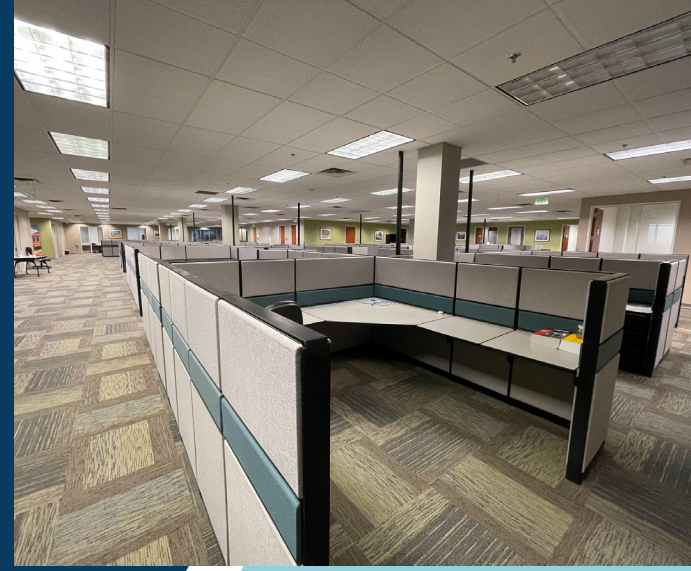


2500 N. Buffalo Sublease

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



Rate: \$1.50 Modified Gross



Furniture Negotiable



Submarket: Northwest



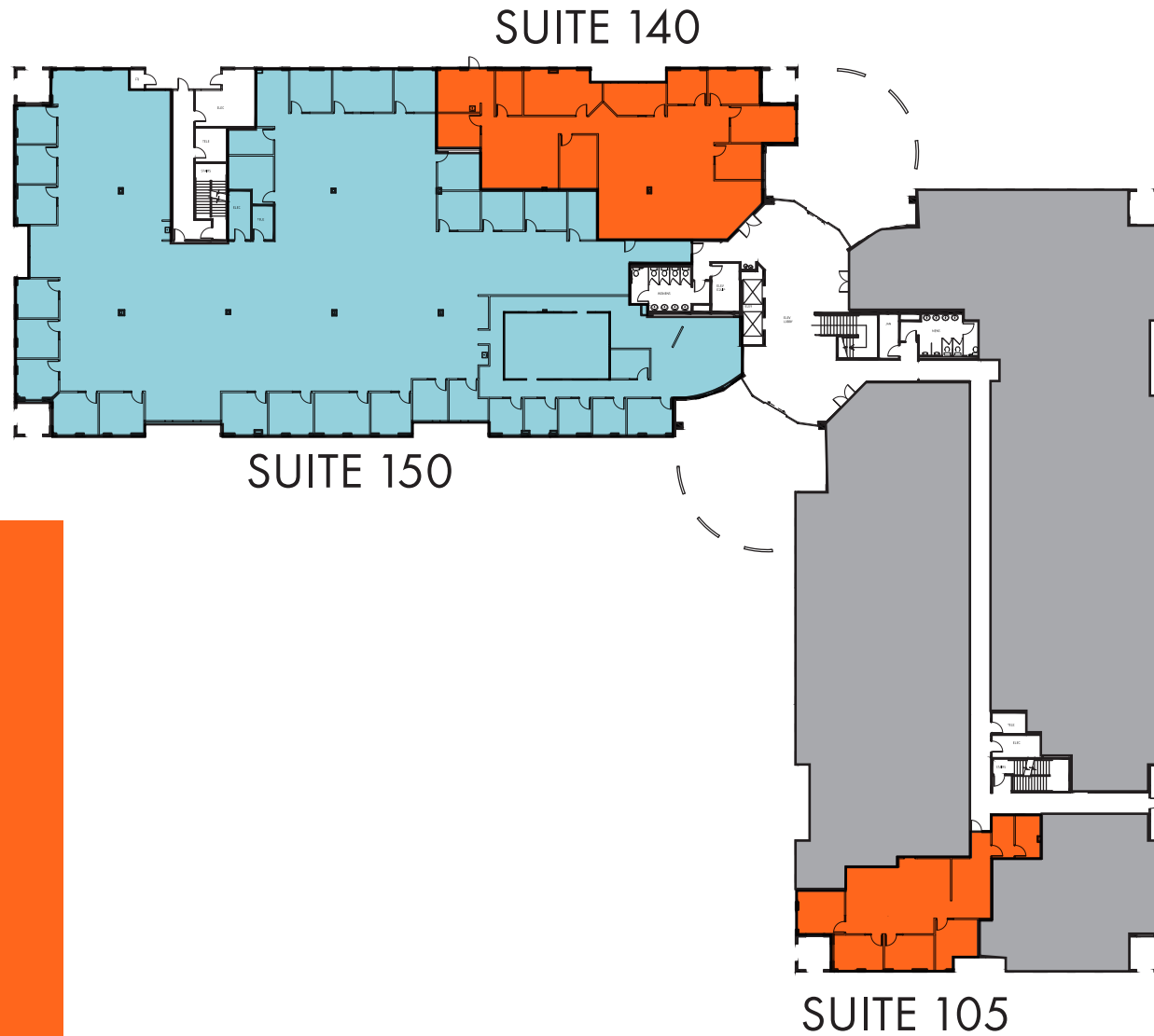
Parking Ratio: 6:1000



Sublease Expires June 16, 2026

AVAILABILITIES

TOTAL: 22,415 USF | 24,165 RSF



SUITE 105:

- 1,693 USF
- 1,842 RSF

SUITE 140:

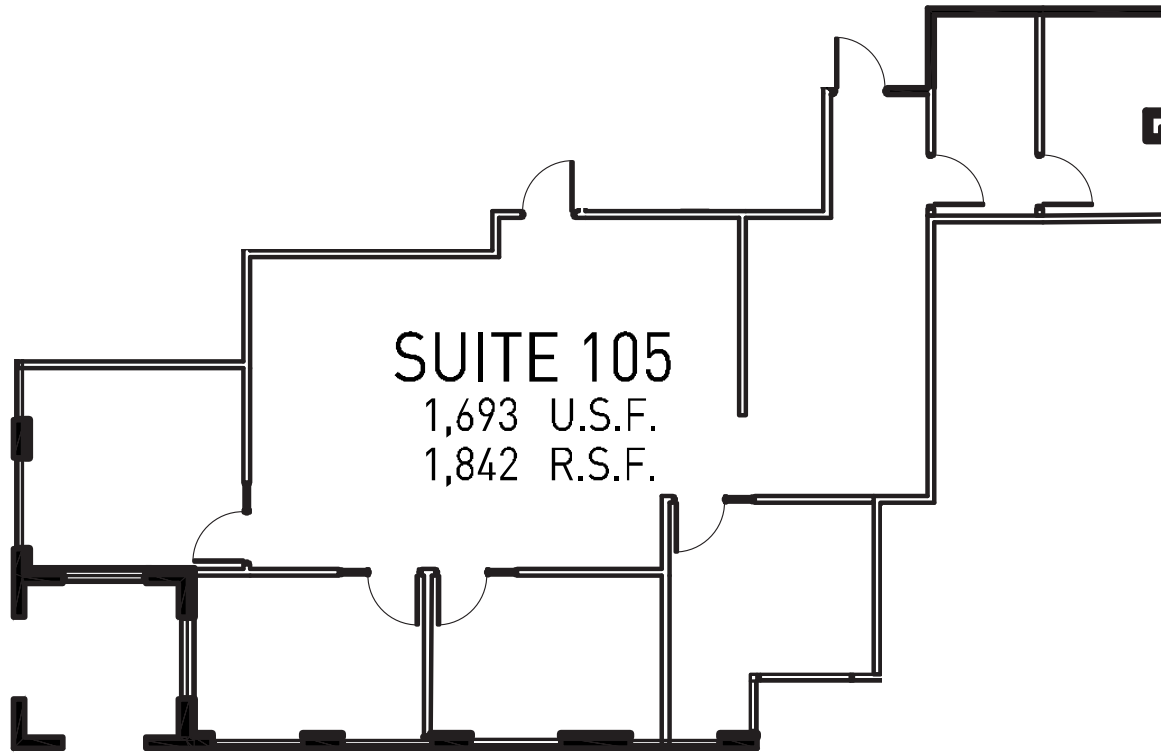
- 3,708 USF
- 4,033 RSF

SUITE 150:

- 17,014 USF
- 18,290 RSF

SUITE 105

1,693 USF | 1,842 RSF

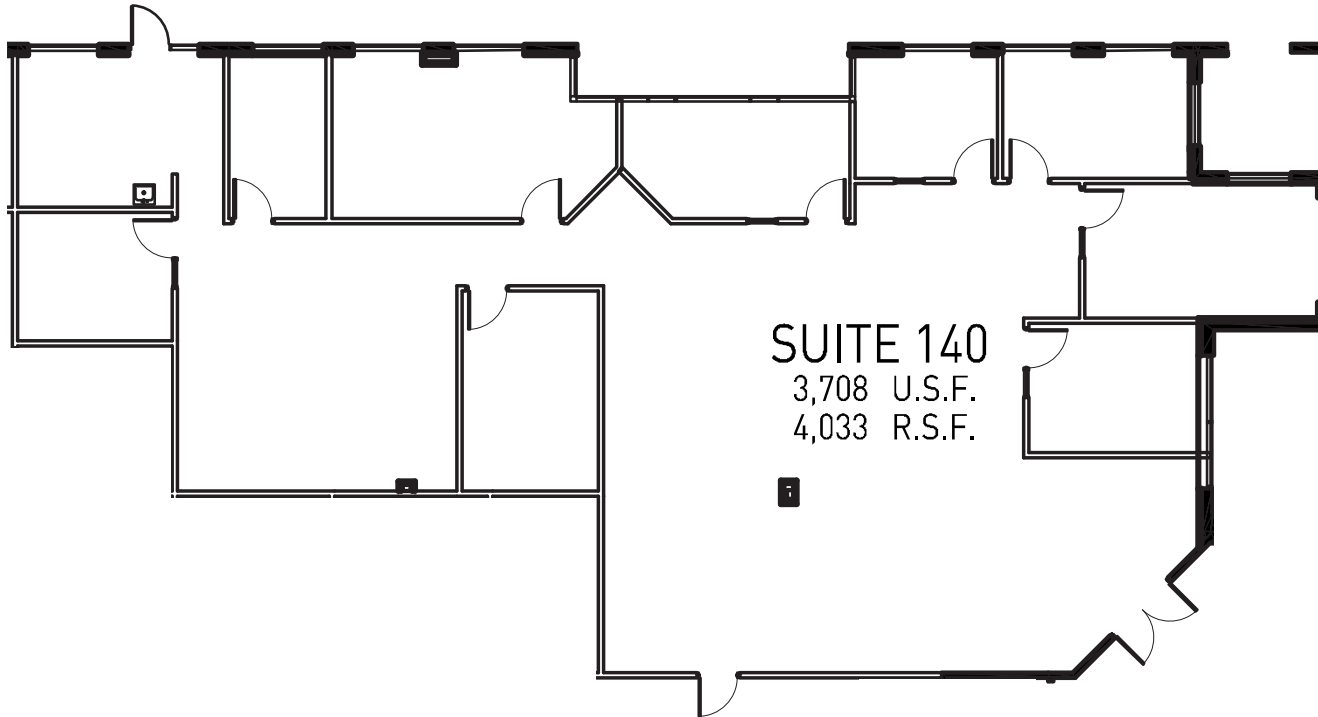


SUITE 105 DESCRIPTION:

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

SUITE 140

3,708 USF | 4,033 RSF

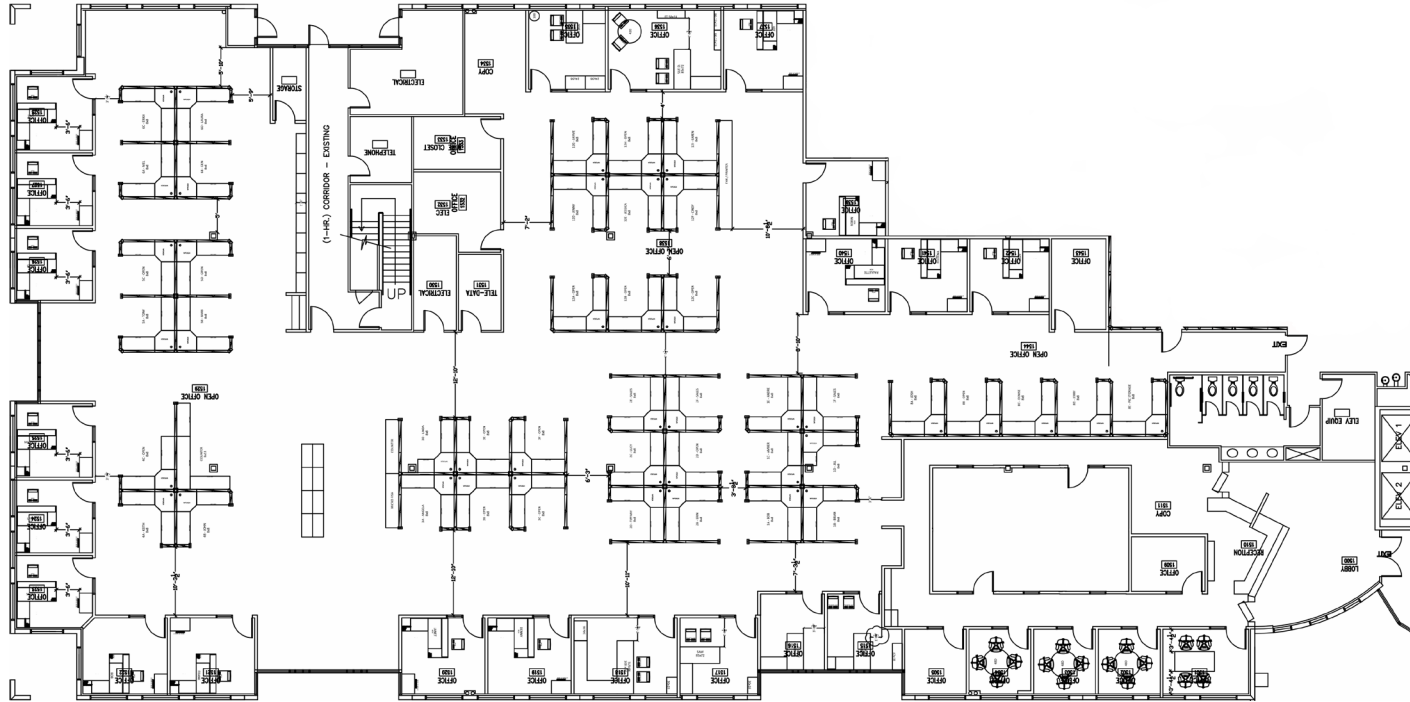


SUITE 140 DESCRIPTION:

- Reception Area
- 1 Conference Room
- 4 Executive Offices
- 3 Private Offices
- 2 Open Bull Pen Areas
- Storage Room
- Break Room
- Furniture Negotiable

SUITE 150

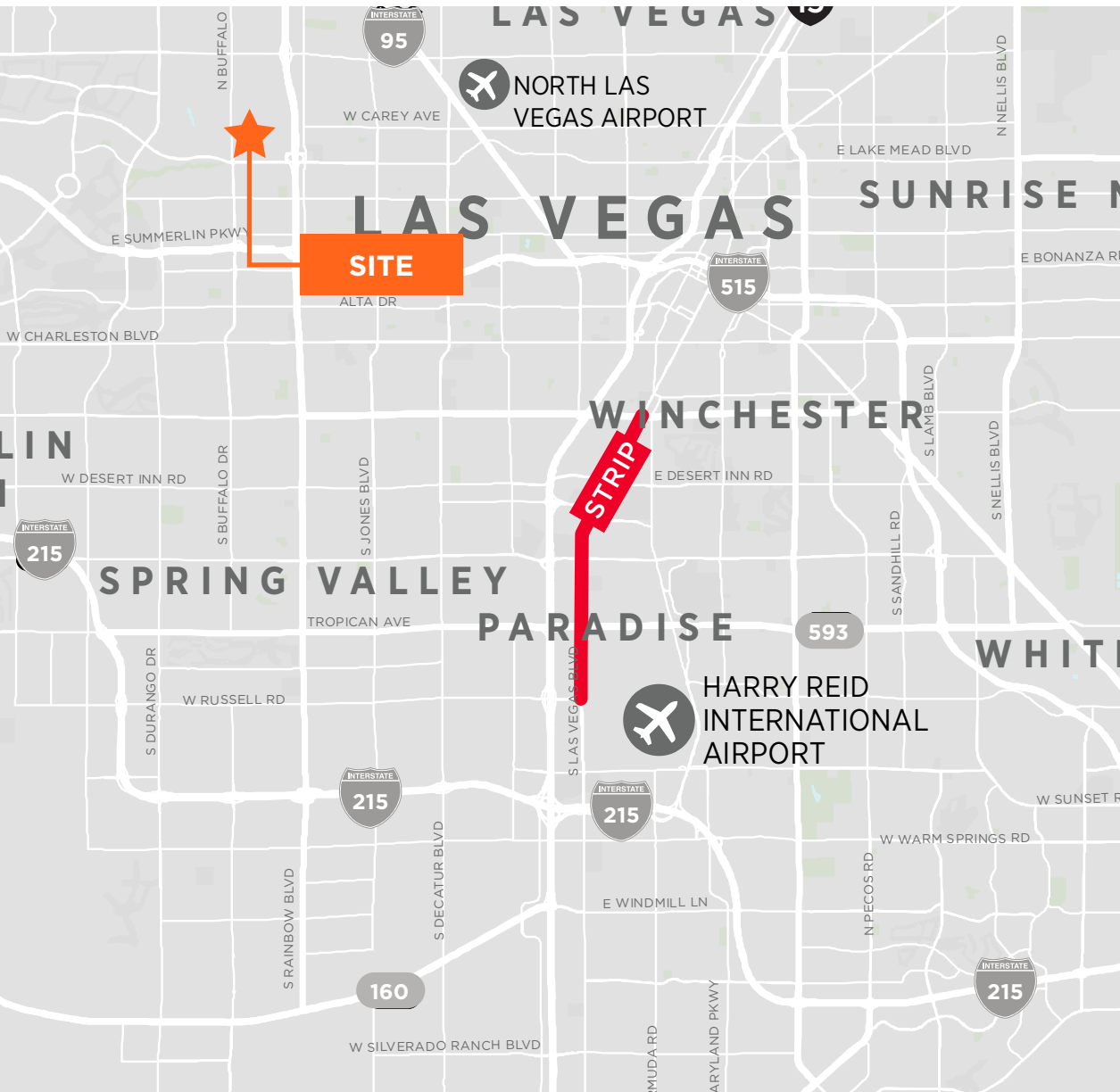
17,014 USF | 18,290 RSF



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

