

2660 N. Buffalo Dr.

Las Vegas, NV 89128

AVAILABLE
For Lease



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Leasing Details



\$1.75 - \$1.85 PSF NNN

Lease Rate



Summerlin

Submarket



±950 SF

Space Available

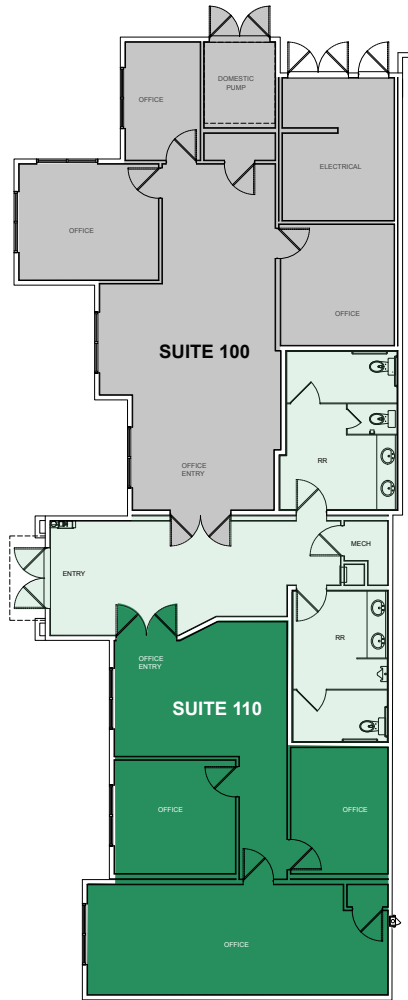
Demographics

	1 mile	3 miles	5 miles
Population			
2022 Population	16,720	179,826	402,210
Average Household Income			
2022 Average Household Income	\$92,612	\$90,977	\$97,806

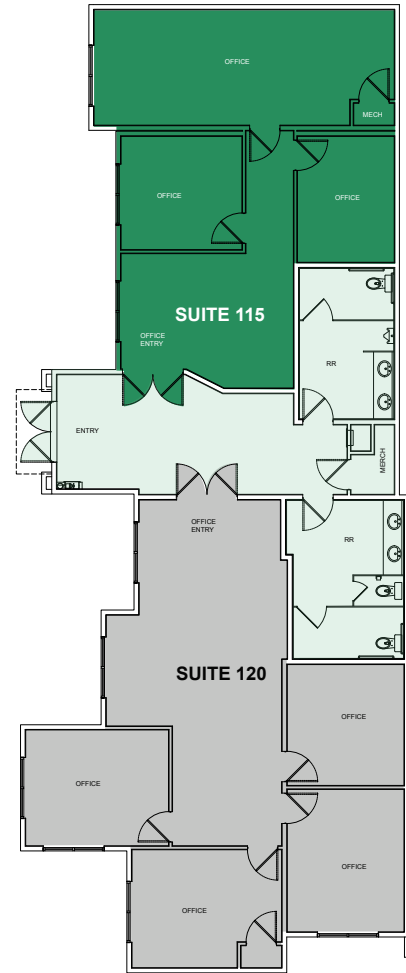
Property Highlights

- The property is a mixed-use development with professional office space available immediately
- Located within the Las Vegas Technology Center, a mixed-use business park
- The property benefits from being located within close proximity (1.1-miles) to Mountain View Hospital (425 beds // 2,150 employees)
- Easy access to the US-95 Freeway and Summerlin Pkwy:
 - US-95 Freeway // 156,000 VPD
 - Summerlin Pkwy. // 102,000 VPD
 - N. Buffalo Dr. // 26,400 VPD

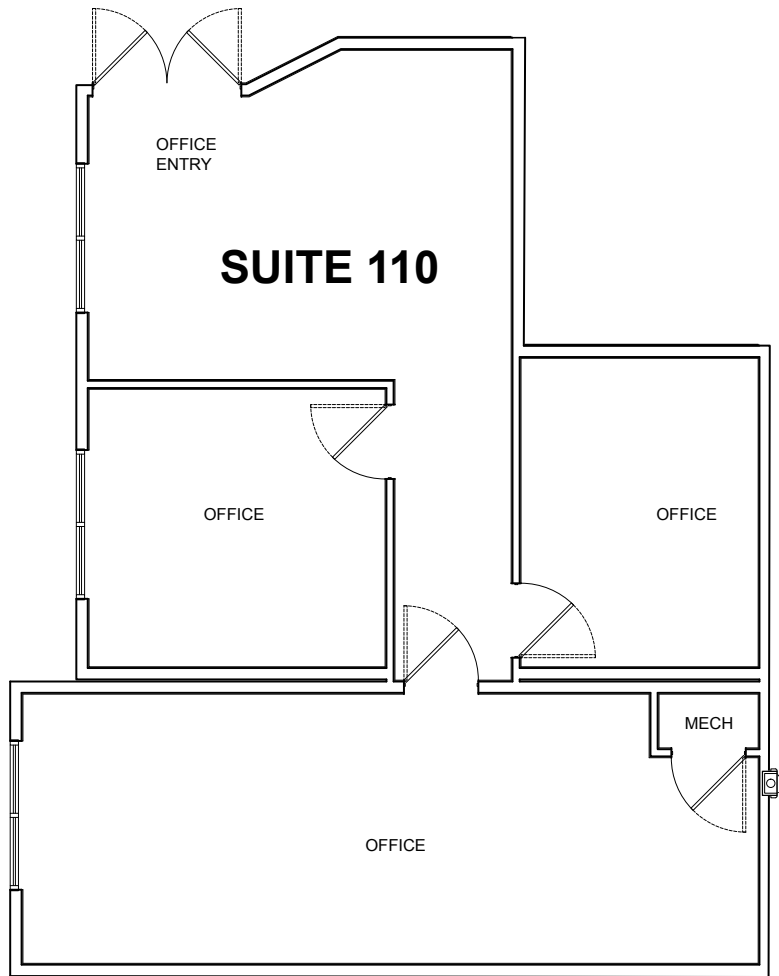
■ AVAILABLE ■ LEASED ■ COMMON AREAS



■ NORTH BUILDING



■ SOUTH BUILDING



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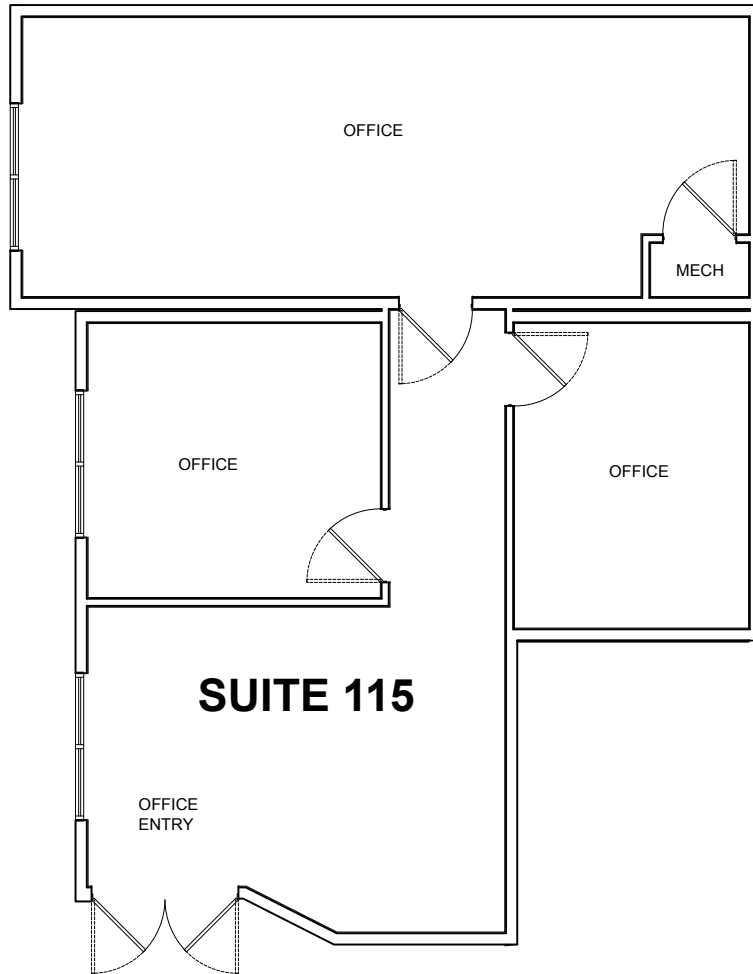


±950 SF
Space Available

Suite Details

+ Suite:	110
+ Total SF:	±950 SF
+ Availability:	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Leasing Details



\$1.75 - \$1.85 PSF NNN
Lease Rate



±950 SF
Space Available

Suite Details

- + Suite: 115
- + Total SF: ±950 SF
- + Availability: Immediately

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