

FOR LEASE

BUFFALO BUSINESS CENTER

2451 S. Buffalo Dr. | Las Vegas, NV 89117

Lincoln |  **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



Tom Wagener, CCIM

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FEATURES

+/-3,771 SF Available

Rates from \$1.65/NNN

- Professional built out office spaces
- Highly Visible Pylon Sign
- Covered Parking Available
- Abundant Parking 3.5:1000
- Professionally Managed
- Fire Sprinklers
- Easy Access to Spring Valley, Summerlin Parkway, and US-95



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Available Space	Square Feet	Rate	Description
140	3,771	\$1.65 NNN	Premiere Building Lobby Location

**Minimum Term Length: 5 years*

Demographics	1 mile	3 miles	5 miles
Population	15,269	143,616	316,615
Median Household Income	\$57,429	\$59,764	\$59,027
Total Housing Units	6,009	54,697	122,604

Traffic Counts		
W. Sunset Rd.	Chandler St.	32,000 VPD
N. Stephanie St.	W. Warm Springs Rd.	31,000 VPD
W. Sunset Rd.	Mall Ring Circle	28,840 VPD

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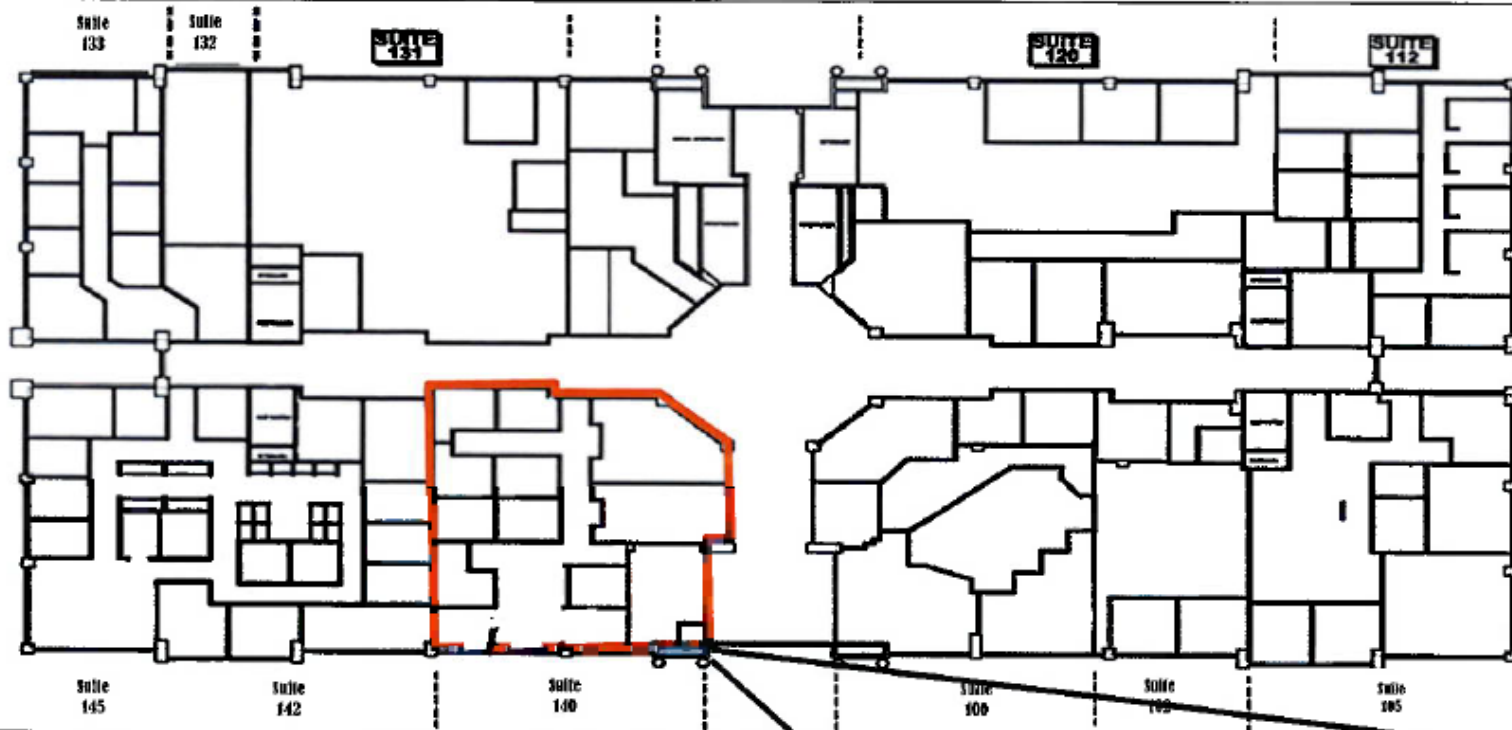
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Suite(s) 140 ±3,771 sq. ft.

- **7 Private Offices**
- **Kitchen / Break Room**
- **High Image Reception Area**
- **Premiere Building Lobby Location**

