



Las Vegas Office Available Sublease Space In The Marketplace

Q3 2023



Submarket Snapshot



Las Vegas Office Sublease Space Available Q3 2023

Submarket	Q3 2023 Sublease SF	Q2 2023 Sublease SF	Change in SF QOQ	Q3 2022 Sublease SF	Change in SF YOY
Central East	52,283	48,222	8%	37,012	41%
Central North	0	0	0%	0	0%
Downtown	0	0	0%	0	0%
North Las Vegas	0	0	0%	0	0%
Northwest	259,054	319,558	-19%	328,076	-21%
South	162,632	155,793	4%	111,328	46%
Southeast	68,461	32,230	112%	22,796	200%
Southwest	74,929	85,345	-12%	88,361	-15%
West	290,706	278,214	4%	297,047	-2%
Total Market	908,065	919,362	-1%	884,620	3%
Class A	213,953	229,216	-7%	256,163	-16%
Class B	618,736	603,584	3%	560,985	10%
Class C	75,376	86,562	-13%	67,472	12%
Total Market	908,065	919,362	-1%	884,620	3%

Largest Sublease Availabilities

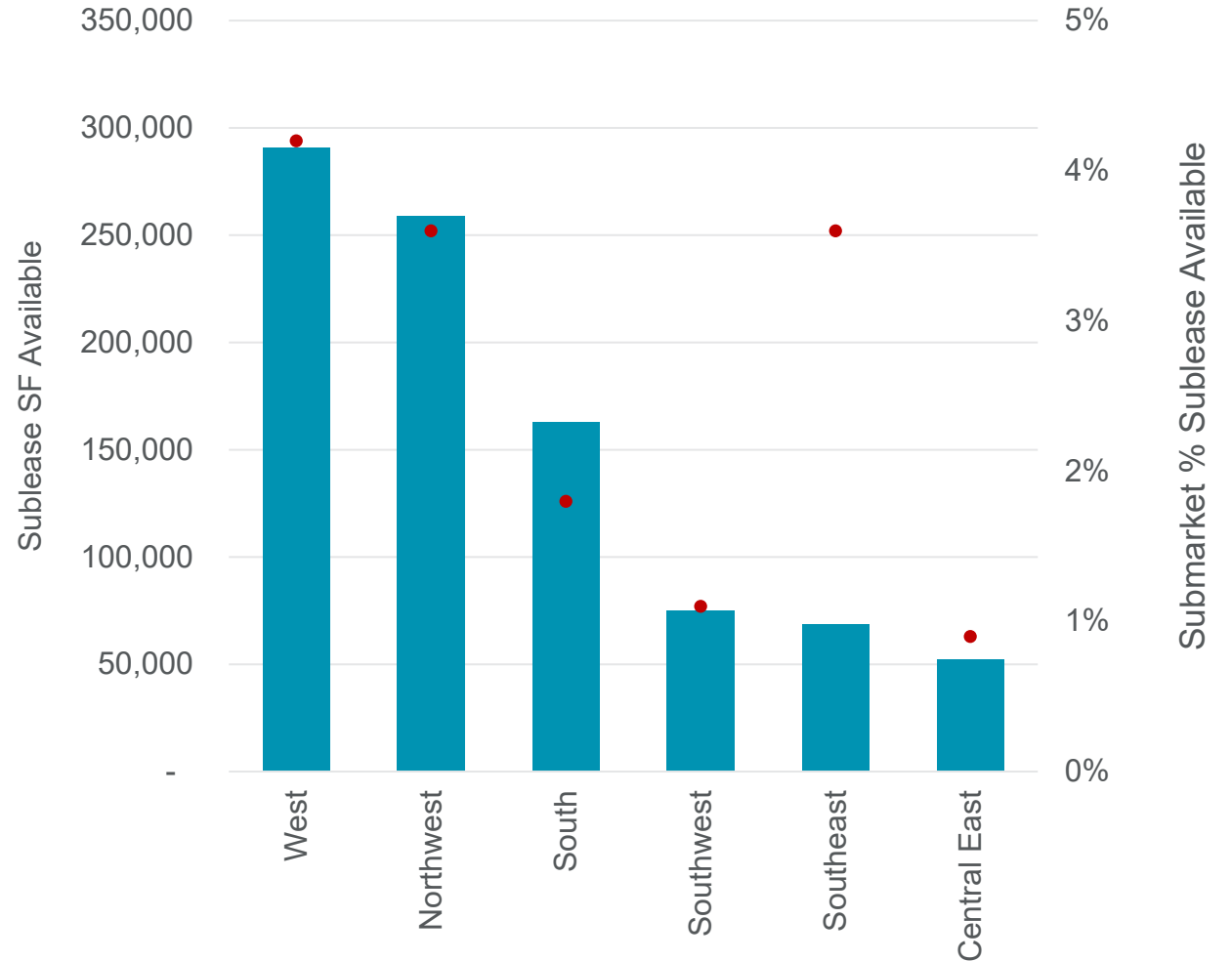
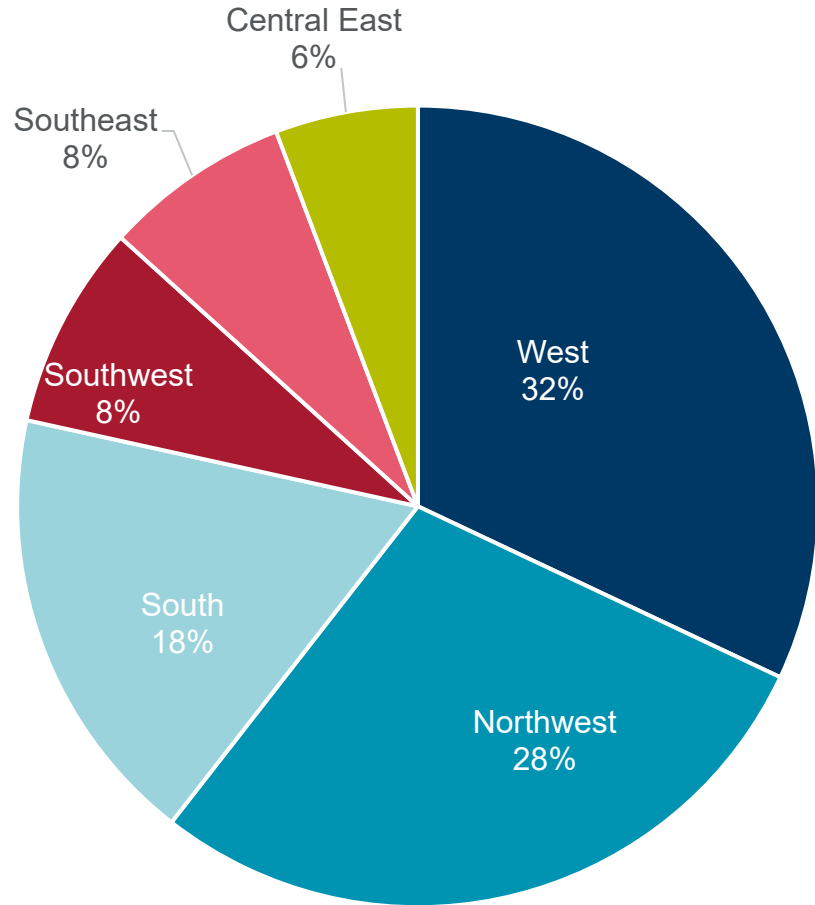


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Sublessor	Building	Submarket	Total SF	Asking Rates	Expiration Date	Time on Market	Timing	Reason on Market/Comments
NV Energy	6226 W. Sahara Ave.	West	257,000	\$1.20 NNN	Jan-29	37 mos.	Pre-COVID	Building purchased by Moonwater Capital.
Asurion Tech Repair & Solutions	6605 Grand Montecito Pkwy.	Northwest	60,636	\$2.35 MG	April-27	14 mos.	Post-COVID	Call Center relocated overseas.
Everise (C3 Customer Contact)	490 E. Capovilla Ave.	South	54,368	\$1.27 NNN	Jan-25	18 mos.	Post-COVID	Plug and Play call center.
Wyndham Vacation	10650 W. Charleston Blvd.	West	41,390	\$1.95 NNN	Feb-25	19 mos.	Post-COVID	Plug and Play (furniture available). WFH (downsizing).
Diamond Resorts	10600 W. Charleston Blvd.	West	40,000	\$2.25 NNN	Sept-28	21 mos.	Post-COVID	Entire 1 st and 2 nd floors; 198 parking spaces.
Diamond Resorts	10615 W. Park Run Dr.	West	40,000	\$2.25 NNN	Sept-28	22 mos.	Post-COVID	Entire 1 st and 2 nd floors.
Kemper Insurance	450 N. Stephanie St.	Southeast	36,231	\$2.50 FSG	June-31	2 mos.	Post-COVID	Suites 315 and 400. Fully furnished.
N V 5	5155 W. Patrick Ln.	Southwest	27,540	\$1.12 NNN	Jun-31	39 mos.	Pre-COVID	Covered patio with BBQ; 3:1 parking ratio.
Cotiviti	9275. W. Russell Rd.	Southwest	24,078	\$2.50 MG	Sept-24	24 mos.	Post-COVID	Most employees are working from home now.
Geotab	7180 Pollock Dr.	South	23,028	\$1.40 NNN	Jan-24	12 mos.	Post-COVID	Downsizing due to employees working from home (WFH).

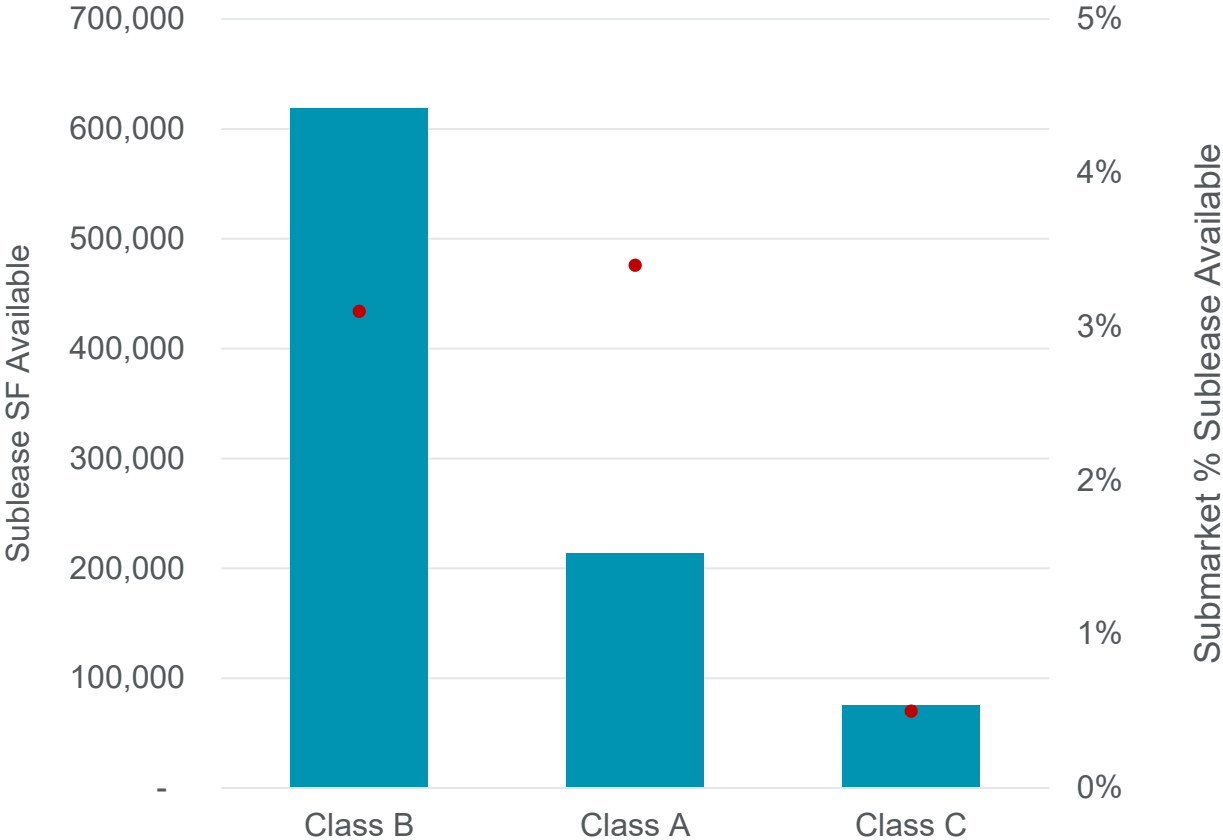
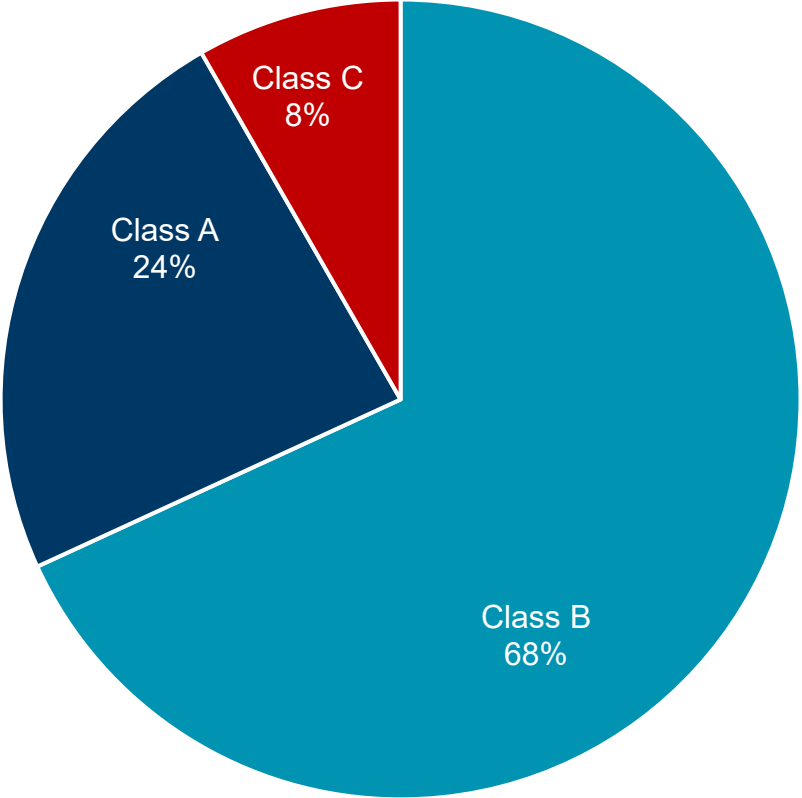
Sublet Inventory Available by Submarket

Las Vegas Office Sublease Space Q3 2023



Sublet Inventory Available by Class

Las Vegas Office Sublease Space Q3 2023



Source: Cushman & Wakefield Research.



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