

# Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

## Office for Lease

±1,629 – 6,698 SF



Leasing Information:  
702.221.8226

# Lincoln

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## Property Overview

Located in the heart of the buzzing city, with easy access to Spring Valley, Summerlin Parkway, and US-95, Buffalo Business Center is close to an array of dining, entertainment, and retail options to cater to professionals' needs. With its dynamic mix of attractions and business facilities, the area surrounding the property offers an ideal blend of work and play for prospective office tenants.

## Highlights

- ±1,629 – 6,698 SF
- Available in a premiere building lobby location with a high-image reception area
- Professional, built-out office spaces
- Highly Visible Pylon Sign
- Covered Parking Available
- Abundant Parking (3.5:1,000)
- Professionally Managed
- Fire Sprinklers
- Easy Access to Spring Valley, Summerlin Parkway, and US-95

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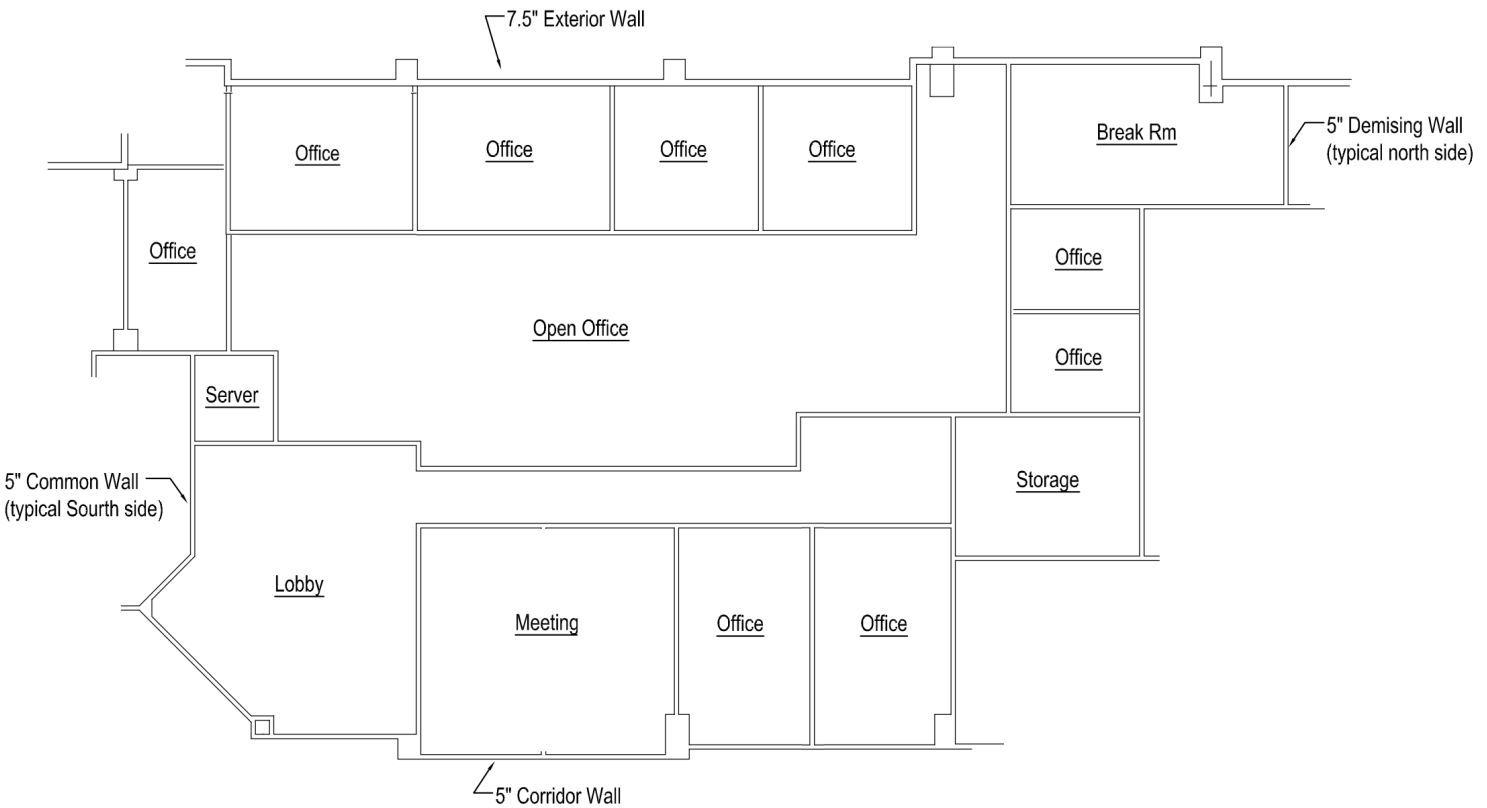
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## Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
120	±6,698	\$1.60/SF/M o NNN	\$0.53	\$14,266.74

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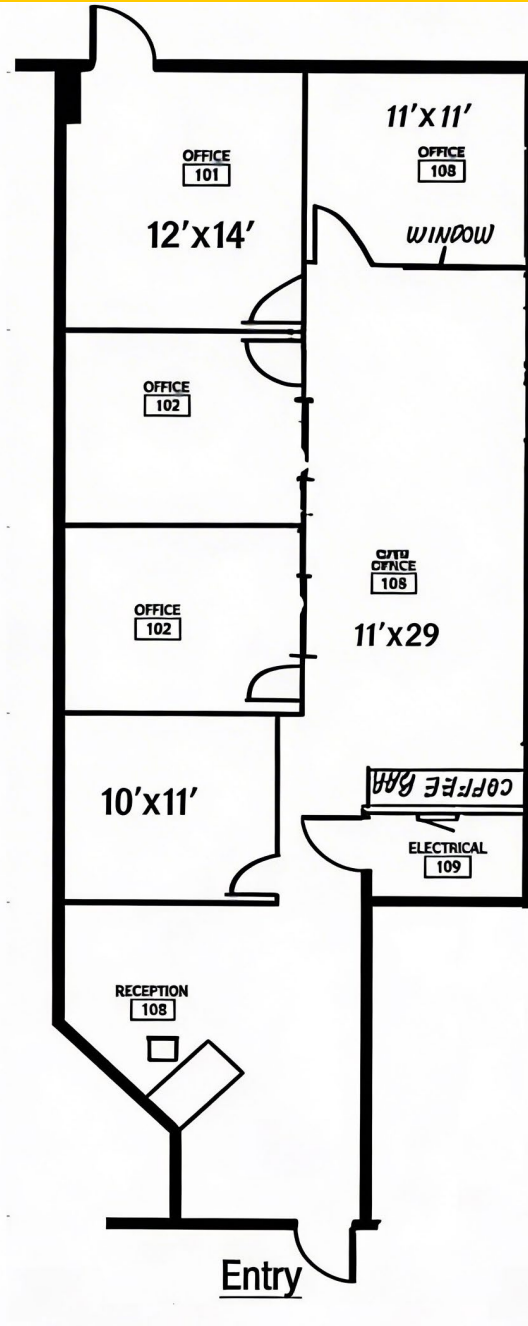
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## Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
132	±1,629	\$1.65/SF/M o NNN	\$0.53	\$3,662.00

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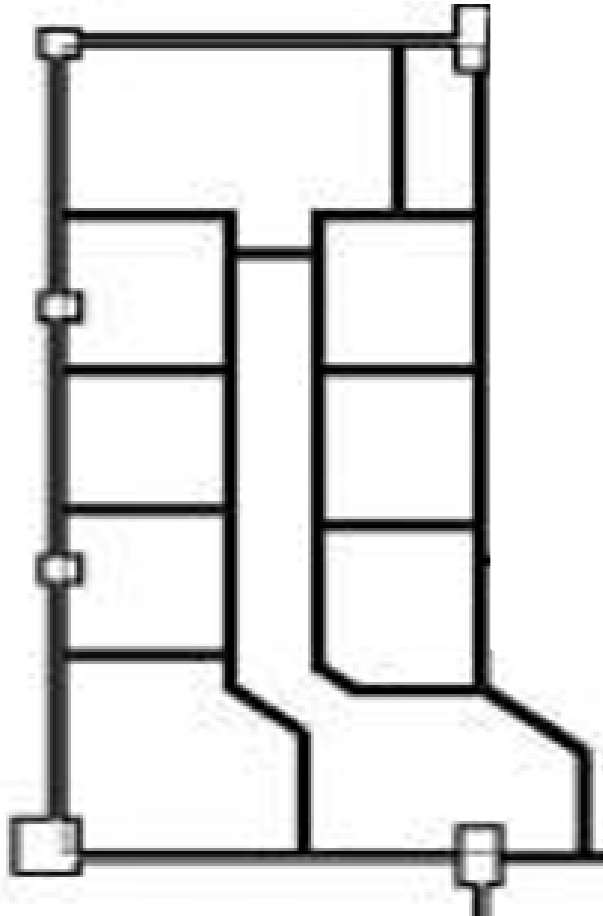
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## Suite 133



### Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
133	±1,982	\$1.65/SF/Mo. NNN	\$0.53	\$4,320.76

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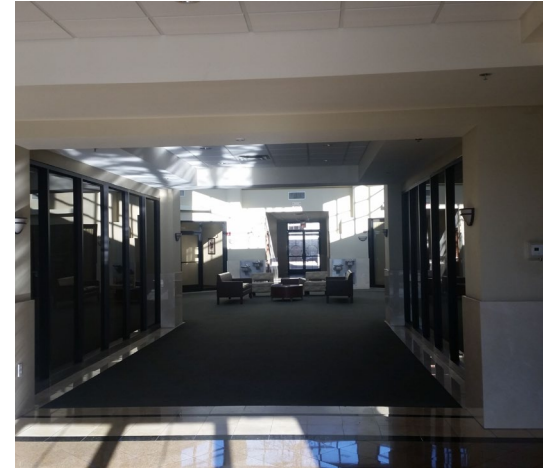
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