### 2500 N. Buffalo Sublease Las Vegas, NV 89128



## **PROPERTY OVERVIEW**

This 2-story professional office building is located near the intersection of Buffalo Drive and Smoke Ranch Road, directly across from the highly desirable Desert Shores Community. Completed in 2002 and totaling approximately 88,000 square feet the building offers a beautiful, multi-functional and inviting lobby, with indoor and outdoor seating areas for employees and guests, surrounded by established neighborhoods and abundant amenities all within a short driving distance. Easy access to US-95, Summerlin Parkway, Mountain View Hospital and other ancillary medical uses, post office, banks, shopping and dining options makes this a great place for businesses and their employees.

## **HIGHLIGHTS**



Professional Office Building



Submarket: Northwest





Rate: \$1.50 Modified Gross



Furniture Negotiable



Sublease Expires June 16, 2026

### **AVAILABILITIES**

TOTAL: 22,415 USF | 24,165 RSF





1,693 USF | 1,842 RSF



#### **SUITE 105 DESCRIPTION:**

- Reception Area
- 1 Conference/Huddle Room
- 3 Private Offices
- Open Bull Pen Area

• Funiture Negotiable



3,708 USF | 4,033 RSF



#### **SUITE 140 DESCRIPTION:**

- Reception Area
- 1 Conference Room
- 4 Executive Offices
- 3 Private Offices

- 2 Open Bull Pen Areas
- Storage Room
- Break Room
- Furniture Negotiable



17,014 USF | 18,290 RSF



#### **SUITE 150 DESCRIPTION:**

- Reception Area
- Large Conference Room
- 4 Training / Meeting Rooms
- 24 Private Offices

- Open Bull Pen Areas
- 2 Coffee Bars
- Large IT Room
- Copy Area

- Furniture Negotiable
- Beautifully Lined with Glass
- Available Immediately

## **AREA AMENITIES**





#### **FOOD & BEVERAGE**

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and US-95 freeways



#### HARRY REID INTL AIRPORT

Located approx. 27 mins away



### LAS VEGAS STRIP

Located approx. 22 mins away



### NEARBY AMENITIES

Banks and convenient shopping nearby

# CONTACT

#### AMY LANCE

Director amy.lance@cushwake.com +1 702 688 6872 Lic #S.0051283

#### **TROY LANCE**

Associate troy.lance@cushwake.com +1 702 680 0051 Lic #S.0200618

6725 Via Austi Pkwy., Suite 275 Las Vegas, NV 89119 Main: +1 702 796 7900 Fax: +1 702 796 7920 cushmanwakefield.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

STATUSTICAL PERES