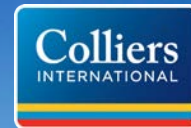


SAHARA RANCHO CORPORATE CENTER

2200-2250 SOUTH RANCHO DRIVE, LAS VEGAS, NV 89102



**HIGH END PROFESSIONAL OFFICE
BUILDING AVAILABLE FOR LEASE**

CHRIS CONNELL

+1 702 836 3709

chris.connell@colliers.com

GRANT TRAUB

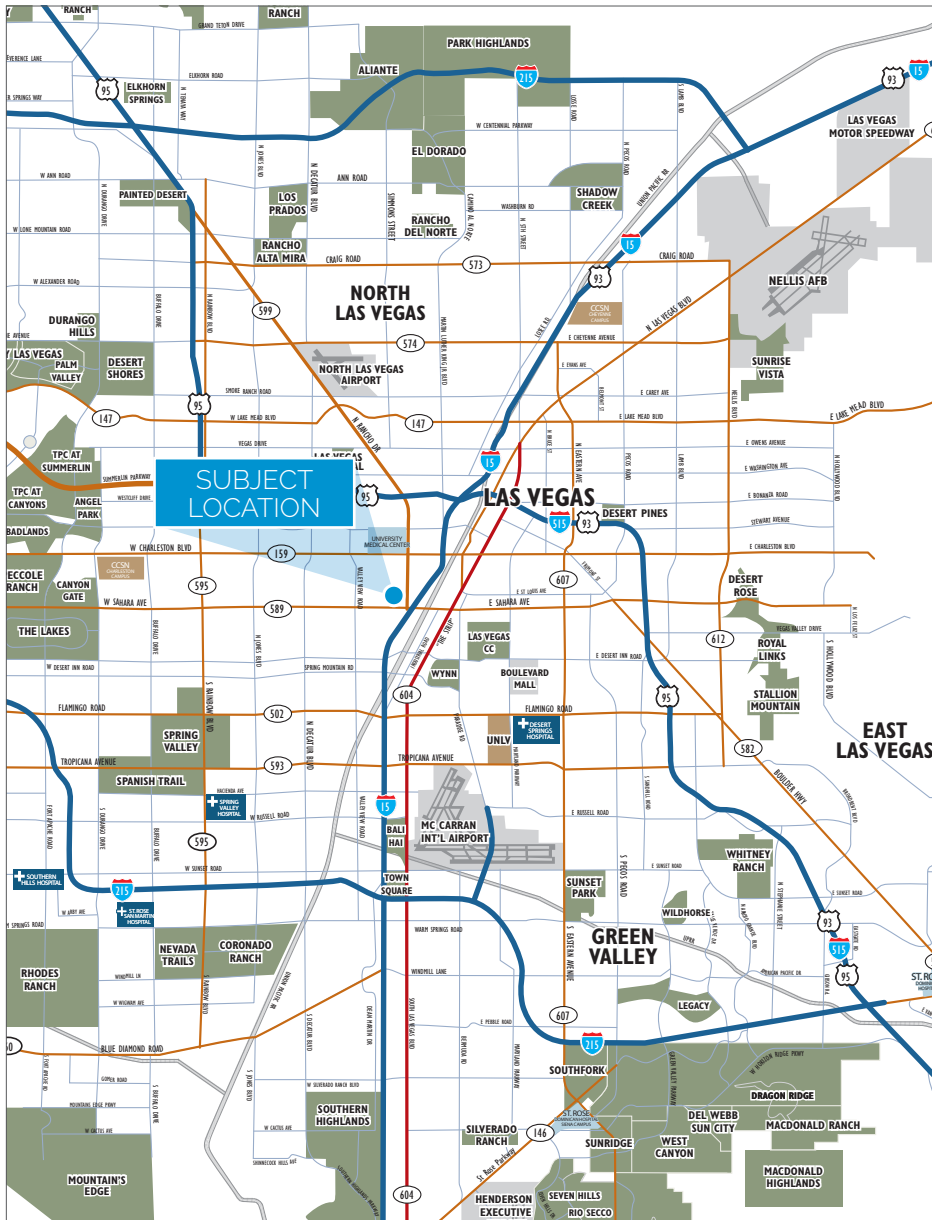
+1 702 836 3789

grant.traub@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

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2200-2250 SOUTH RANCHO DRIVE, LAS VEGAS, NV 89102

SAHARA RANCHO CORPORATE CENTER IS ADJACENT TO I-15 LOCATED AT THE INTERSECTION OF SAHARA AVENUE AND RANCHO DRIVE WITH CLOSE PROXIMITY TO THE LAS VEGAS “STRIP”, MCCARRAN INTERNATIONAL AIRPORT AND DOWNTOWN. THE BUILDING OFFERS GREAT EXPOSURE AND VISIBILITY.

PROPERTY HIGHLIGHTS

- ±6,811 SF of Turn-Key Education Space Available
- High End Professional Office Building
- Suites Available From ±2,109 SF - ±11,203 SF
- Minutes from Downtown and McCarran International Airport
- Views and Access to The Las Vegas Strip
- Convenient Location to Courts and Downtown
- Prime Location with I-15 Access at Sahara Avenue
- Generous Tenant Improvement Allowance
- Beautiful Upgraded Finishes in the Building
- Call for Current Leasing Rates

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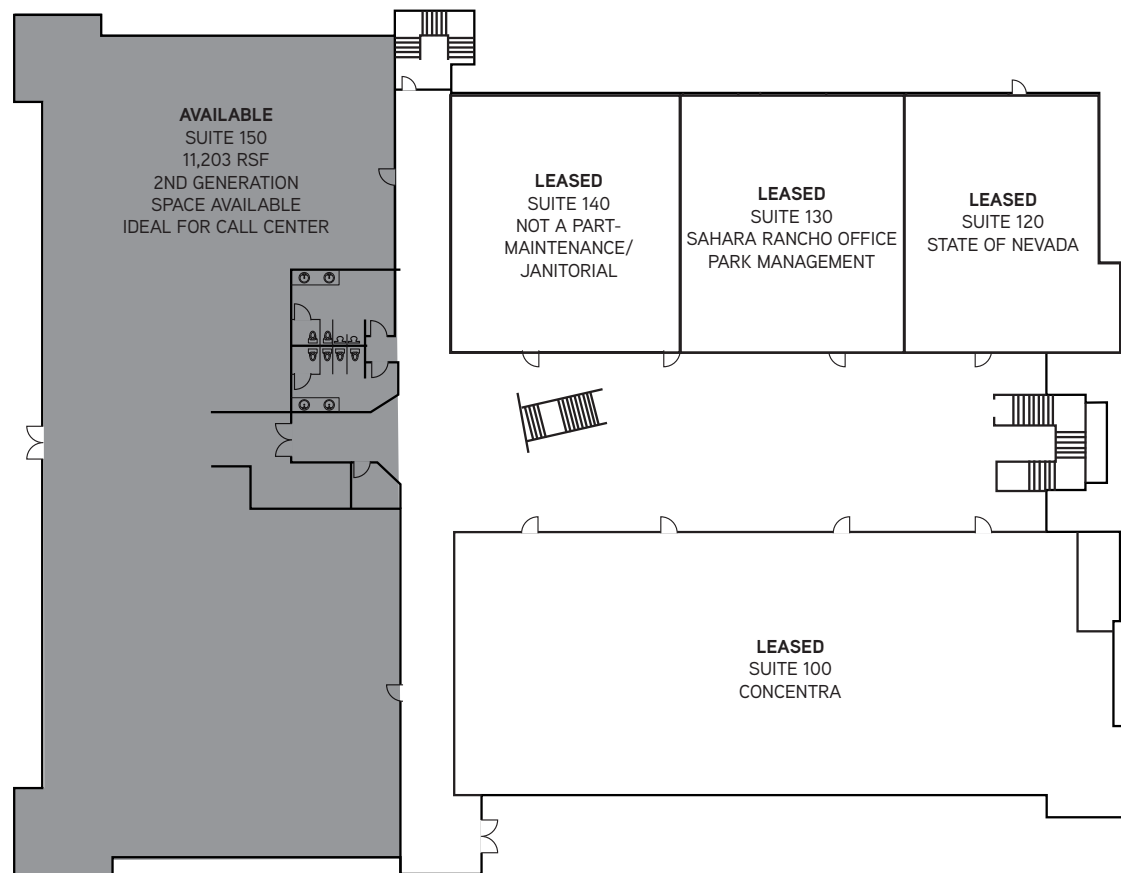


BUILDING 2200

SOUTH RANCHO DRIVE - FIRST FLOOR

> SUITE 150 ±11,203 RSF

- Vanilla Shell Condition



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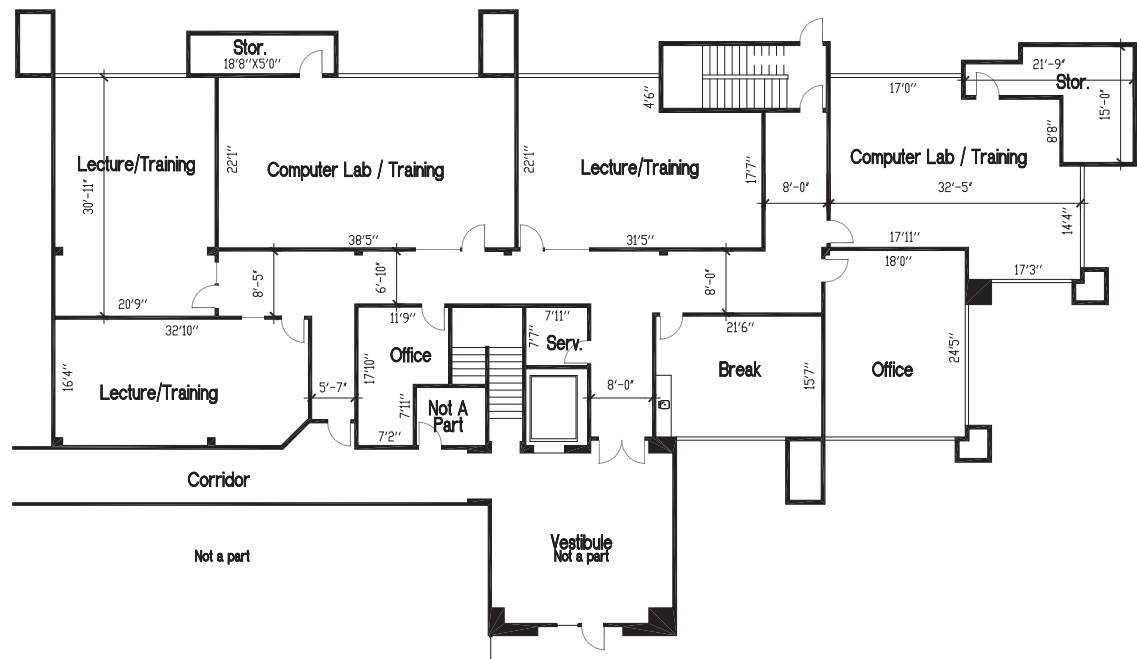
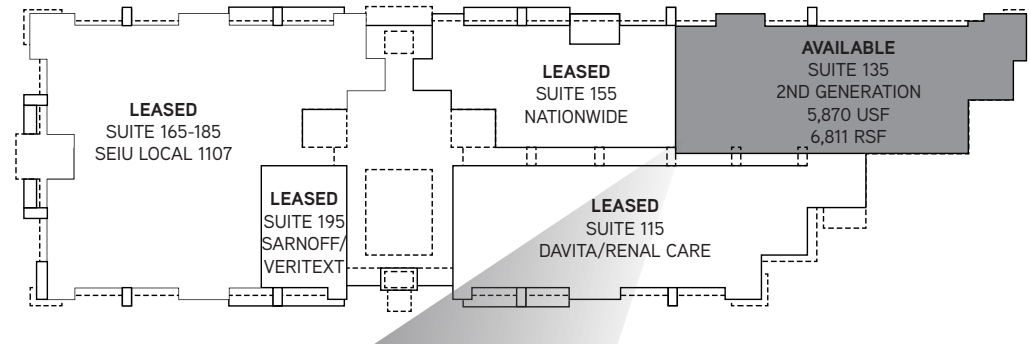
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SUITE 135
±5,870 USF
±6,811 RSF



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SAHARA RANCHO CORPORATE CENTER



BUILDING 2250

SOUTH RANCHO DRIVE - SECOND FLOOR

> SUITE 255 ±2,499 RSF

- Grey Shell Condition

> SUITE 265 ±2,109 RSF

- Grey Shell Condition



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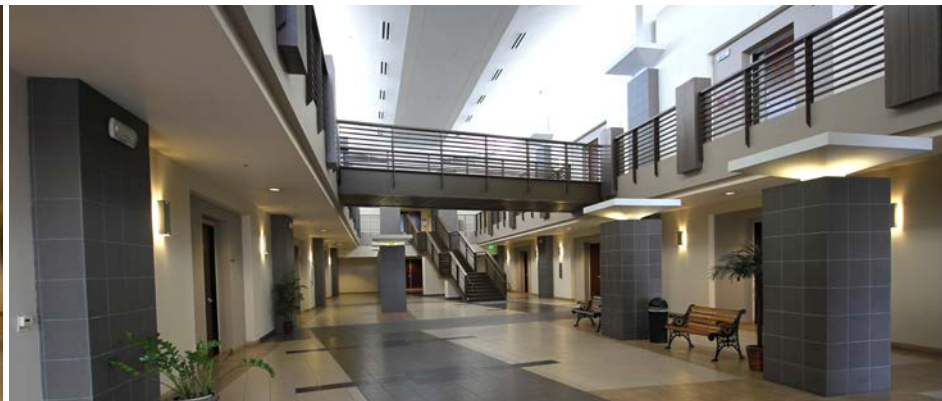
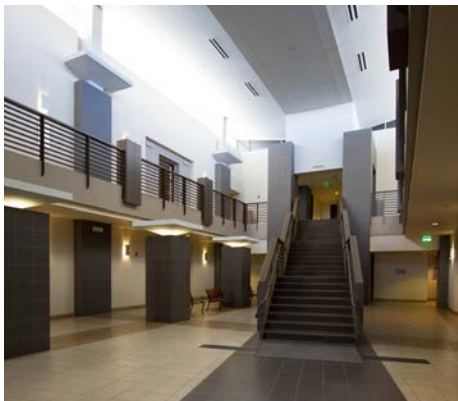
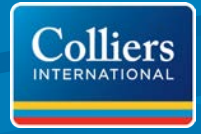
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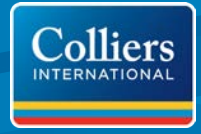
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