

# Tech Center Business Park

Colliers

2651 Crimson Canyon Drive, Suite 160-190, Las Vegas, NV 89128



AVAILABLE FOR SUBLEASE



# Property Overview

±7,478 SF – ±19,637 SF

Available Now for Sublease

APN: 138-15-310-036



Zoned C-PB (Planned Business Park)



Built in 2006



Northwest Submarket



±24' Clear Height



Natural Gas to Heaters



120/208V, 3-Phase Power



**Tech Center Business Park**, located at 2651 N Crimson Canyon Drive, is an upscale office and warehouse building in northwest Las Vegas, Nevada. The ±51,000 SF complex is situated within the Las Vegas Technology Center master-planned community and is surrounded by office and medical businesses. Situated just west of Highway 95, the property sits between W. Cheyenne Avenue and W Lake Mead Boulevard. Close proximity to Doc Romeo Park, Mountain View Hospital, and numerous restaurant and retail options.

## CONTACT US

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# Floor Plan

*For illustration purposes only. Not to scale.*

## Suite 170/180



±7,478 SF Total  
±1,750 SF Office  
±5,728 SF Warehouse



Two (2) ±12' x ±14'  
Grade Level Doors



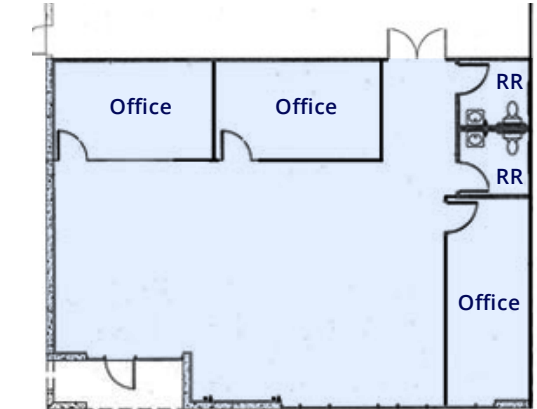
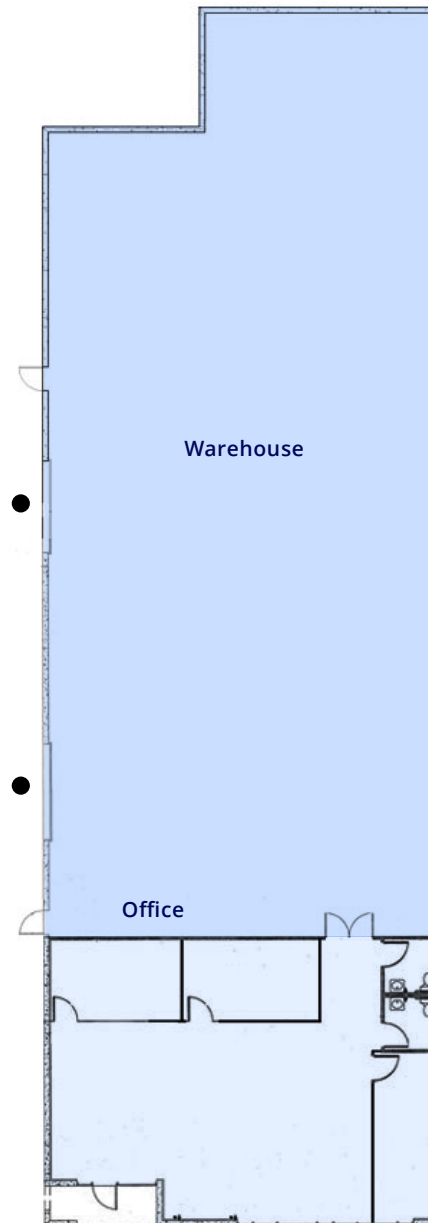
ESFR Fire Sprinklers



Evaporative Cooled Warehouse

Pricing Details

Contact Broker



● = Grade Level Door

# Floor Plan

## Suite 160/190



±12,159 SF Total  
±3,258 SF Office  
±8,901 SF Warehouse



Two (2) Dock Doors with  
Pit Levelers & Dock Seals



One (2) ±12' x ±14'  
Grade Level Door



ESFR Fire Sprinklers

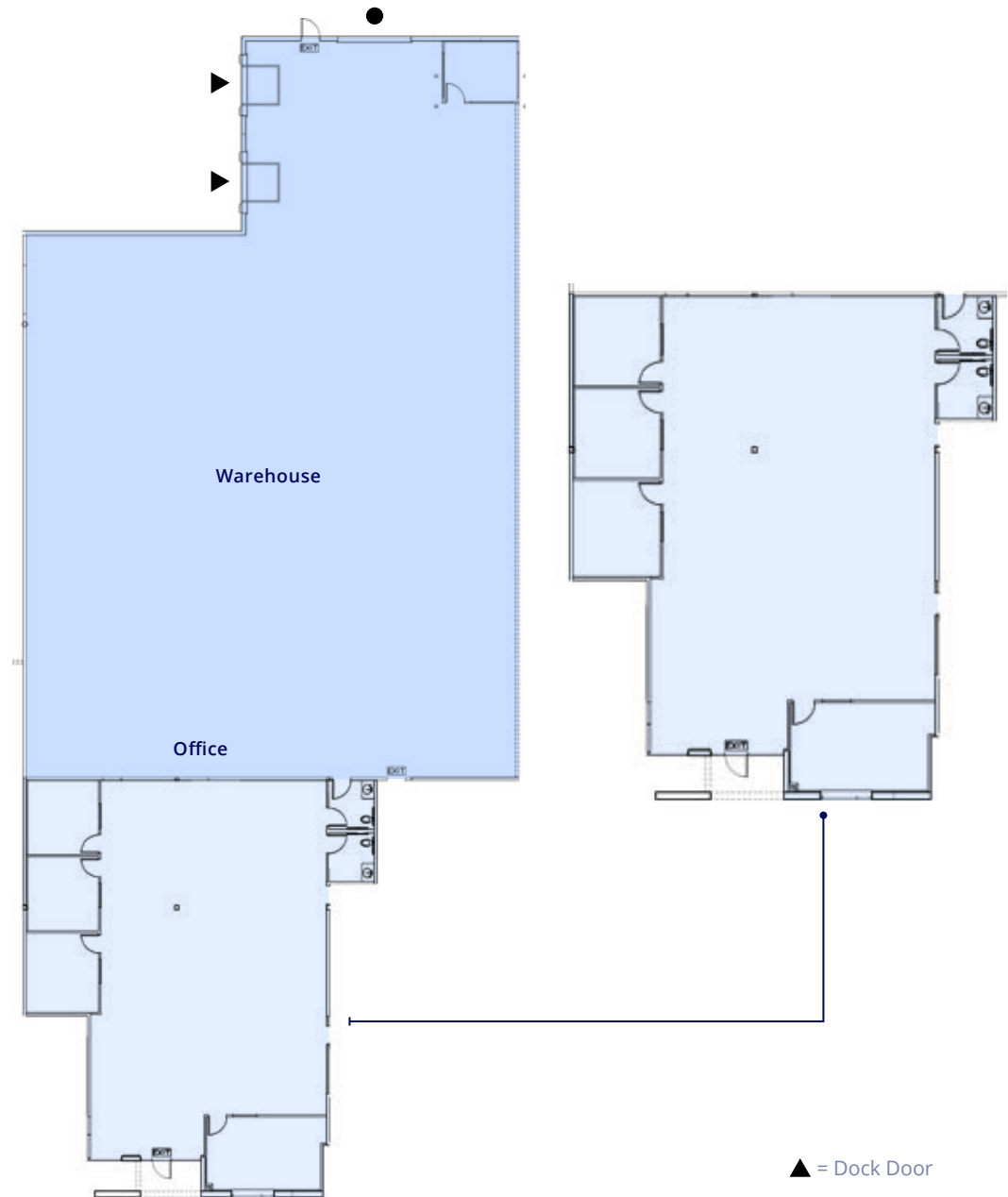


Evaporative Cooled Warehouse

Pricing Details

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▲ = Dock Door

● = Grade Level Door

# Floor Plan

## Suite 160-190



±19,637 SF Total  
±5,008 SF Office  
±14,629 SF Warehouse



Two (2) Dock Doors with  
Pit Levelers & Dock Seals



Three (3) ±12' x ±14'  
Grade Level Doors



ESFR Fire Sprinklers

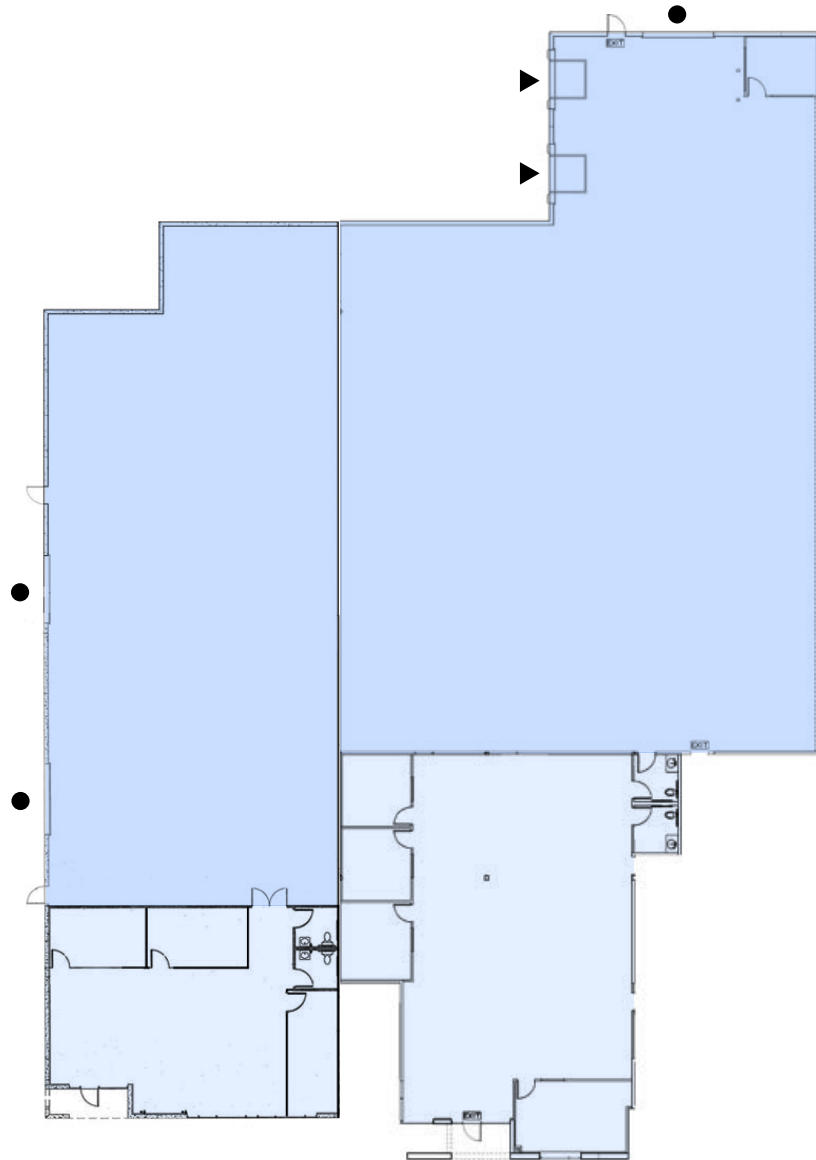


Evaporative Cooled Warehouse

Pricing Details

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▲ = Dock Door

● = Grade Level Door



# Location Map

Conveniently located  
in the Northwest Submarket

 For illustration purposes only. Not to scale.





# Property Images



## ABOUT COLLIERS

\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

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