

A PROJECT BY:



Two ±106,000 SF Five-Story Class A Buildings

FOR LEASE

# City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Twice the flexibility

[www.citycenterwestlv.com](http://www.citycenterwestlv.com)





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Two ±106,000 SF Five-Story Class A Buildings, Twice the Flexibility



# City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

## 7201 & 7251 West Lake Mead includes two ±106,000 SF in two five-story, Class A suburban office buildings.

City Center West has a strong new local ownership delivering turnkey tenant improvements, remodeled common areas, and newly designed move-in-ready suites.

### Location

City Center West is located in the Northwest submarket of Las Vegas. With direct US-95 freeway access, tenants and their visitors can easily access the Buildings as well as Summerlin Parkway, the I-15 and I-215 Interstates, McCarran International Airport, the downtown court systems, several area hospitals, and the Las Vegas “Strip”. The property is within walking distance of a high concentration of retail, dining, business services and banking amenities. It is also in close proximity to a number of residential, business, and medical developments providing tenants with a strong employee and customer base.

[www.citycenterwestlv.com](http://www.citycenterwestlv.com)

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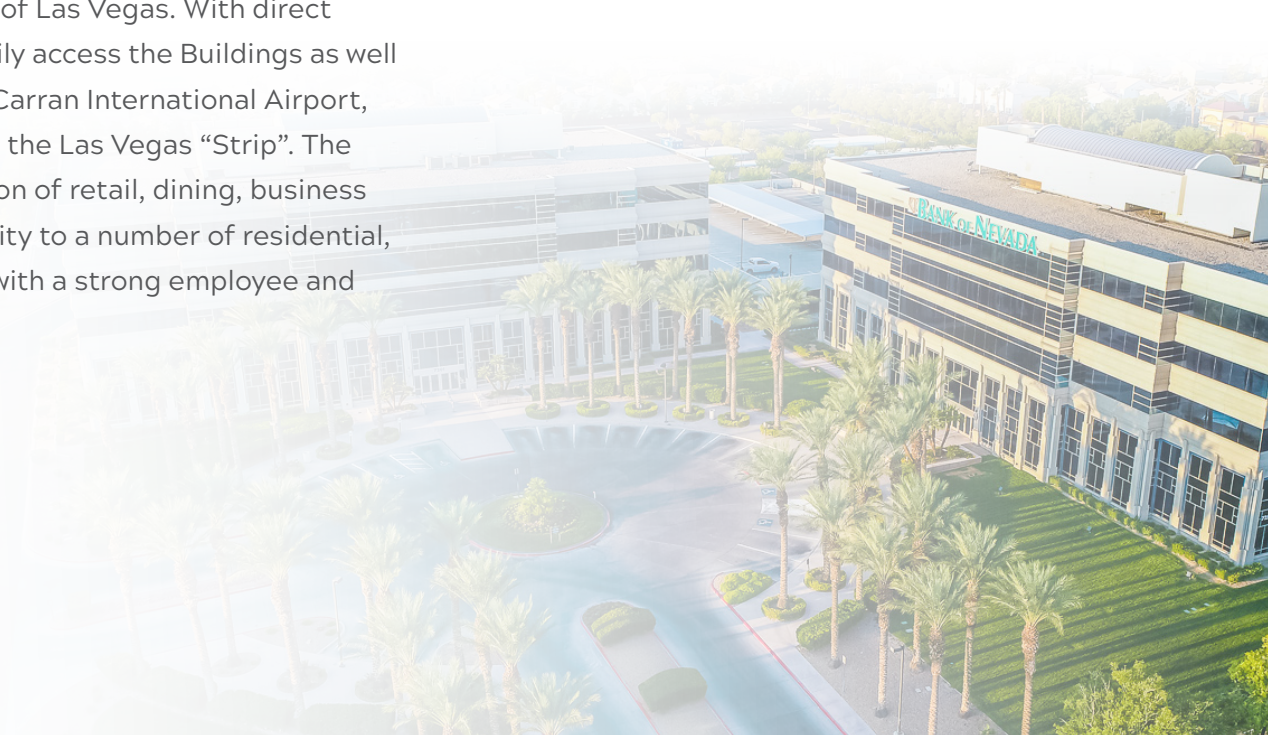
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### Property Highlights

- \$2.30 PSF, FSG
- Covered and Uncovered Parking
- Turnkey Tenant Improvements
- Numerous Nearby Amenities and Move-In Ready Suites

### Ranging from

**±1,500 - ±45,000 RSF**





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7201 & 7251 WEST LAKE MEAD BOULEVARD



7201

## 7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
104	1,312 SPEC	550	1,670 SPEC
108	3,151 SPEC	570	2,292
203	2,982	590	2,738 SPEC
204	3,521	<b>CONTIGUOUS COMBINED SUITES</b>	
207	2,611	203 & 204	6,503
208	3,691	204 – 210	12,086
210	2,263	210 & 212	5,135
212	2,872	550 & 570	3,962
220	2,131	Multiple Suites	17,940
300	21,933 WHITE BOX		

## RATE: \$2.30 PSF, FSG



7251

## 7251 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
200	2,763	<b>CONTIGUOUS COMBINED SUITES</b>	
230	3,551 SPEC	200 & 230	6,314
240	1,767 SPEC	200 – 240	8,081
400	22,012 WHITE BOX		
500	21,998 WHITE BOX		

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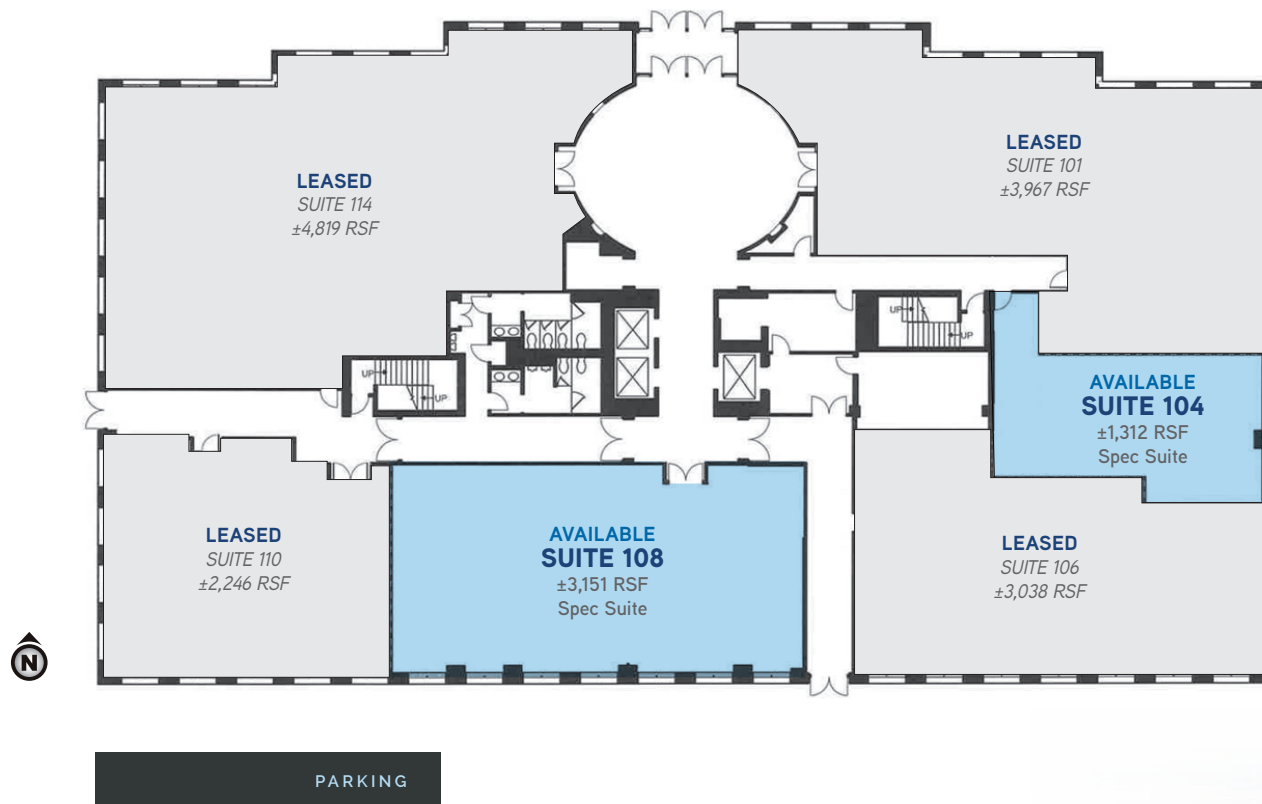
# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

FIRST FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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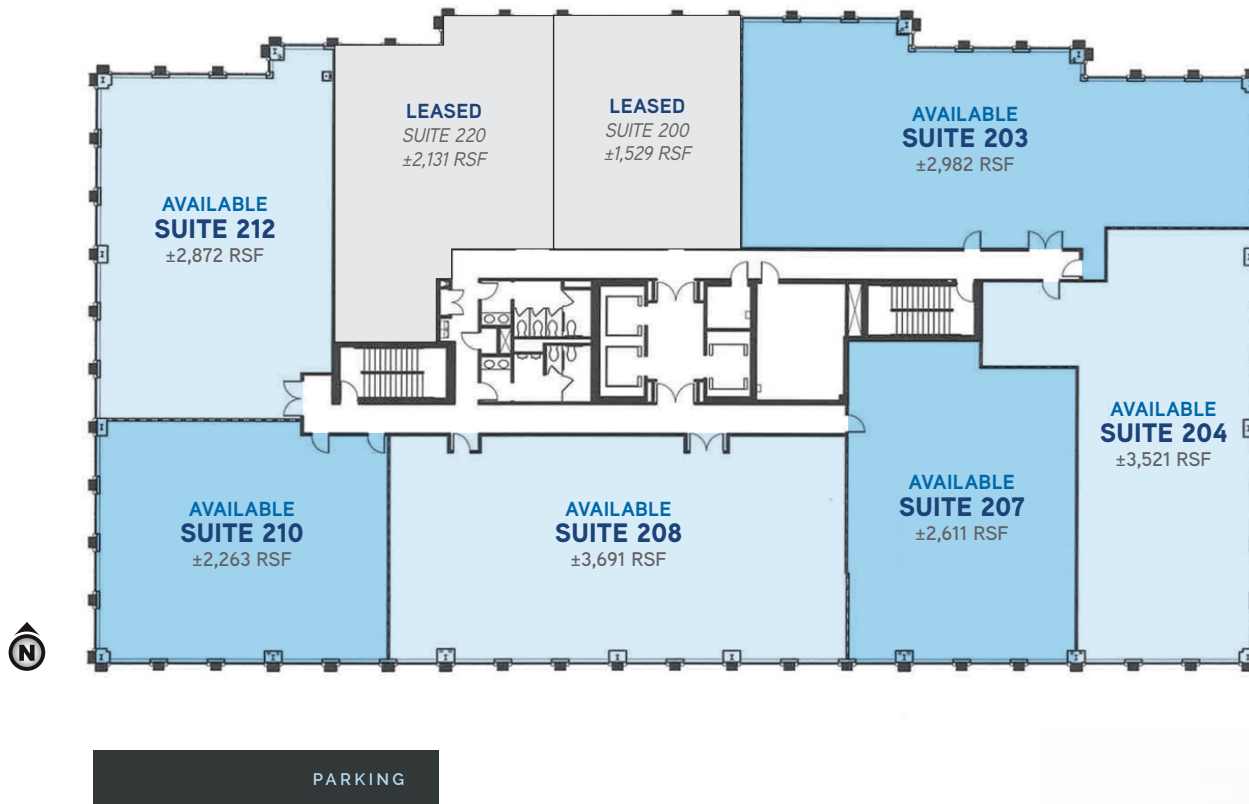
# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

SECOND FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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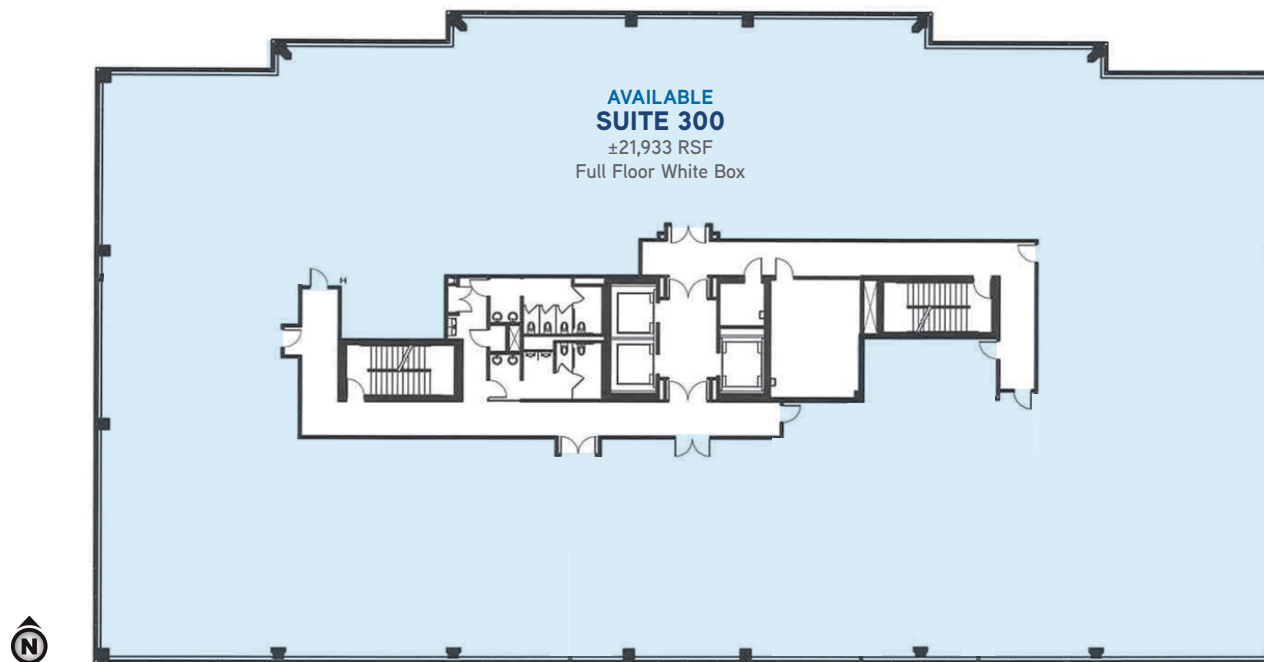
# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

THIRD FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

FIFTH FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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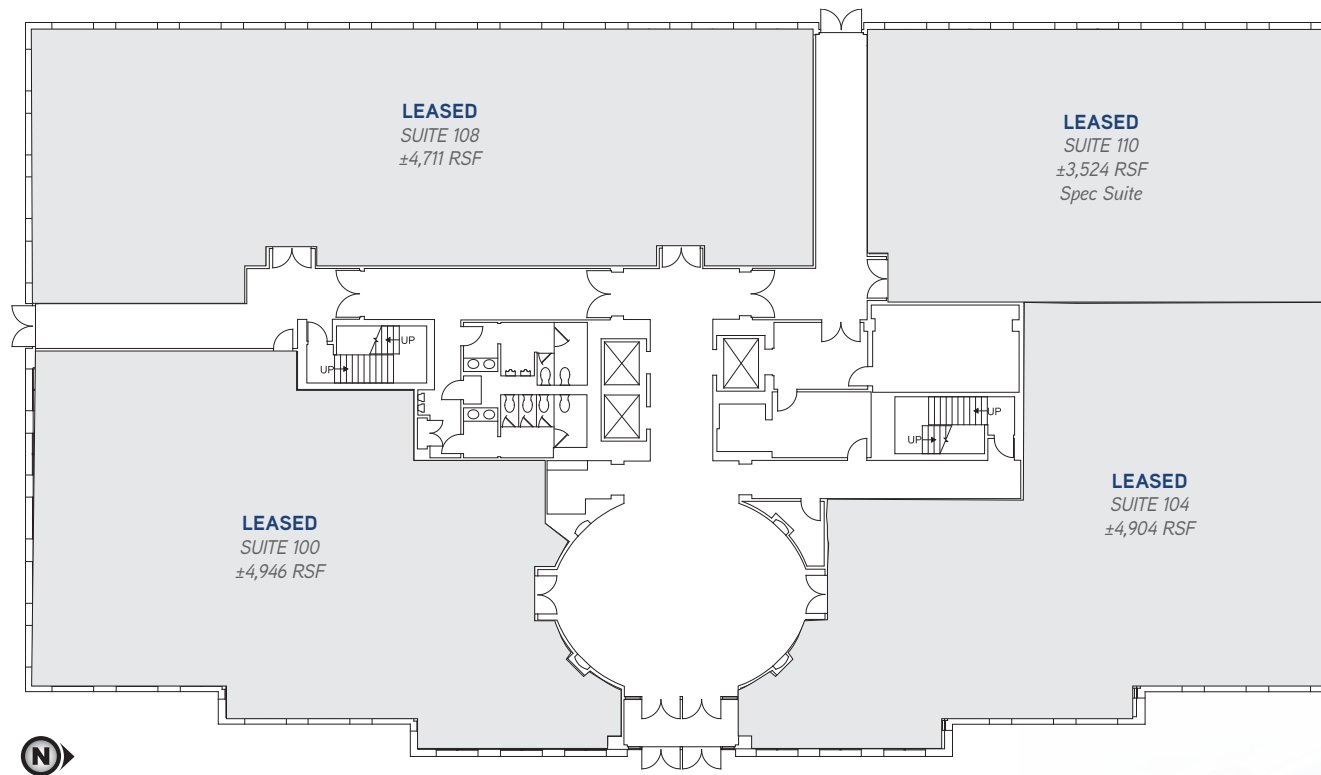
# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

FIRST FLOOR  
\$2.30 PSF, FSG

PARKING



WEST LAKE MEAD BOULEVARD

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# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

SECOND FLOOR  
\$2.30 PSF, FSG

**AVAILABLE  
SUITE 240**  
±1,767 RSF  
Spec Suite

**LEASED  
SUITE 250**  
±3,807 RSF

**LEASED  
SUITE 260**  
±7,778 RSF

PARKING

**AVAILABLE  
SUITE 230**  
±3,551 RSF  
Spec Suite

**LEASED  
SUITE 290**  
±2,208 RSF

**AVAILABLE  
SUITE 200**  
±2,763 RSF

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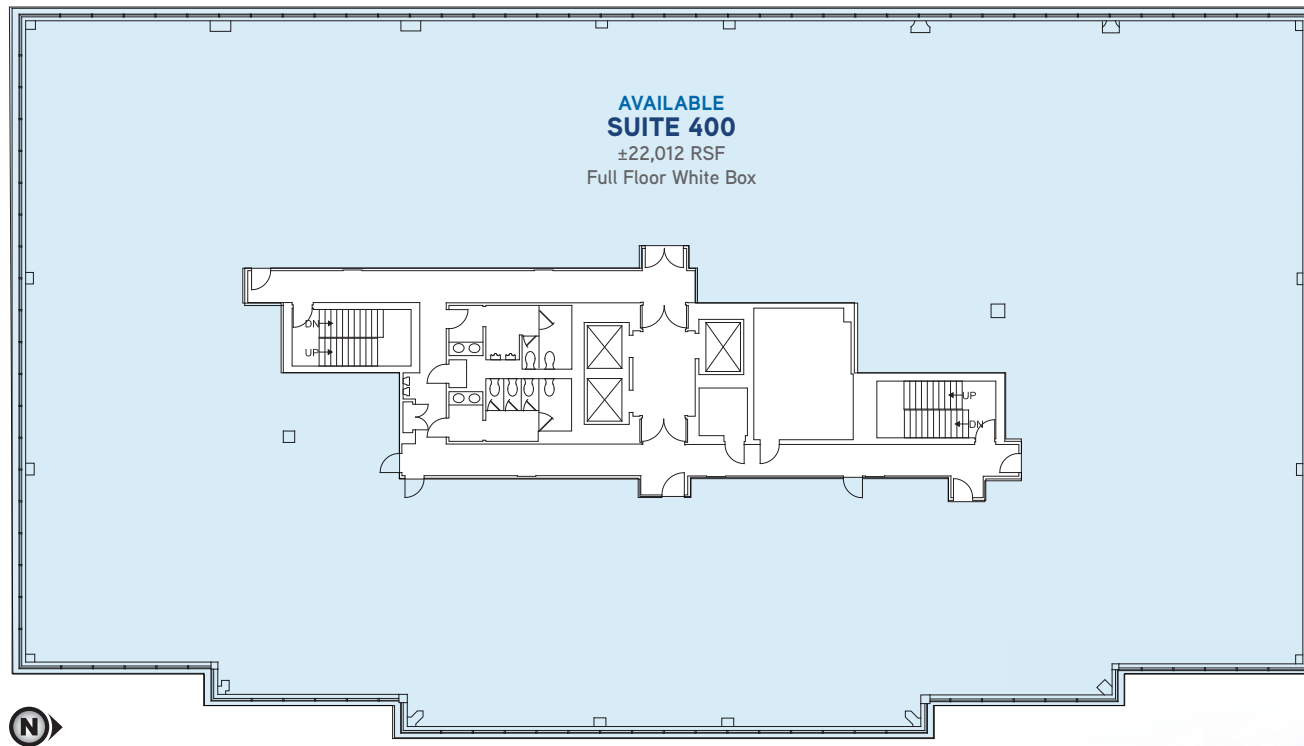
# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

FOURTH FLOOR  
\$2.30 PSF, FSG

PARKING



WEST LAKE MEAD BOULEVARD

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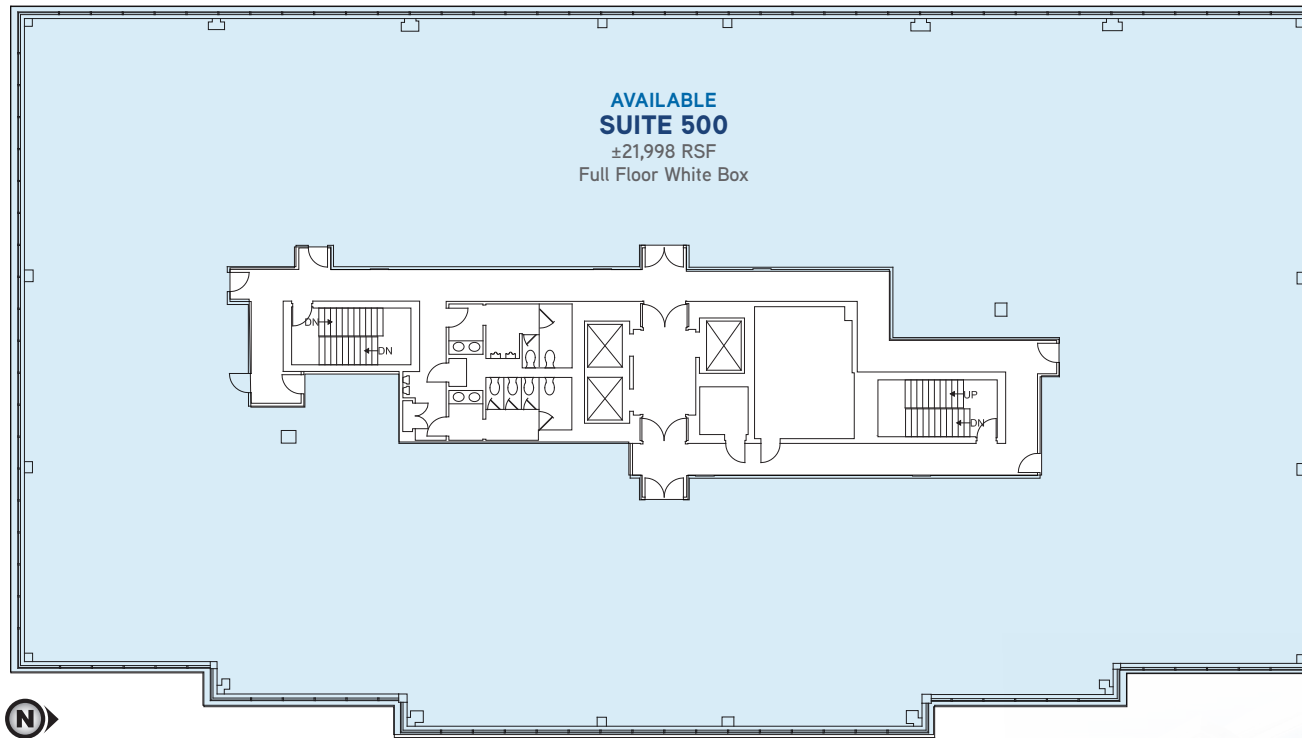
# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

FIFTH FLOOR  
\$2.30 PSF, FSG

PARKING



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