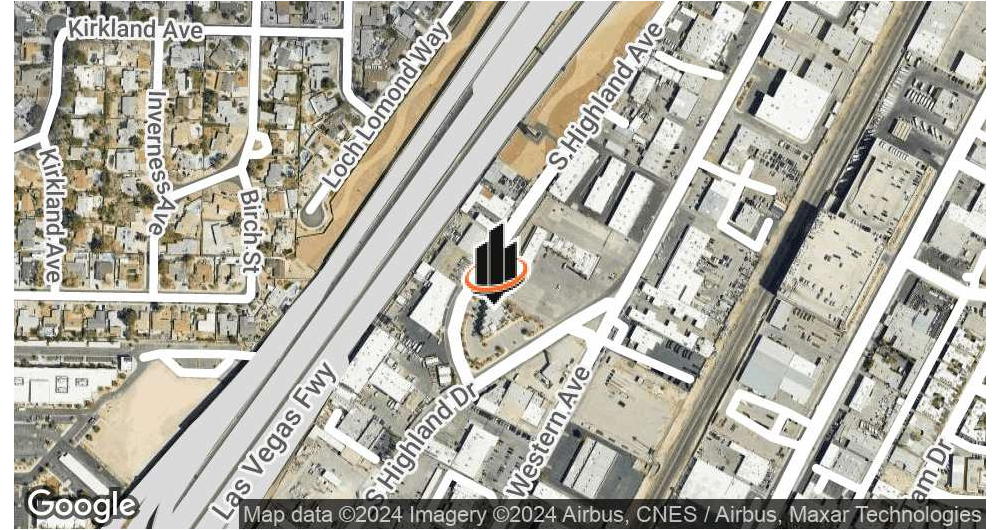


FOR LEASE

2200 S Highland Drive, Las Vegas, NV 89102



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month (NNN)
NNN:	\$0.27 SF/month
BUILDING SIZE:	10,591 SF
AVAILABLE SF:	5,295 - 10,591 SF
YEAR BUILT:	1999
ZONING:	M
APN:	162-04-403-004

PROPERTY OVERVIEW

Experience the pinnacle of modern office space at this distinguished property in Las Vegas, NV. Boasting an elevator for seamless accessibility, exceptional window line for natural light, and executive corner offices for privacy and prestige. Enjoy the convenience of well-appointed restrooms, a breakroom for employee comfort, and a covered patio for relaxation. This meticulously designed property offers a perfect balance of functionality and comfort, creating an ideal environment for productivity and professional success.

PROPERTY HIGHLIGHTS

- Ability to occupy a single floor or entire building
- Elevator for easy accessibility
- Executive corner offices for privacy and prestige with exceptional window line for abundant natural light
- Versatile floor plans for customization
- Ample parking for tenants and visitors
- Professional management services
- Meticulously maintained interiors

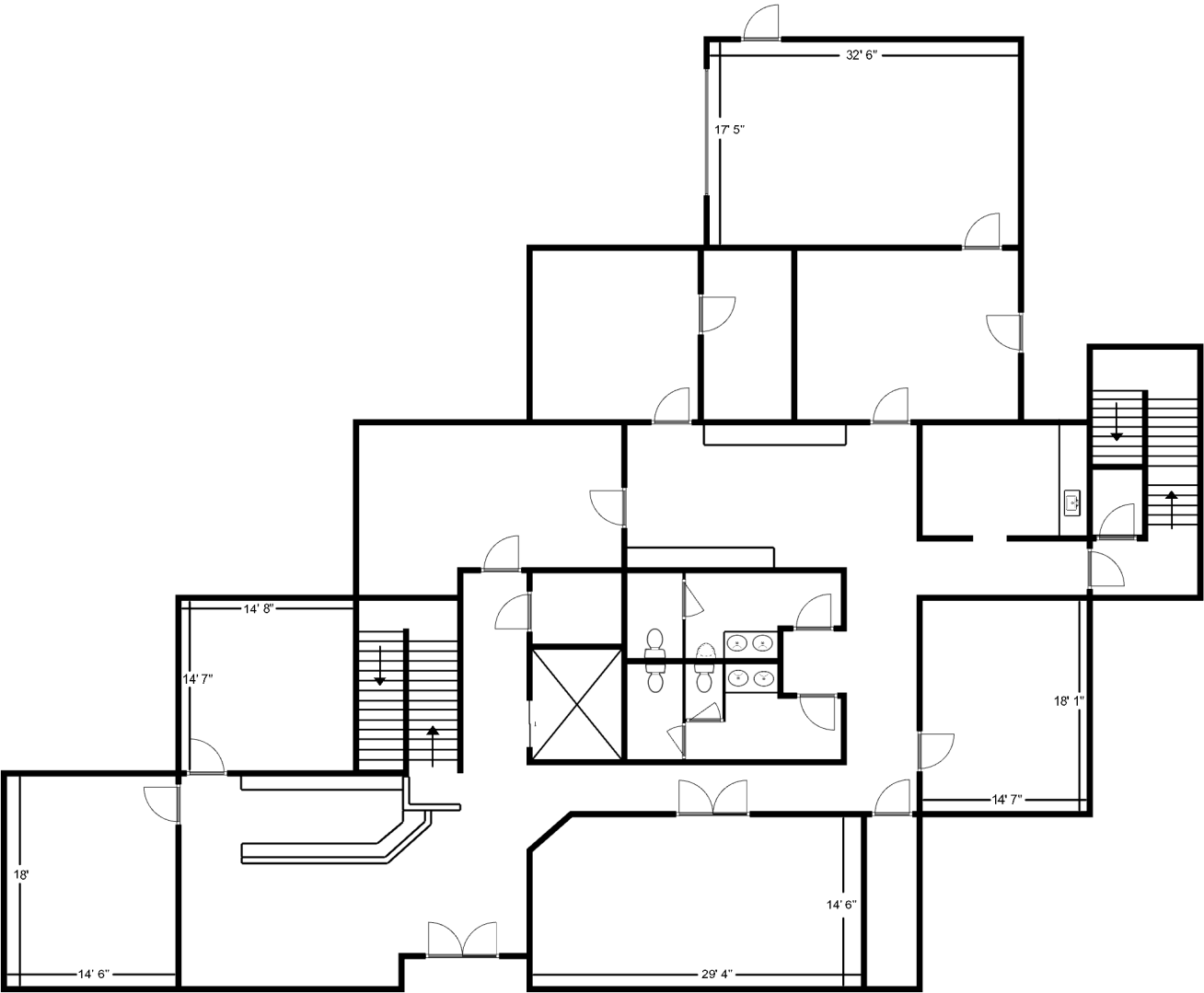
DAVID LIVINGSTON

O: 702.527.7915 | C: 702.533.9562
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA

O: 702.527.7547 | C: 702.569.1821
fabian.lechuga@svn.com
NV #S.201673

SUITE 100 FLOOR PLAN



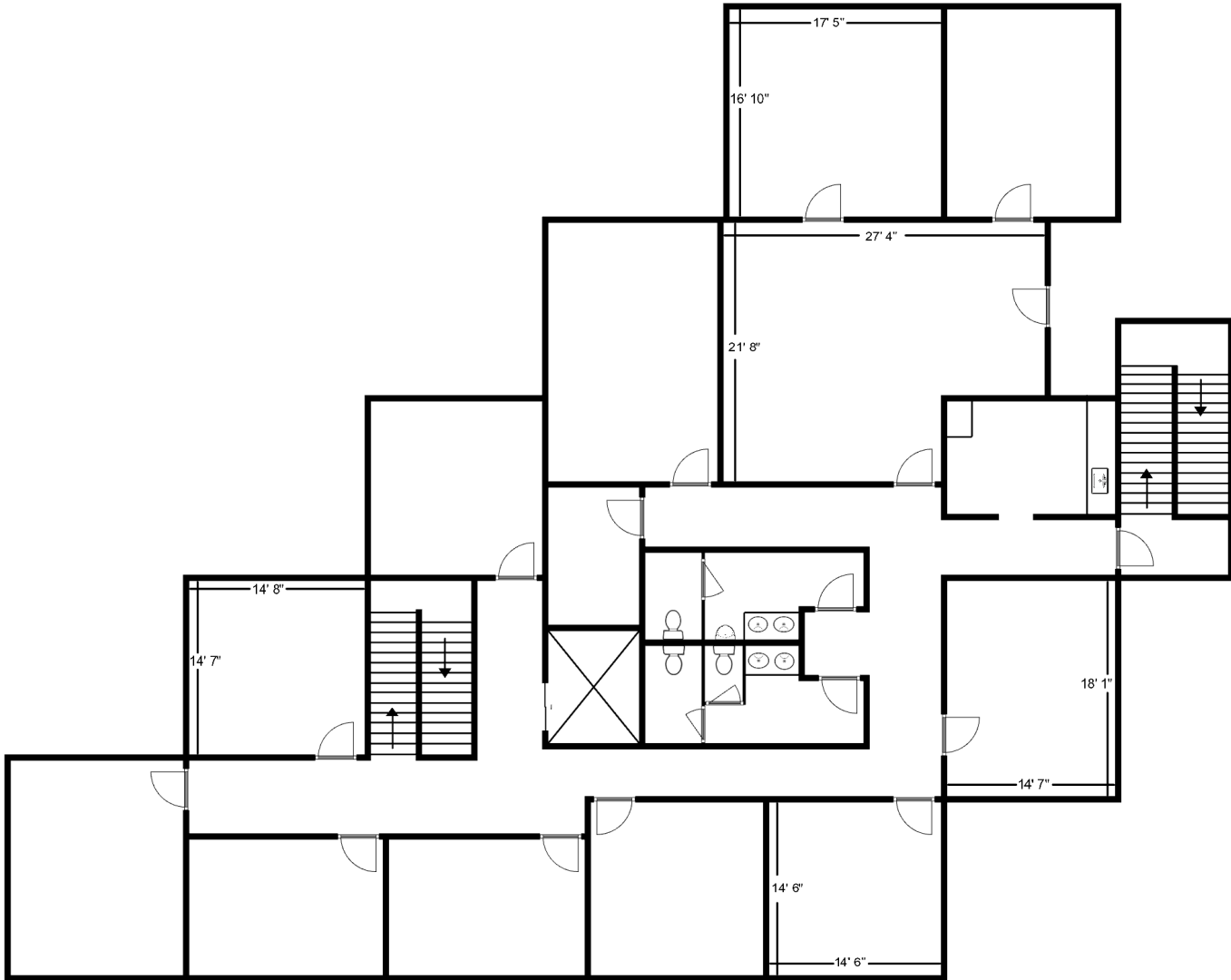
DAVID LIVINGSTON
O: 702.527.7915 | C: 702.533.9562
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547 | C: 702.569.1821
fabian.lechuga@svn.com
NV #S.201673

360° VIRTUAL TOUR



SUITE 200 FLOOR PLAN



DAVID LIVINGSTON
O: 702.527.7915 | C: 702.533.9562
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547 | C: 702.569.1821
fabian.lechuga@svn.com
NV #S.201673

360° VIRTUAL TOUR



ADDITIONAL PHOTOS



DAVID LIVINGSTON
O: 702.527.7915 | C: 702.533.9562
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547 | C: 702.569.1821
fabian.lechuga@svn.com
NV #S.201673

RETAILER MAP



DAVID LIVINGSTON
O: 702.527.7915 | C: 702.533.9562
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547 | C: 702.569.1821
fabian.lechuga@svn.com
NV #S.201673

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

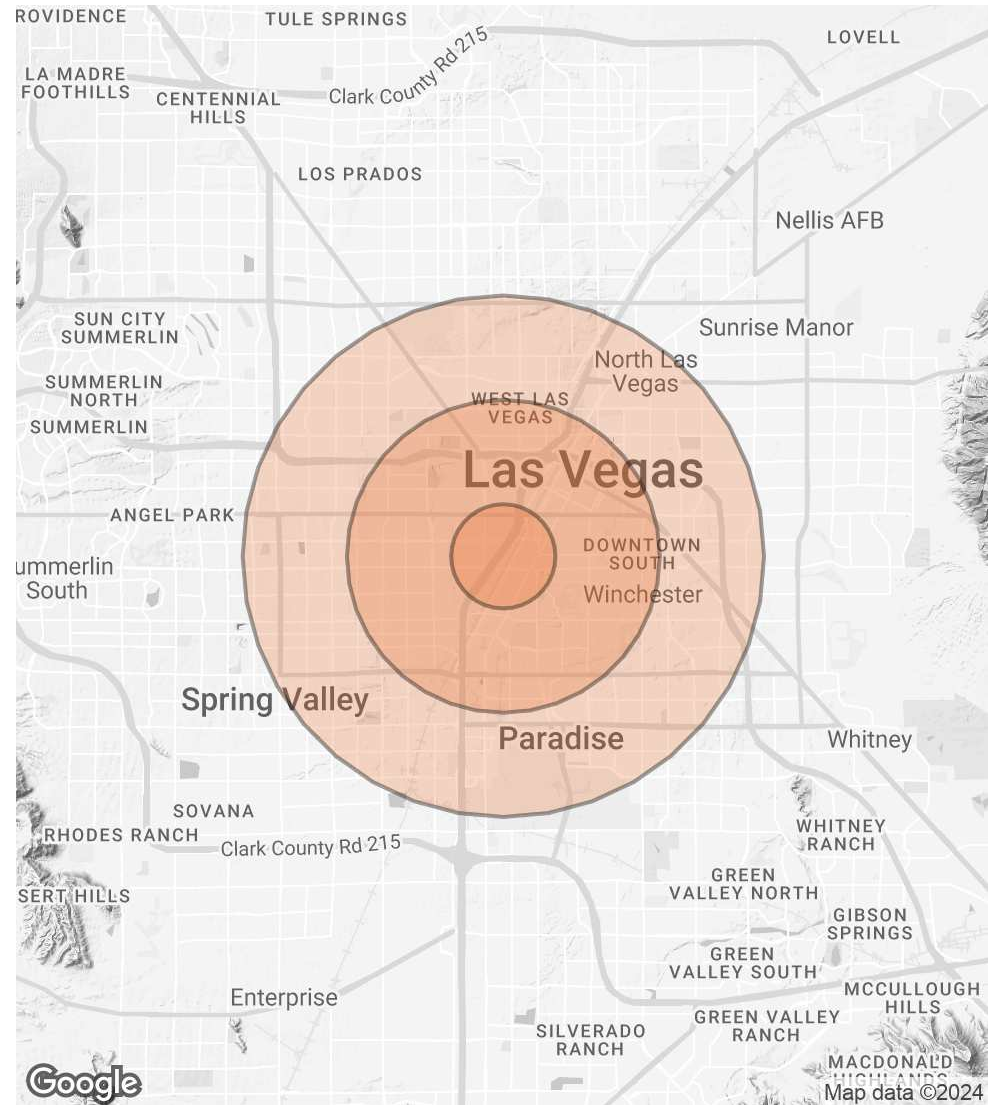
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,121	172,208	464,116
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	44	40	39
AVERAGE AGE (FEMALE)	43	40	39

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,390	74,998	180,822
# OF PERSONS PER HH	2.1	2.3	2.6
AVERAGE HH INCOME	\$79,768	\$63,163	\$64,752
AVERAGE HOUSE VALUE	\$550,480	\$381,258	\$354,008

Demographics data derived from AlphaMap



DAVID LIVINGSTON

O: 702.527.7915 | C: 702.533.9562
 david.livingston@svn.com
 NV #BS.146519

FABIAN LECHUGA

O: 702.527.7547 | C: 702.569.1821
 fabian.lechuga@svn.com
 NV #S.201673



Presented by:

DAVID LIVINGSTON

Vice President

C: 702.533.9562 | O: 702.527.7915

david.livingston@svn.com

NV # BS.0146519

FABIAN LECHUGA

Associate Advisor

C: 702.569.1821 | O: 702.527.7547

fabian.lechuga@svn.com

NV #S.201673

6018 S. DURANGO DR., STE#110
LAS VEGAS, NV 89113

www.SVN-TheEquityGroup.com

All SVN® offices are independently owned and operated.

©2024 SVN | The Equity Group. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.