



# Las Vegas Office Available Sublease Space In The Marketplace

Q4 2022



# Submarket Snapshot



Las Vegas Office Sublease Space Available Q4 2022

Submarket	Q4 2022 Sublease SF	Q3 2022 Sublease SF	Change in SF QOQ	Q4 2021 Sublease SF	Change in SF YOY
Central East	37,012	37,012	0%	120,027	-69%
Central North	0	0	0%	0	0%
Downtown	0	0	0%	0	0%
North Las Vegas	0	0	0%	0	0%
Northwest	317,245	324,068	-2%	65,164	387%
South	148,009	116,696	27%	126,853	17%
Southeast	26,601	26,601	0%	20,103	32%
Southwest	118,705	117,305	1%	165,795	-28%
West	289,633	297,047	-2%	300,573	-4%
<b>Total Market</b>	<b>937,205</b>	<b>918,729</b>	<b>2%</b>	<b>798,515</b>	<b>17%</b>
Class A	263,647	271,061	-3%	251,688	5%
Class B	576,818	565,127	2%	500,454	15%
Class C	96,740	82,541	17%	46,373	109%
<b>Total Market</b>	<b>937,205</b>	<b>918,729</b>	<b>2%</b>	<b>798,515</b>	<b>17%</b>

# Largest Sublease Availabilities

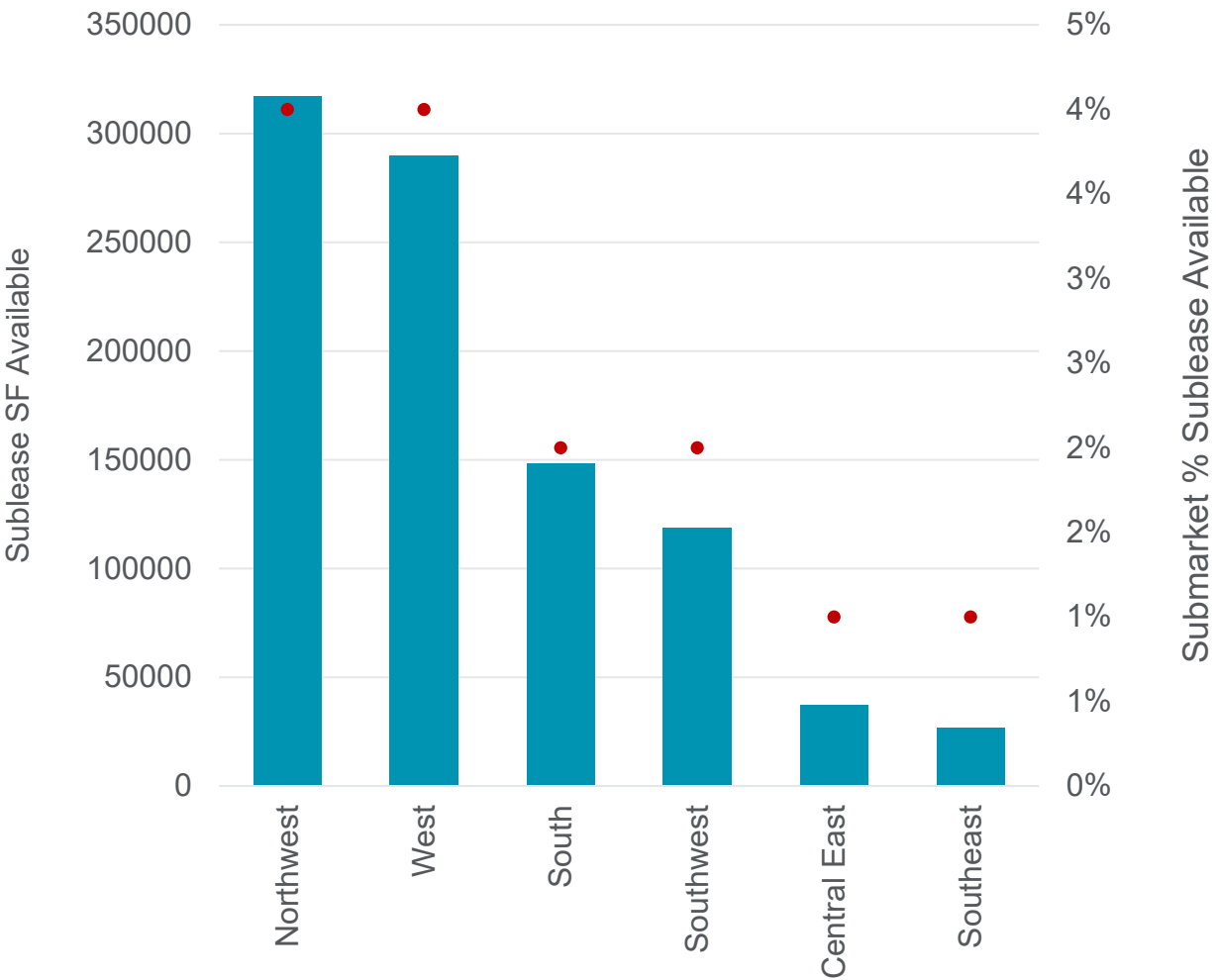
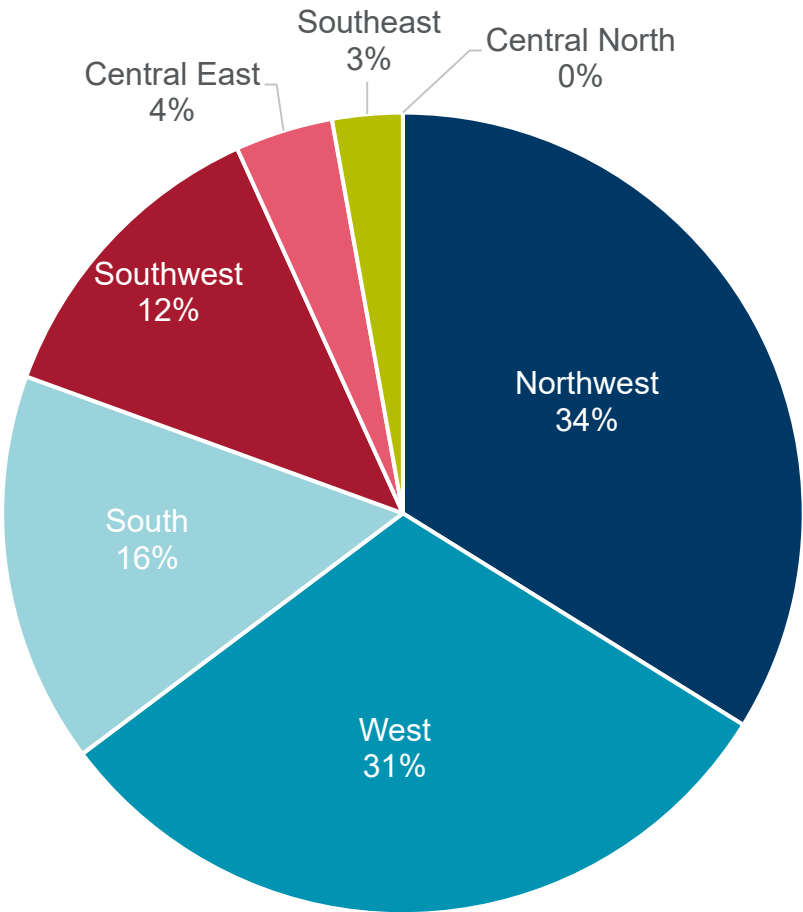


## Las Vegas Office Sublease Space Q4 2022

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	29 mos.	Pre-COVID	Building purchased by Moonwater Capital.
Asurion Tech Repair & Solutions	6605 Grand Montecito Pkwy.	Northwest	121,140	\$2.35 MG	April-27	5 mos.	Post-COVID	Call Center relocated overseas.
C3 Customer Contact	490 E. Capovilla Ave.	South	54,368	\$1.50 NNN	Jan-25	9 mos.	Post-COVID	Plug and Play call center.
Geotab	7180 Pollock Dr.	South	46,056	\$1.40 NNN	Jan-24	3 mos.	Post-COVID	Downsizing due to employees working from home (WFH).
Diamond Resorts	10600 W. Charleston Blvd.	West	40,000	\$2.25 NNN	Sept-28	13 mos.	Post-COVID	Entire 1 <sup>st</sup> and 2 <sup>nd</sup> floors; 198 parking spaces.
Diamond Resorts	10615 W. Park Run Dr.	West	40,000	\$2.25 NNN	Sept-28	13 mos.	Post-COVID	Entire 1 <sup>st</sup> and 2 <sup>nd</sup> floors.
Wyndham Vacation	10650 W. Charleston Blvd.	West	41,390	\$1.95 NNN	Feb-25	10 mos.	Post-COVID	Plug and Play (furniture available). WFH (downsizing).
N V 5	5155 W. Patrick Ln.	Southwest	27,540	\$1.12 NNN	Jun-31	30 mos.	Pre-COVID	Covered patio with BBQ; 3:1 parking ratio.
Cotiviti	9275. W. Russell Rd.	Southwest	27,462	\$2.50 MG	Sept-24	15 mos.	Post-COVID	Most employees are working from home now.
All Western Mortgage	8345 W. Sunset Rd.	Southwest	18,346	\$2.50 FSG	April-26	16 mos.	Post-COVID	Fully furnished; parked at 4:1.

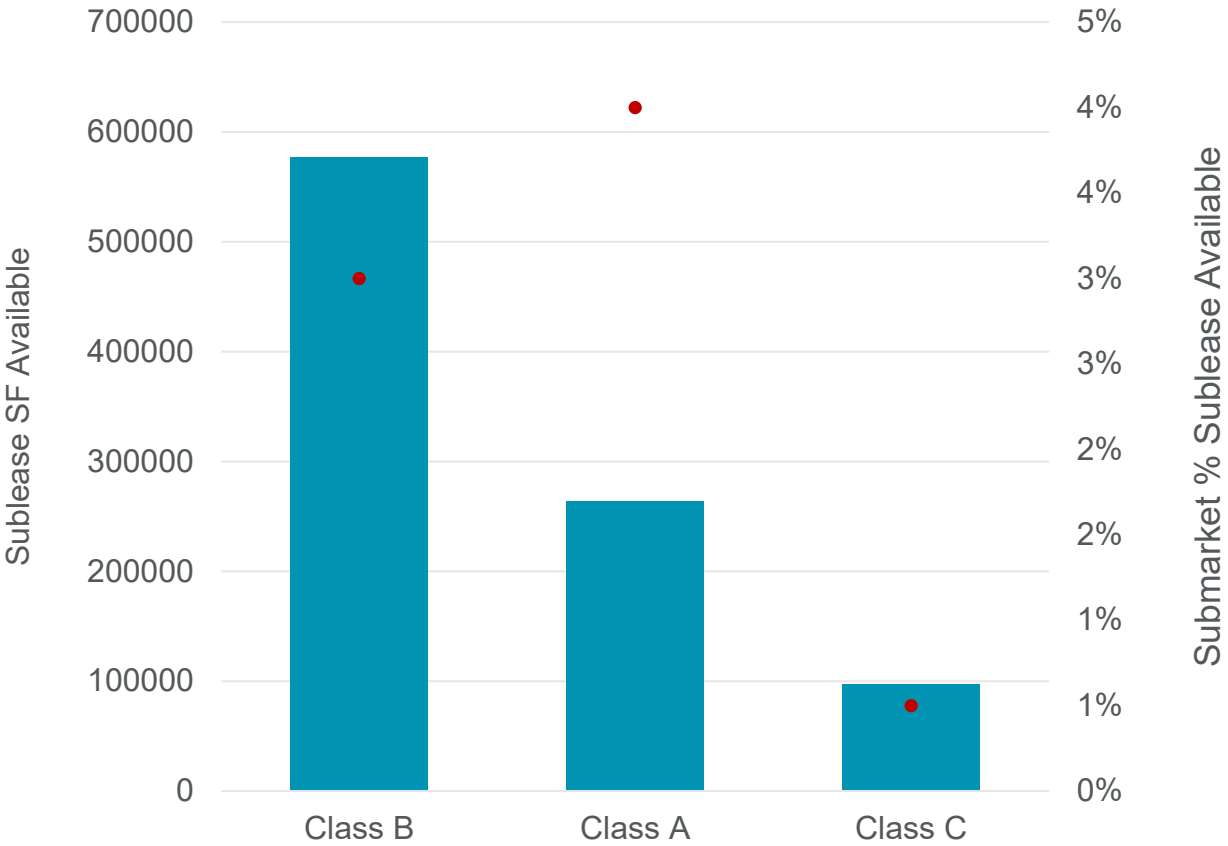
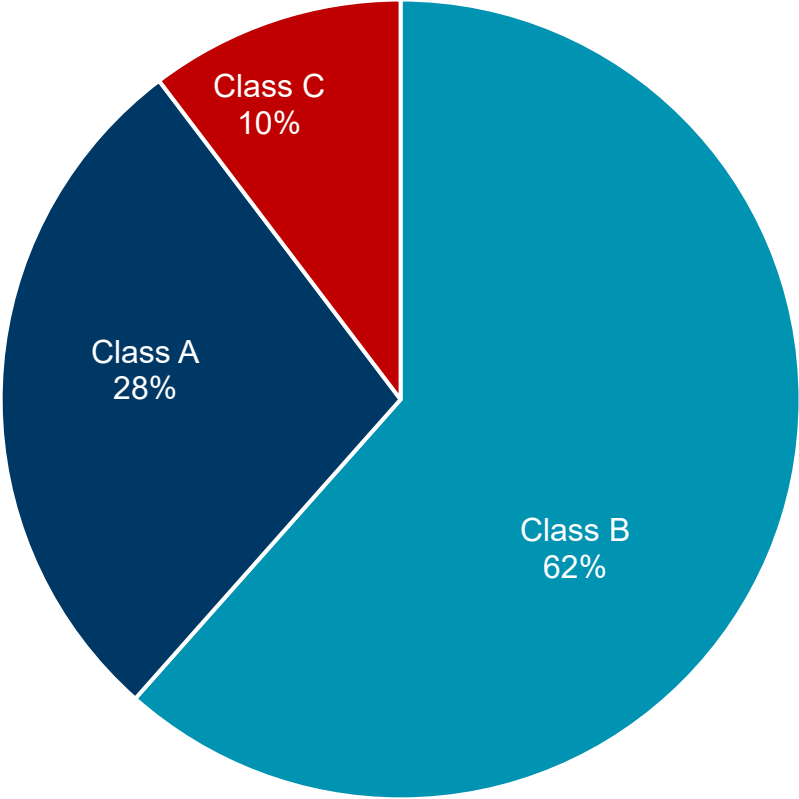
# Sublet Inventory Available by Submarket

Las Vegas Office Sublease Space Q4 2022



# Sublet Inventory Available by Class

Las Vegas Office Sublease Space Q4 2022



Source: Cushman & Wakefield Research.





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