

FOR SALE OR LEASE

(\$) Lease Rate Promotion

See Page 3 For Details



For Sale or Lease | ±35,202 SF Two-Story Office Building

1333 N. Buffalo Drive

Las Vegas, Nevada 89128

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Accelerating success.

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±35,202 SF Free-Standing Office Building, Now Available for Sale or Lease

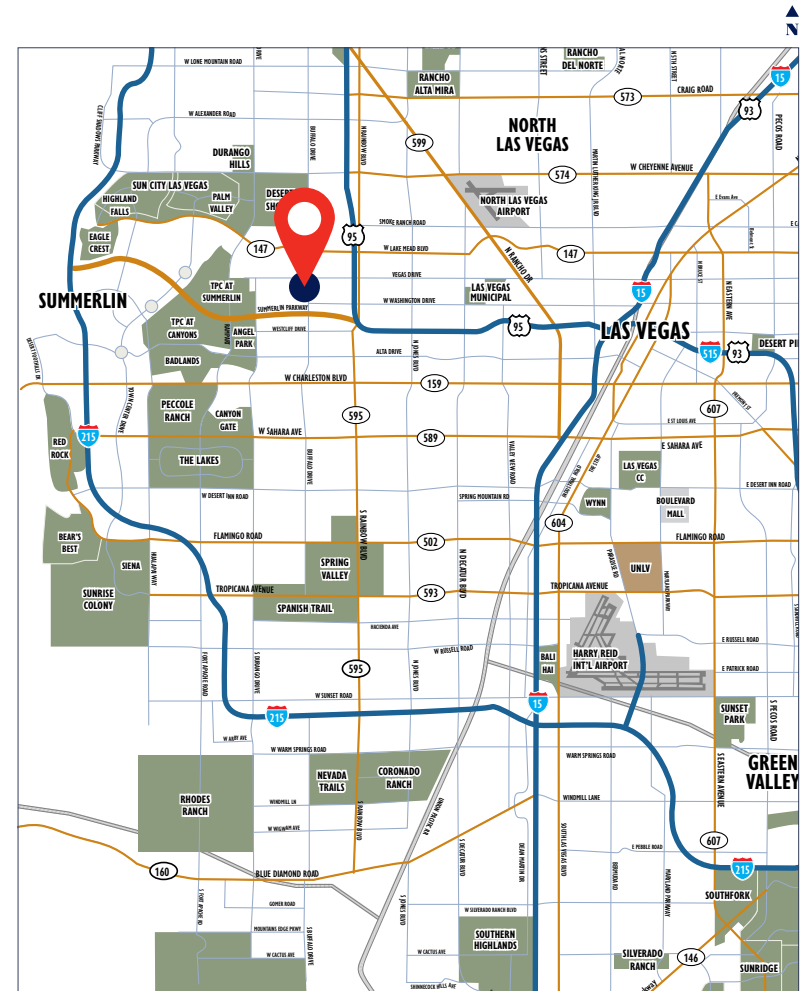
This outstanding opportunity features a two-story, ±35,202 SF building located in the Northwest submarket. Strategically positioned on Buffalo Drive, south of Vegas Drive, this location boasts excellent growth potential with easy access to a network of established and developing businesses and convenient access to Summerlin Parkway.

The property was constructed in 2002 and boasts flexible floorplates, making it an ideal location for both larger and smaller users. Do not miss this incredible sale or leasing opportunity!

PROPERTY DETAILS

Building Size	±35,202 SF
# of Floors	Two (2)
Year Built	2002
Lot Size	±2.45 Acres
APN	138-28-501-014
Zoning & Jurisdiction	Office (O) - Las Vegas
CAMs/2025 Est Operating Expenses	\$0.38/PSF*
Vacancy	±18,221 SF
Parking Ratio	5/1,000; Covered and Uncovered Parking Available
Signage	Monument signage opportunities available fronting N. Buffalo Drive
2026 Property Taxes	\$44,087.52
Features	Balconies for select 2nd floor suites, Break Rooms, Elevator access to 2nd floor, Common Area Restrooms

*Includes Water. Gas, NV Energy, COX/Data, and Janitorial Services billed separately.



For Lease

\$1.60 PSF, NNN

For Sale

\$8,800,000

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AVAILABLE SUITES

SUITE(S)	TOTAL SF	MONTHLY LEASE RATE*	MONTHLY CAM CHARGES**	TOTAL MONTHLY RENT
120	±6,757 SF	\$1.60 PSF NNN	\$0.38 PSF	\$1.98 PSF
220	±3,755 SF	\$1.60 PSF NNN	\$0.38 PSF	\$1.98 PSF
260	±5,203 SF	\$1.60 PSF NNN	\$0.38 PSF	\$1.98 PSF
290	±2,506 SF	\$1.60 PSF NNN	\$0.38 PSF	\$1.98 PSF

***Includes Water. Gas, NV Energy, COX/Data, and Janitorial Services billed separately.*

LEASE RATE PROMOTION*

YEAR 1

\$1.60 PSF/Month

YEAR 2

\$1.70 PSF/Month

YEAR 3

\$1.80 PSF/Month

YEARS 4 & 5

Based on
Annual COLA

Based on new three year lease term or greater

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For Sale or Lease | ±35,202 SF Two-Story Office Building



1333 N. Buffalo Drive

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Suite 120

First Floor

±6,757 SF

Monthly Lease Rate*

\$1.60 PSF NNN

Monthly CAM Charges

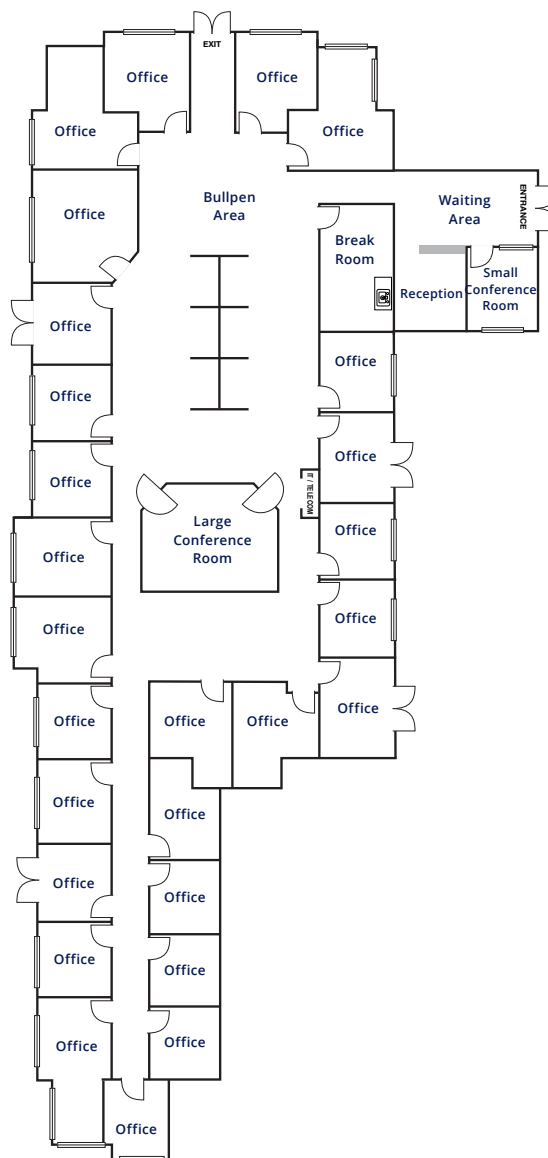
\$0.38 PSF

Includes Water, Gas, NV Energy, COX/Data, and Janitorial Services billed separately.

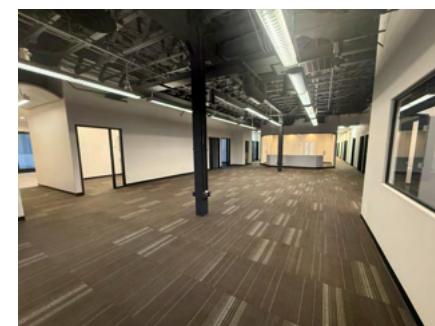
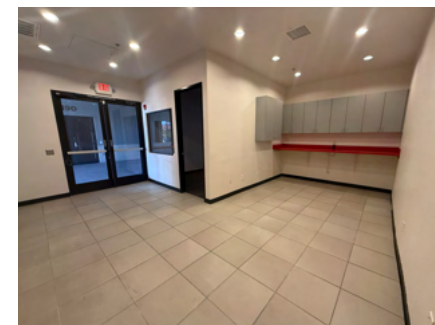
Total Monthly Rent

\$1.98 PSF

**Year One Pricing Per Promotional Rate*



For illustration purposes only. Not to scale. ▶



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Suite 220

Second Floor

±3,755 SF

Monthly Lease Rate*

\$1.60 PSF NNN

Monthly CAM Charges

\$0.38 PSF

Includes Water, Gas, NV Energy, COX/Data, and Janitorial Services billed separately.

Total Monthly Rent

\$1.98 PSF

**Year One Pricing Per Promotional Rate*



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Suite 260

Second Floor

±5,203 SF

Monthly Lease Rate*

\$1.60 PSF NNN

Monthly CAM Charges

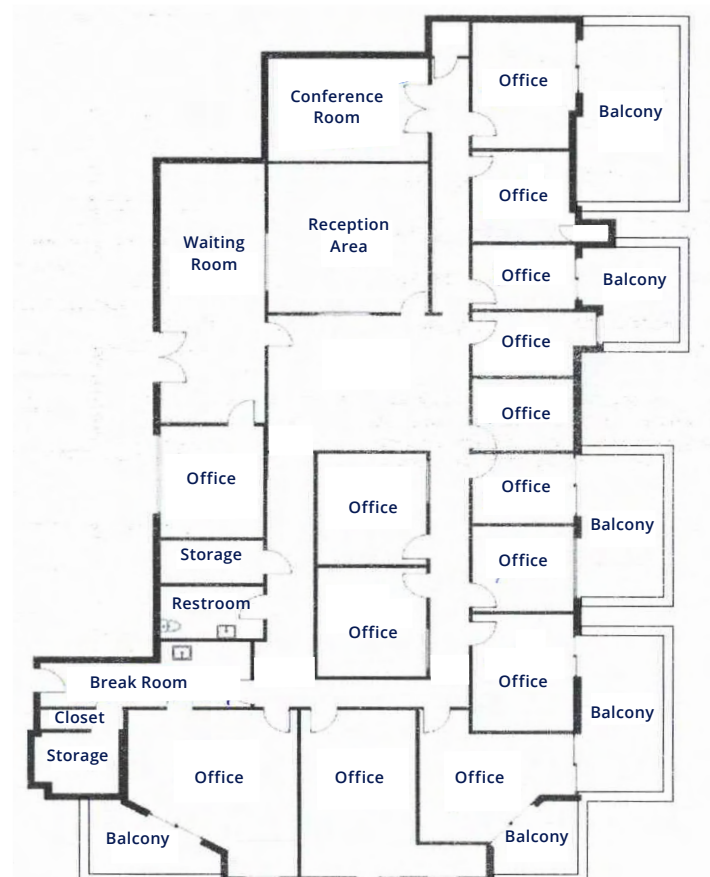
\$0.38 PSF

Includes Water, Gas, NV Energy, COX/Data, and Janitorial Services billed separately.

Total Monthly Rent

\$1.98 PSF

**Year One Pricing Per Promotional Rate*



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For Sale or Lease | ±35,202 SF Two-Story Office Building

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Suite 290

Second Floor

±2,506 SF

Monthly Lease Rate*

\$1.60 PSF NNN

Monthly CAM Charges

\$0.38 PSF

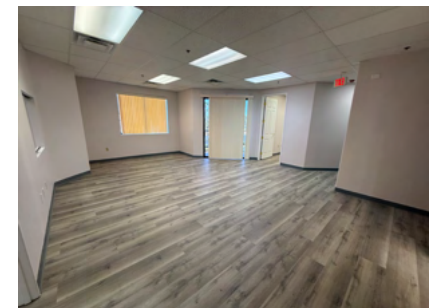
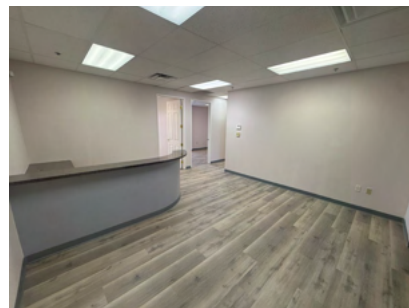
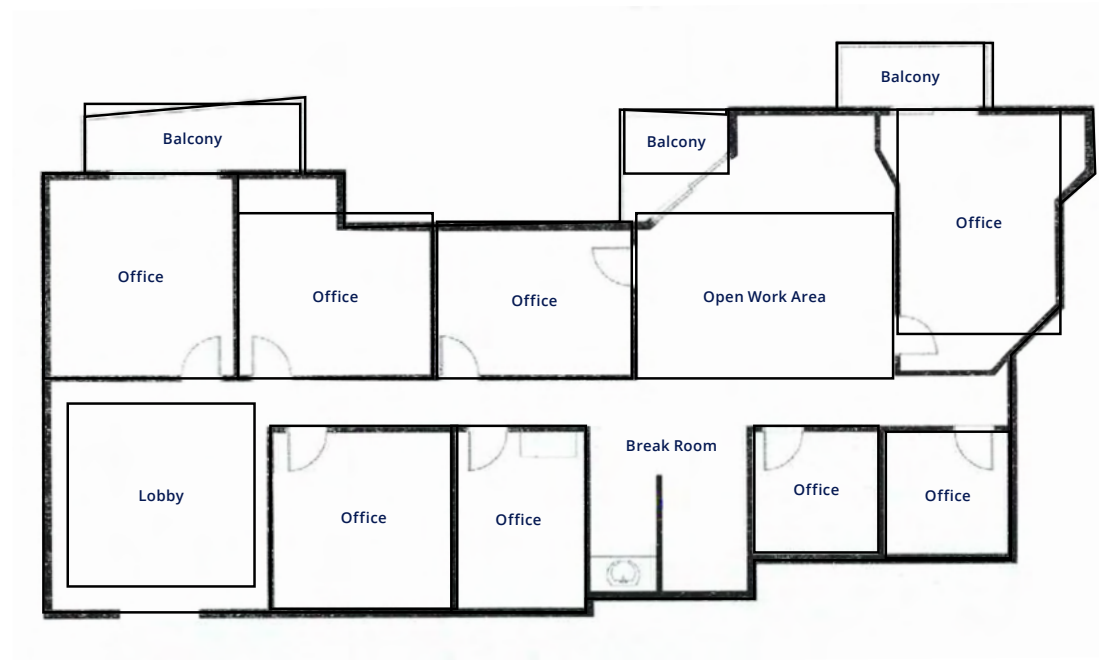
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Trade Area Map



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Aerial Map ◀



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Exterior Photos



Market Overview

LAS VEGAS

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 29th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

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Overall Las Vegas Market Stats

46.5M SF

Total Office Inventory
(Q3 2025)

11.9%

Total Vacancy
(Q3 2025)

Top 3

Metros in the U.S. for Job
Creation (Bloomberg, 2021)

18K SF

Net Absorption
(Q3 2025)

\$2.63 /SF FSG

Overall Asking Rent
(Q3 2025)

#1

Convention & Trade
Show Venue in the U.S.



BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 100,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

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Demographics

Population Summary

	2025 Total Population	2030 Est. Total Population	2025–2030 Population Change
1 Mile	26,530	27,146	2.3%
3 Miles	177,996	180,464	1.4%
5 Miles	445,485	453,682	1.8%

Household Summary

	2025 Households	2030 Households	2025 to 2030 Household Change
1 Mile	11,242	11,613	3.3%
3 Miles	70,396	72,119	2.4%
5 Miles	175,676	180,373	2.7%

2025 Household Income Summary

	Average Household Income	Median Household Income	Per Capita Income
1 Mile	\$85,854	\$68,301	\$36,338
3 Miles	\$98,563	\$71,265	\$38,981
5 Miles	\$106,921	\$76,499	\$42,180

2025 Business Summary

	Total Businesses	Total Employees
1 Mile	670	6,532
3 Miles	6,343	67,158
5 Miles	15,004	153,699

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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