



CUSHMAN &  
WAKEFIELD

**Competitively  
Priced  
Sublease  
Availabilities**



**7000 S. Lindell Rd.**

Las Vegas, NV 89118

NO PARK



# PROPERTY OVERVIEW

7000 S. Lindell Rd. offers a unique opportunity for your office needs. Fully furnished suites located on the first and second floor, laid out with both private offices and open bullpen areas allow for the perfect plug and play location. Subtenants will also have access to shared coffee bars and multiple conference rooms for meetings and presentations.

Located in the evergrowing Southwest Submarket, 7000 S. Lindell Rd. provides expedient access to the I-215 Beltway via S. Decatur Blvd. or S. Jones Blvd. Minutes away from the Las Vegas Strip, Harry Reid International Airport, Summerlin and Henderson. The property is also surrounded by Starbucks, Port of Subs, Town Square, and The Arroyo Market Square.

## HIGHLIGHTS



Excellent Freeway Visibility



Rate: \$2.10 Full Service Gross



24-Hour Security



Furniture Available



Ample Surface Parking Available



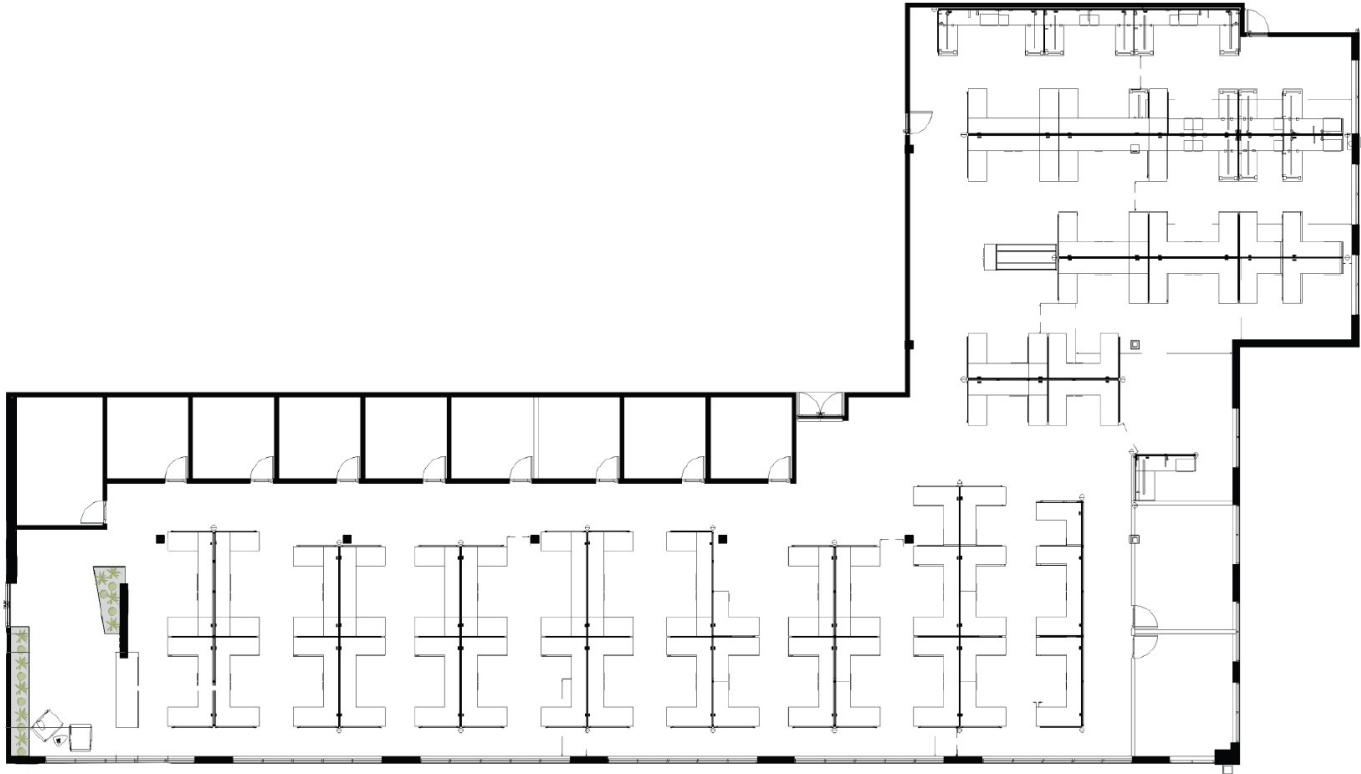
Sublease Expires November 30, 2027



Submarket: Southwest

# SUITE A - 1ST FLOOR

Available Now  
11,142 SF



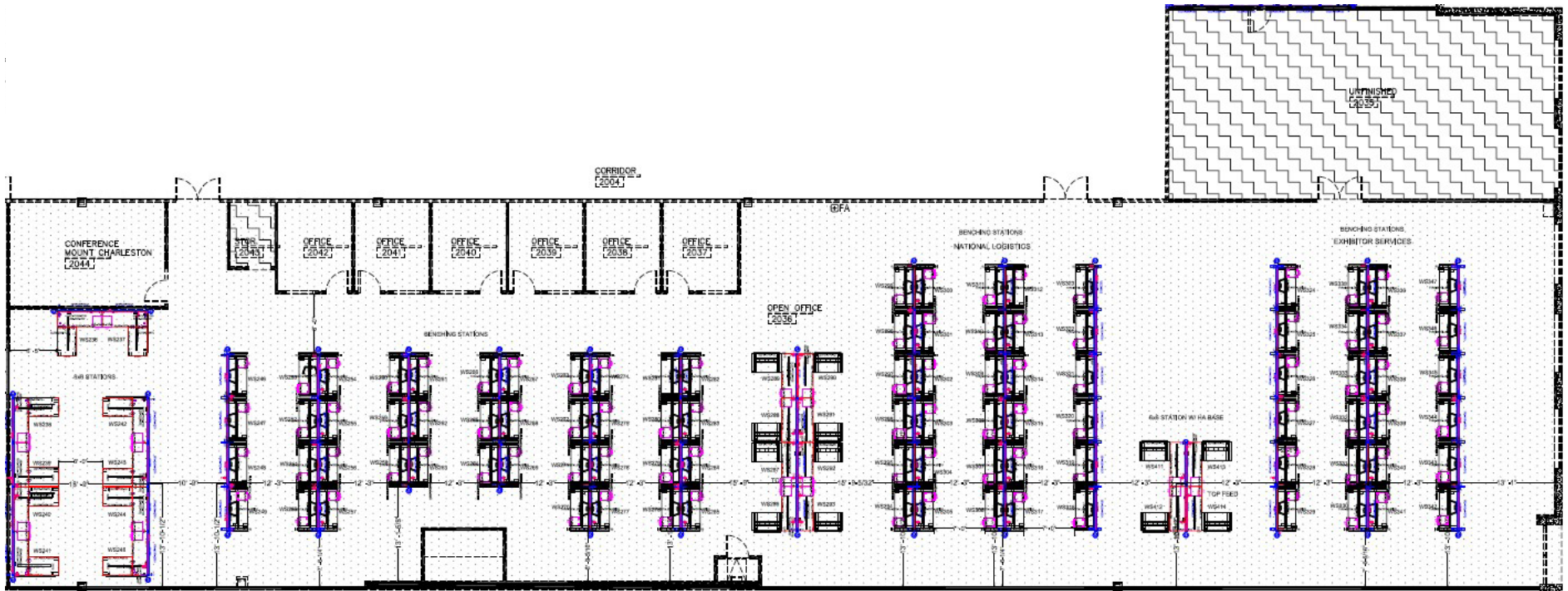
## SUITE A DESCRIPTION:

- Fully Furnished
- Off Lobby Entrance
- 2 Conference Rooms
- 1 Executive Office
- 8 Private Offices
- Open Bullpen Areas



# SUITE B - 2ND FLOOR

Available Now  
12,180 SF

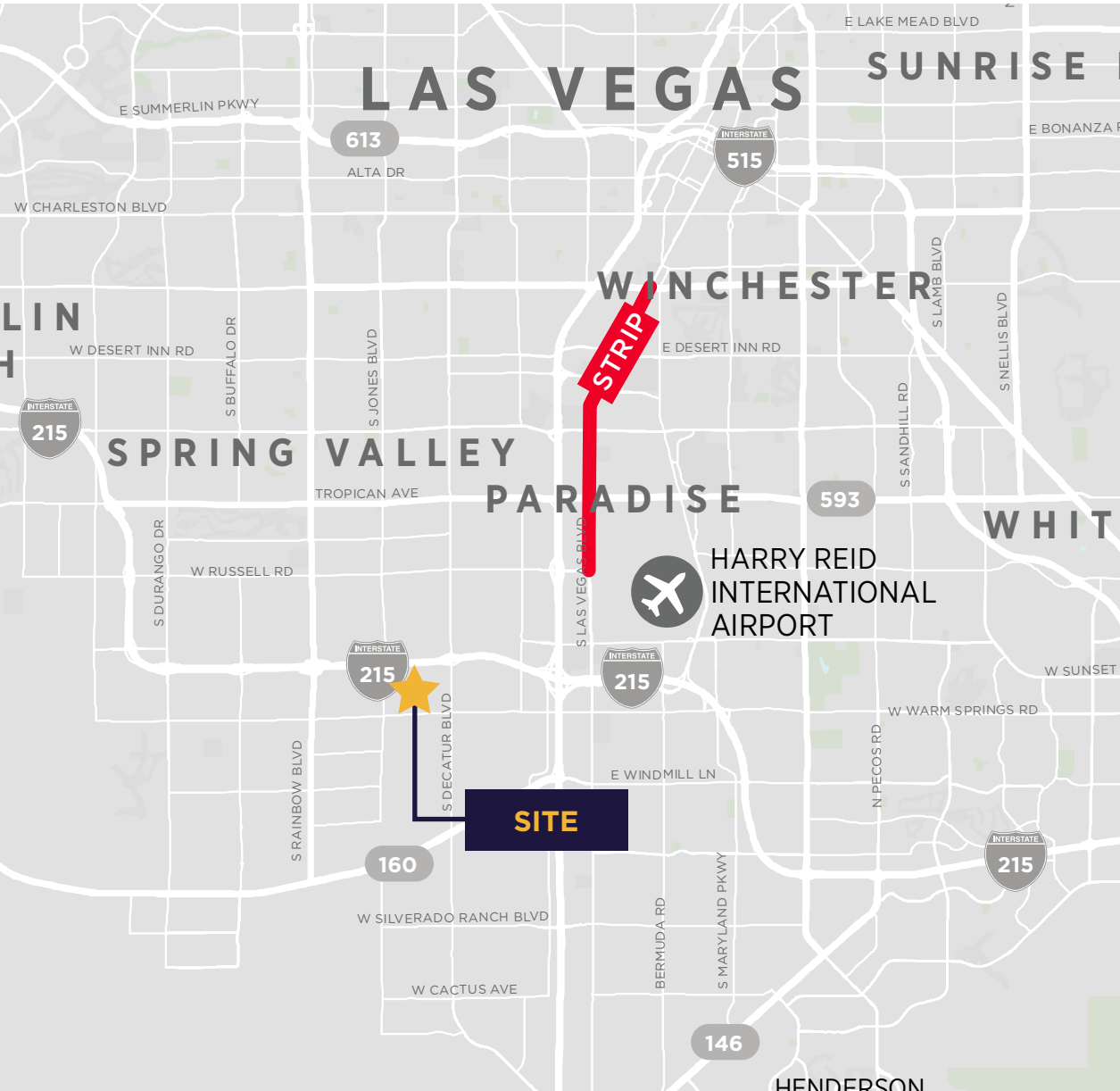


## SUITE B DESCRIPTION:

- Fully Furnished
- 1 Conference Room
- 6 Private Offices
- Large Open Bullpen



# AREA AMENITIES



## FOOD & BEVERAGE

Mins. away from many food & beverage options



## DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



## HARRY REID INTL AIRPORT

Located approx. 7 mins away



## LAS VEGAS STRIP

Located approx. 10 mins away



## NEARBY AMENITIES

Banks and convenient shopping nearby



# CONTACT

## AMY LANCE

Director  
amy.lance@cushwake.com  
+1 702 688 6872  
Lic #S.0051283

## TROY LANCE

Associate  
troy.lance@cushwake.com  
+1 702 290 9862  
LIC #S.0200618

## COURTNEY LANCE

Brokerage Specialist  
courtney.lance@cushwake.com  
+1 702 605 1735  
LIC #S.0198575

10845 Griffith Peak Dr, Suite 160  
Las Vegas, NV 89135  
Main: +1 702 796 7900  
[cushmanwakefield.com](http://cushmanwakefield.com)

