



100% OFFICE SUITE AVAILABLES | FULLY HVAC

For lease

Cheyenne Commerce Center

570, 720 & 730 West Cheyenne Avenue

North Las Vegas, NV 89030

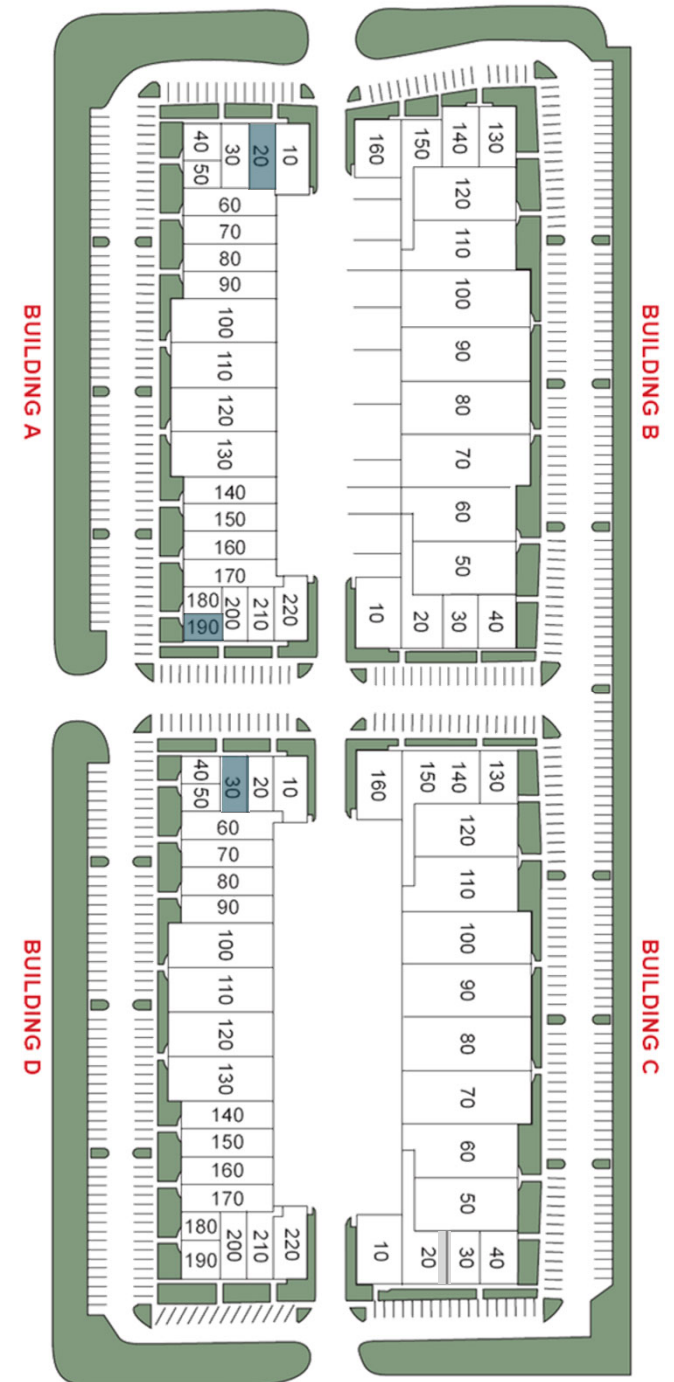


Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Suite	Total s.f.	Rate	Cam	Monthly
720-A020	1,465*	\$0.85*	\$0.316	\$1,708.19 <i>*Special pricing</i>
720-A190	873	\$1.25	\$0.316	\$1,367.12
570-D030	1,221	\$0.75*	\$0.347	\$1,339.44 <i>*Special pricing</i>

Property overview

- Professional 100% office suites
- Fully HVAC
- Fully sprinklered
- DSL/Cable internet service availability
- Concrete tilt-up construction
- Utilities: gas, power, water, sewer
- Parking: 2.7/1000
- Year built 2004/2006
- Zoned M-2 City of North Las Vegas
- Convenient North Las Vegas location
- Minutes to shopping & dining
- RTC bus stop in front of the project

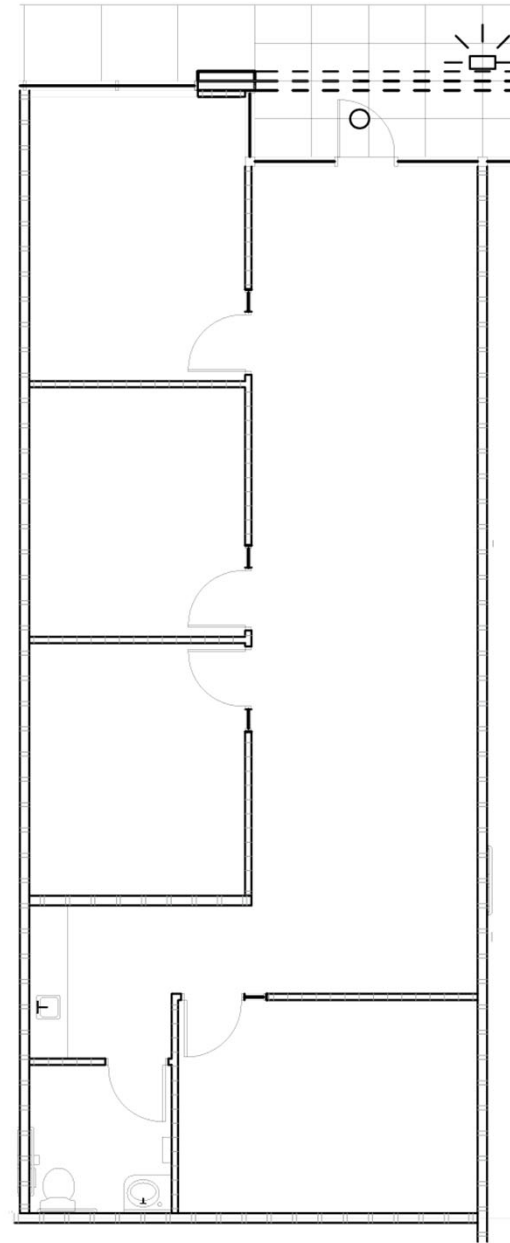


Floorplan

720 West Cheyenne Avenue Suite A020

- 1,465 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$0.85/s.f. NNN*
- \$0.316 CAM
- \$1,708.19 monthly
- Available Now

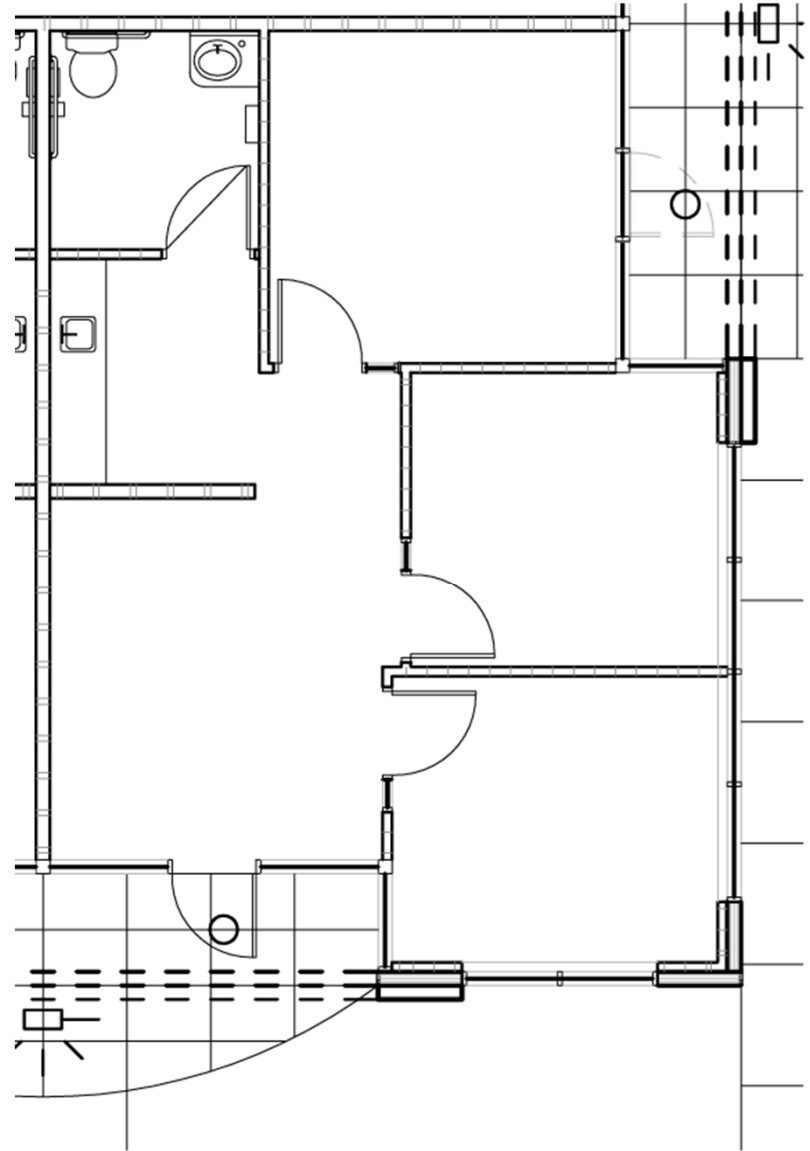
**SPECIAL
PRICING!!!**



Floorplan

720 West Cheyenne Avenue Suite A190

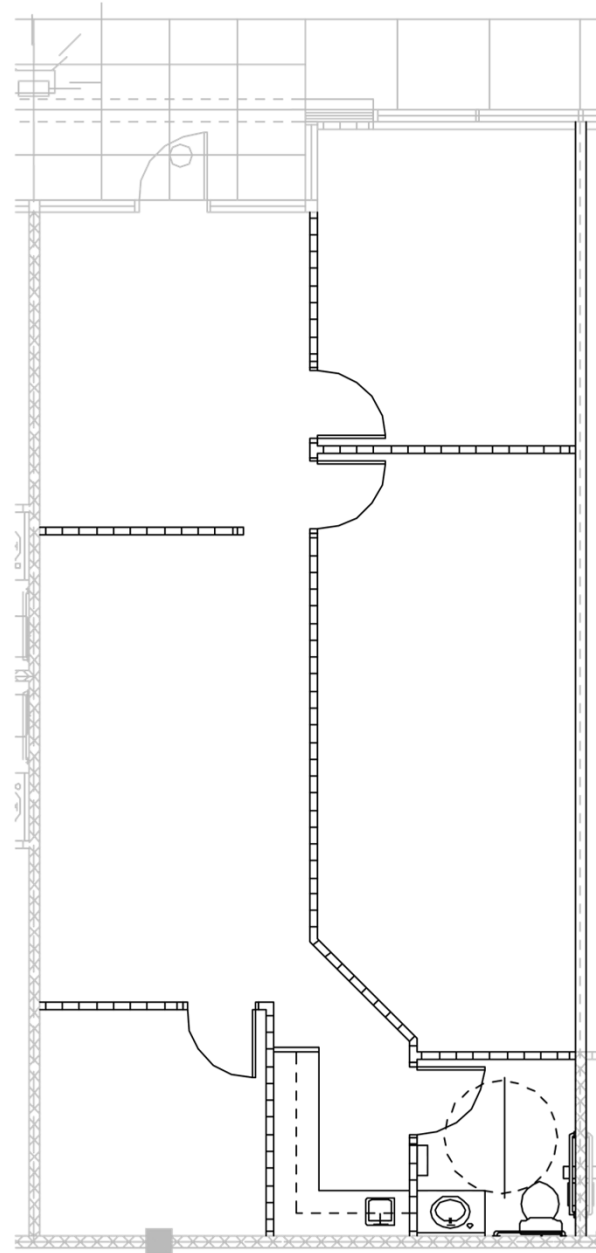
- 873 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$1.25/s.f. NNN
- \$0.316 CAM
- \$1,367.12 monthly
- Available 2/1/26

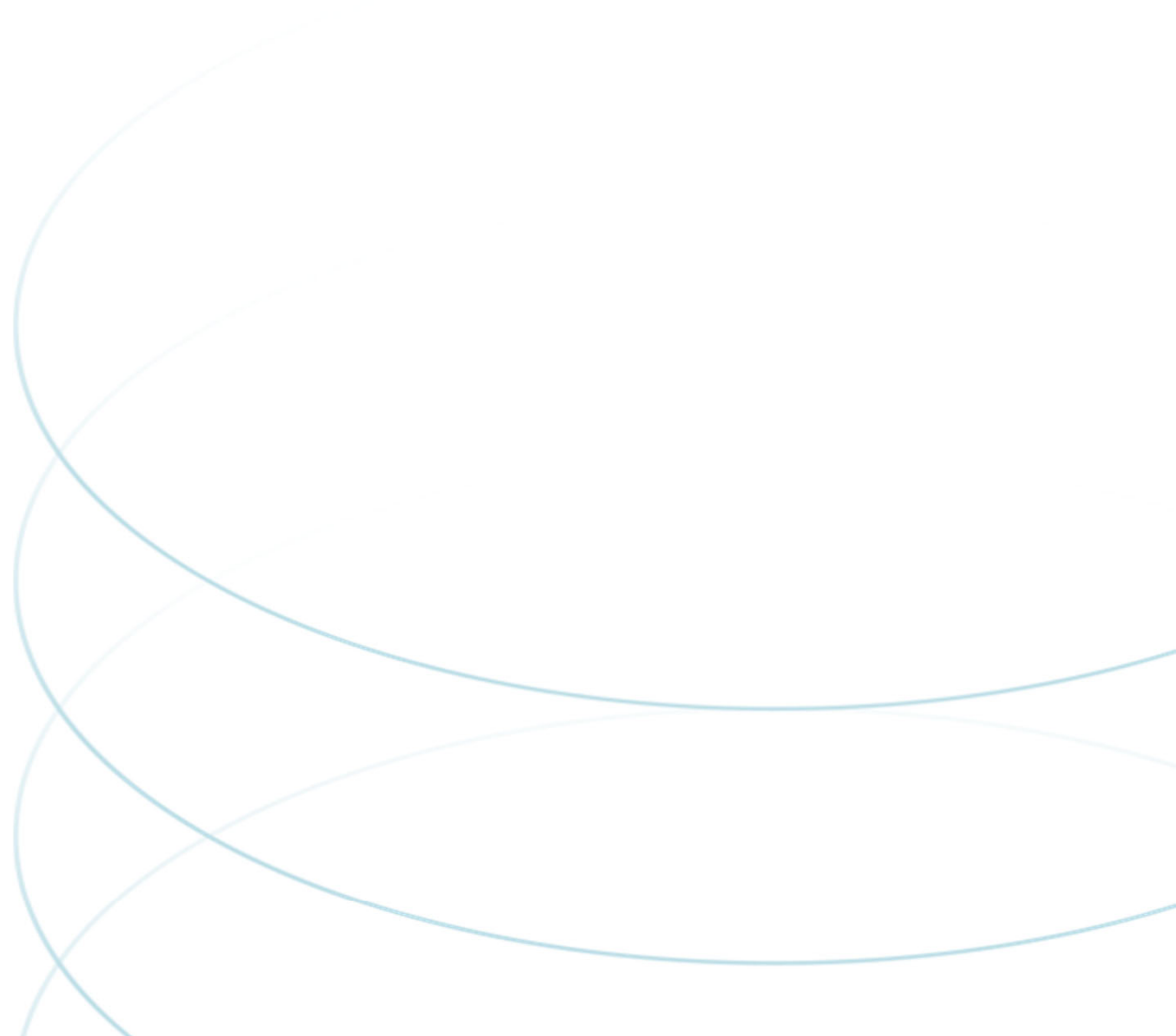


Floorplan

570 West Cheyenne Avenue Suite D030

- 1,221 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$0.75/s.f. NNN*
- \$0.347 CAM
- \$1,339.44 monthly
- Available Now





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