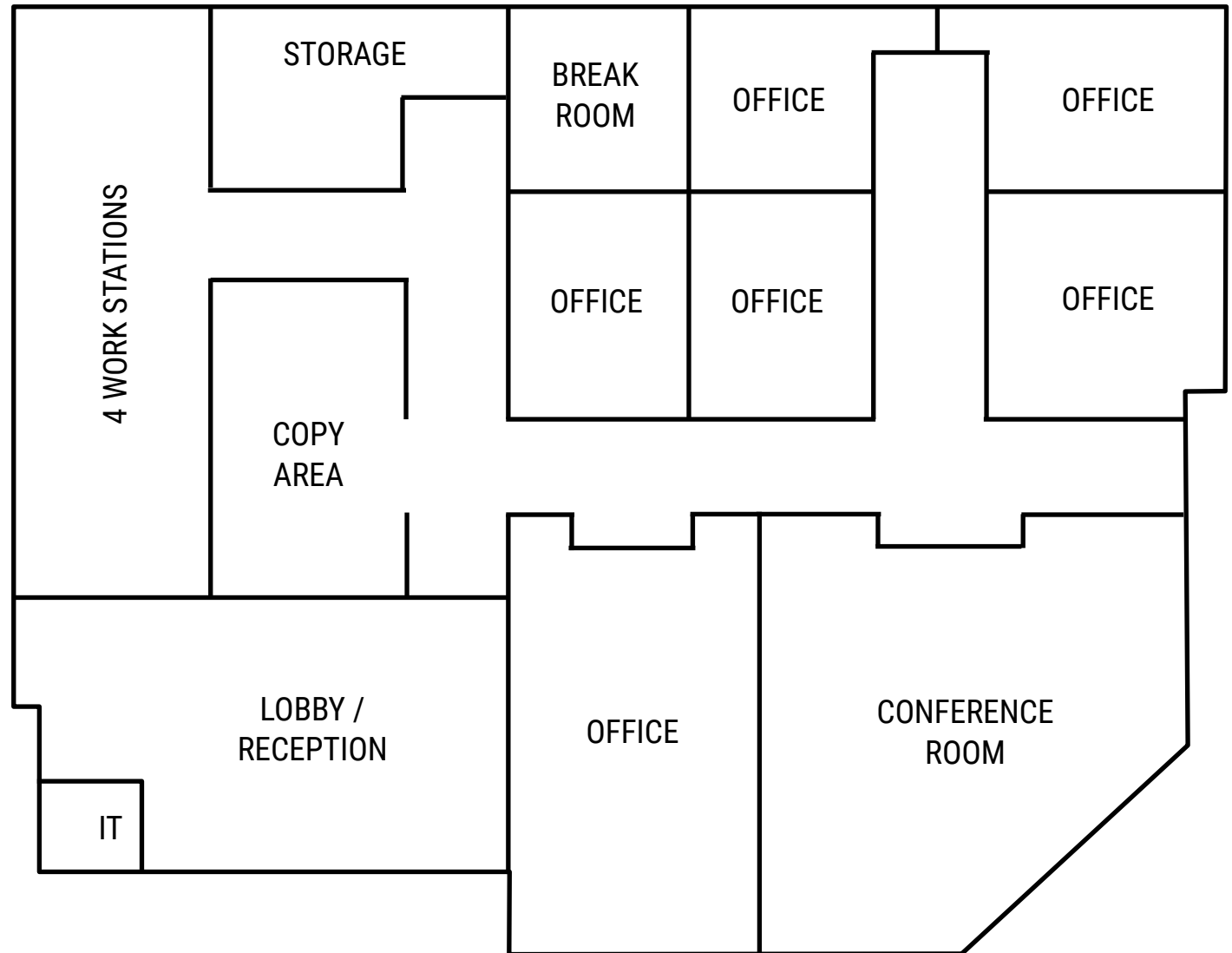


2451 S. BUFFALO DRIVE, SUITE 140 | LAS VEGAS, NV 89117

FOR SUBLEASE

SUITE 140
±3,771 RSF

- Lobby / Reception
- Six (6) Private Offices
- Four (4) Work Stations
- Conference Room
- Break Room
- Copy Area
- Storage Room
- IT Closet



BOB HAWKINS,  **SIOR®**

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

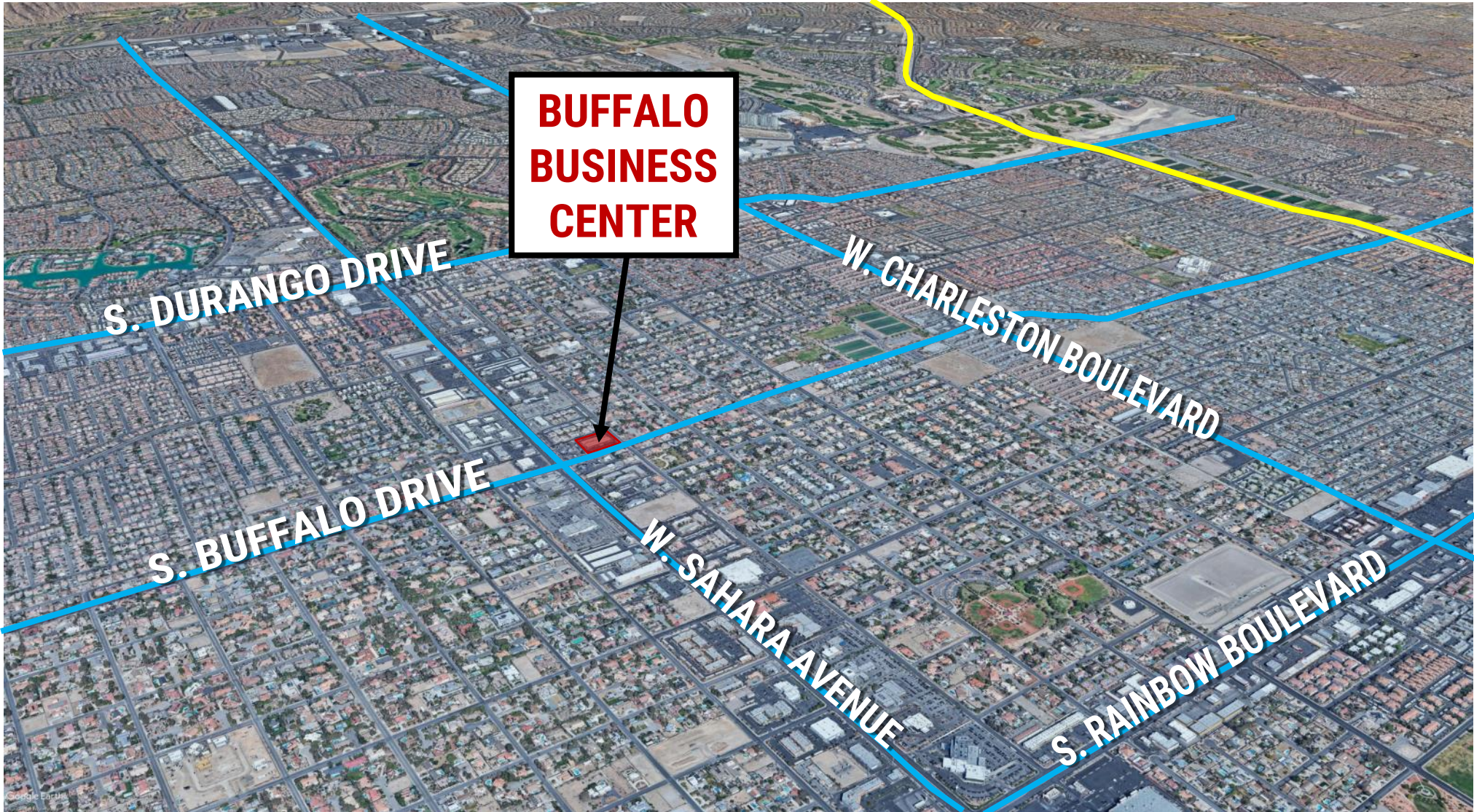
(702) 515-1010

www.realcommadvisors.com



2451 S. BUFFALO DRIVE, SUITE 140 | LAS VEGAS, NV 89117

FOR SUBLEASE



BOB HAWKINS,  **SIOR®**

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.realcommadvisors.com

