

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

±2,128 SF – ±2,234 SF Available | For Lease

Cheyenne Tech Center

2475 W. Cheyenne Avenue, Las Vegas, NV 89032

Chase Pavlov

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Lease Rate: \$1.15 PSF/Month

Accelerating success.

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Cheyenne Tech Center



2475 W. Cheyenne Avenue, Las Vegas, NV 89032

For illustration purposes only. Not to scale.



Suite 140

Property Highlights

- ±2,128 Total SF
- Move in Ready
- Easy Access to Major Freeways
- Located in the North Las Vegas Submarket

Lease Rate: \$1.15 PSF/Month

NNN Fees: \$0.32 PSF/Month

Total Monthly: \$3,128.16



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Colliers

6795 Agilysys Way, Suite 210
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www.colliers.com/lasvegas

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Suite 150

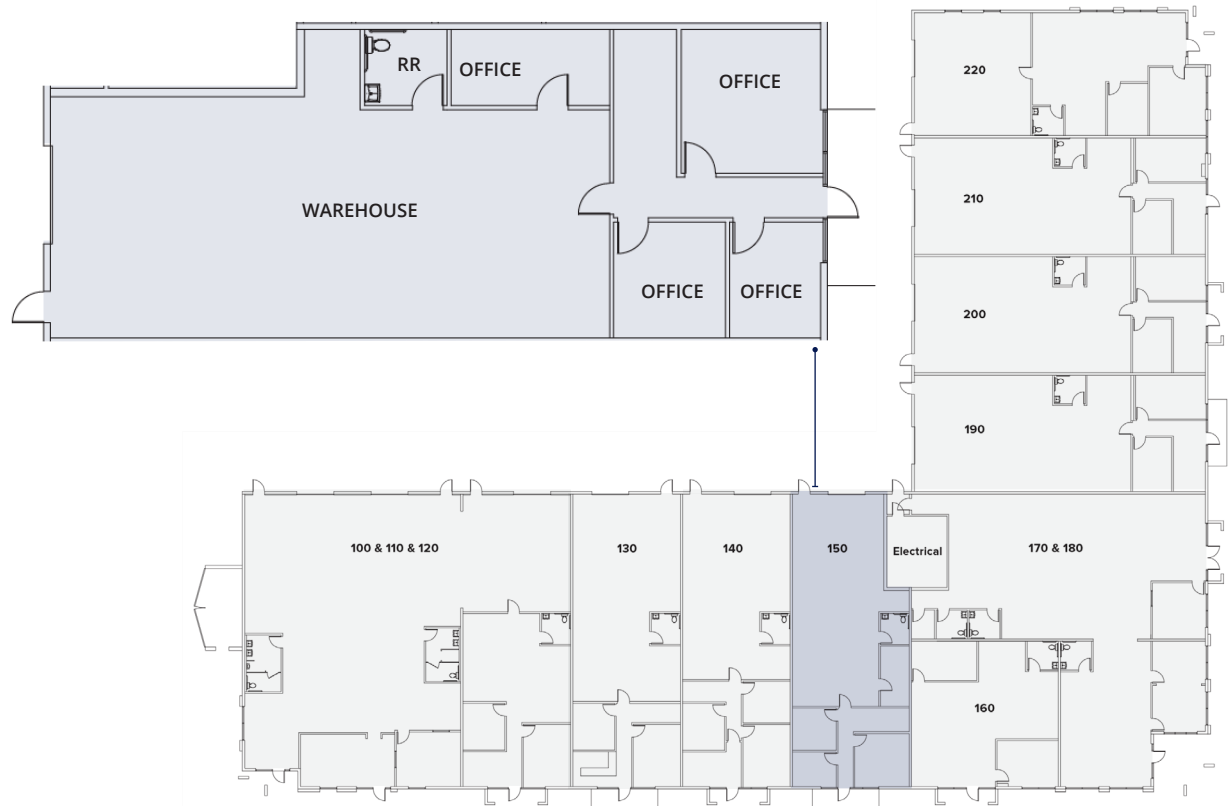
Property Highlights

- ±2,234 Total SF
- Move in Ready
- Easy Access to Major Freeways
- Located in the North Las Vegas Submarket

Lease Rate: \$1.15 PSF/Month

NNN Fees: \$0.32 PSF/Month

Total Monthly: \$3,283.98



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Aerial Map



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\$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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