

FOR SALE

Free Standing Office Condo – Flex Space

**2701 CRIMSON
CANYON DRIVE**



CBRE

25,690 SF AVAILABLE

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2701 CRIMSON
CANYON DRIVE

EXECUTIVE SUMMARY

2701 Crimson Canyon Drive offers a rare owner-user opportunity to acquire a freestanding flex property with a strong office presence and long-term versatility. The asset features a high-quality office build-out with conference rooms, private offices, a training room, break area, and built-in cubicles, ideal for a headquarters-style environment..

The property also includes two warehouse spaces, providing operational flexibility. The smaller warehouse is well-suited for secure vehicle storage (cars, motorcycles, boats). Multiple roll-up doors and the option for a secured yard further enhance functionality.

Strategically located with easy access to I-15 and Summerlin Parkway via Buffalo Drive and Lake Mead Boulevard, the property sits near MountainView Hospital within an established medical corridor, offering convenient access to nearby amenities and residential communities.



LOCATION

2701 Crimson Canyon



APN

138-15-310-014



ZONING

C-PB (Planned Business Park)



PARKING

69 Spaces



AVAILABILITY

Total Building: 25,690 SF

Office: 12,932 SF

Warehouse: 12,758 SF

PRICING



\$310 PSF



PROJECT HIGHLIGHTS

Prime Northwest Las Vegas location with quick access to I-15, Cheyenne Avenue, and Lake Mead Boulevard with easy access to major thoroughfares like Buffalo Drive and Lake Mead Parkway.

25,690 SF freestanding flex building ideal for office, warehouse, light distribution and storage. Warehouse space previously used as vehicle storage.

Move-in ready office buildout featuring modern offices, cubicles, and conference areas, making it well-suited for a headquarters location.

Roofing System Upgrade (2023), complete re-roof, full installation of a 60 mil TPO roofing system.

Warehouse functionality, including roll-up doors and storage space to support operational flexibility.



FLOORPLAN

TOTAL SQUARE FOOTAGE:

±25,690 SF (TOTAL BUILDING)
±12,932 SF OFFICE
±2,663 SF WAREHOUSE 1
±10,095 SF WAREHOUSE 2

OFFICE FEATURES:

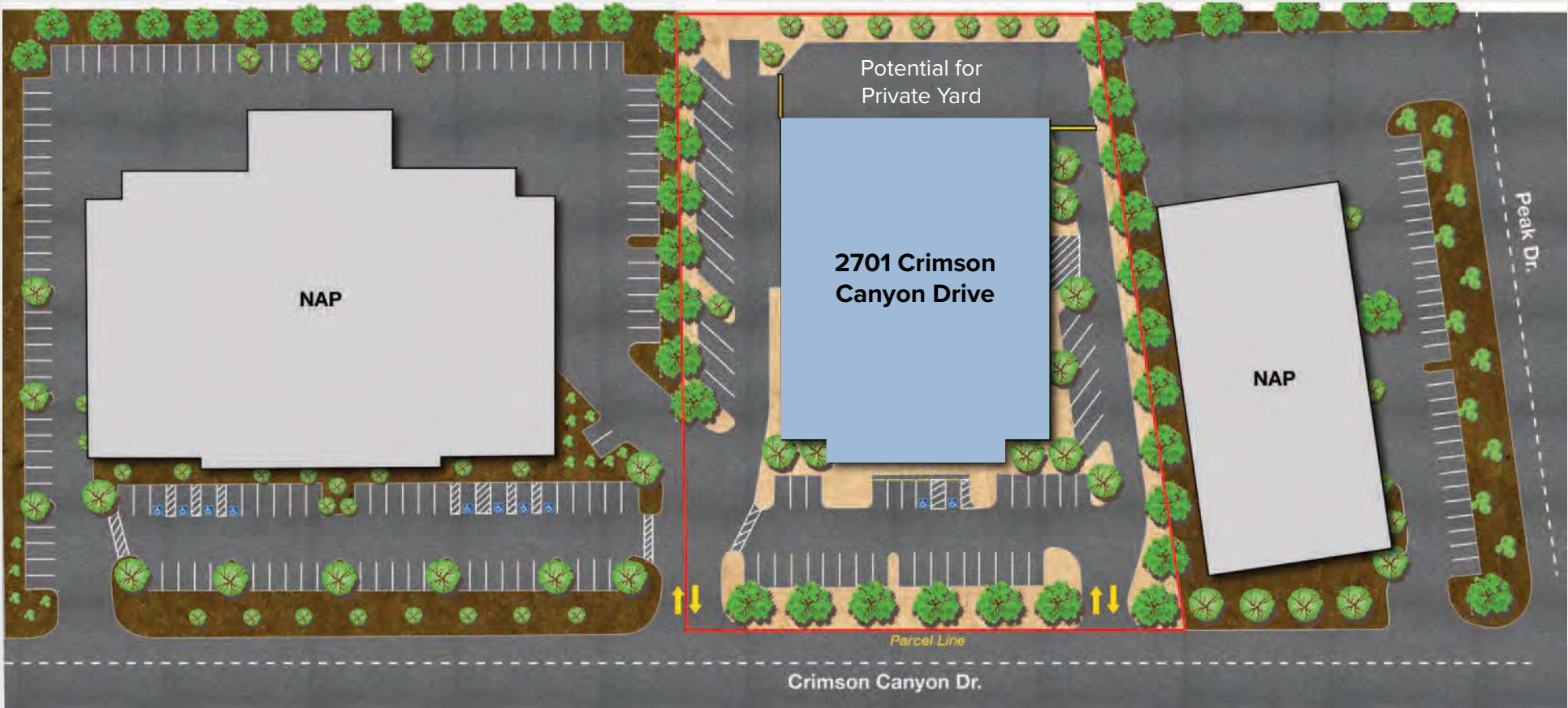
17 OFFICES
27 BUILT-IN CUBICLES
1 TRAINING ROOM
3 CONFERENCE ROOMS
1 BREAK ROOM

WAREHOUSE FEATURES:

5 ROLL UP DOORS
20' CLEAR HEIGHT
225 AMPS, 220 VOLT POWER
POTENTIAL TO CREATE PRIVATE YARD



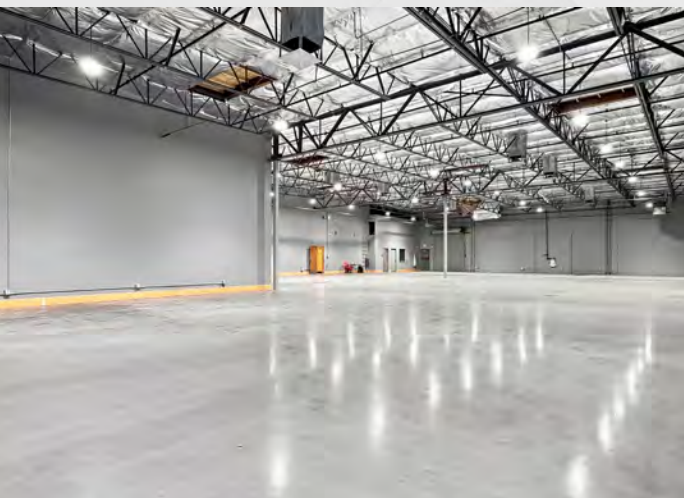
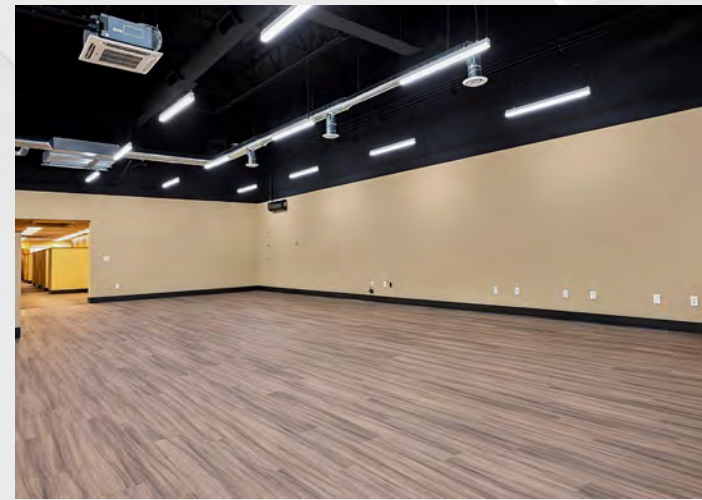
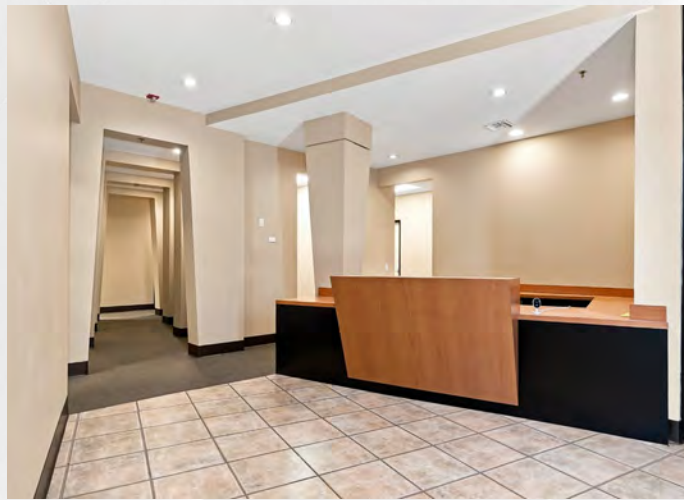
SITE PLAN



AMENITY MAP

- North Las Vegas Airport
- Medical
- Hospital
- Casinos
- Retail Corridor
- Park







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