



A PROJECT BY:

ODYSSEY



FOR LEASE

Two Buildings

# City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Twice the flexibility



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Two Buildings, Twice the Flexibility.

Colliers

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Two ±106,000 SF five-story,  
Class A suburban office buildings.

City Center West has strong 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, Harry Reid 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.

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## Property Highlights

- \$3.10 PSF, FSG
- Covered and Uncovered Parking
- 4:1000 USF Parking Ratio
- Turnkey Tenant Improvements
- Numerous Walkable Amenities
- Move-In Ready Suites
- Monument Signage Available

Suites from ±813 SF



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## 7201 West Lake Mead Available Suites


Suite #	RSF	Suite #	RSF
240	2,310 SPEC	570	2,292
500	6,849	590	2,738 SPEC
530	813 SPEC		


LEASE RATE: \$3.10 PSF, FSG



## 7251 West Lake Mead Available Suites

Suite #	RSF
110	3,524 SPEC
480	1,696 SPEC

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# City Center West

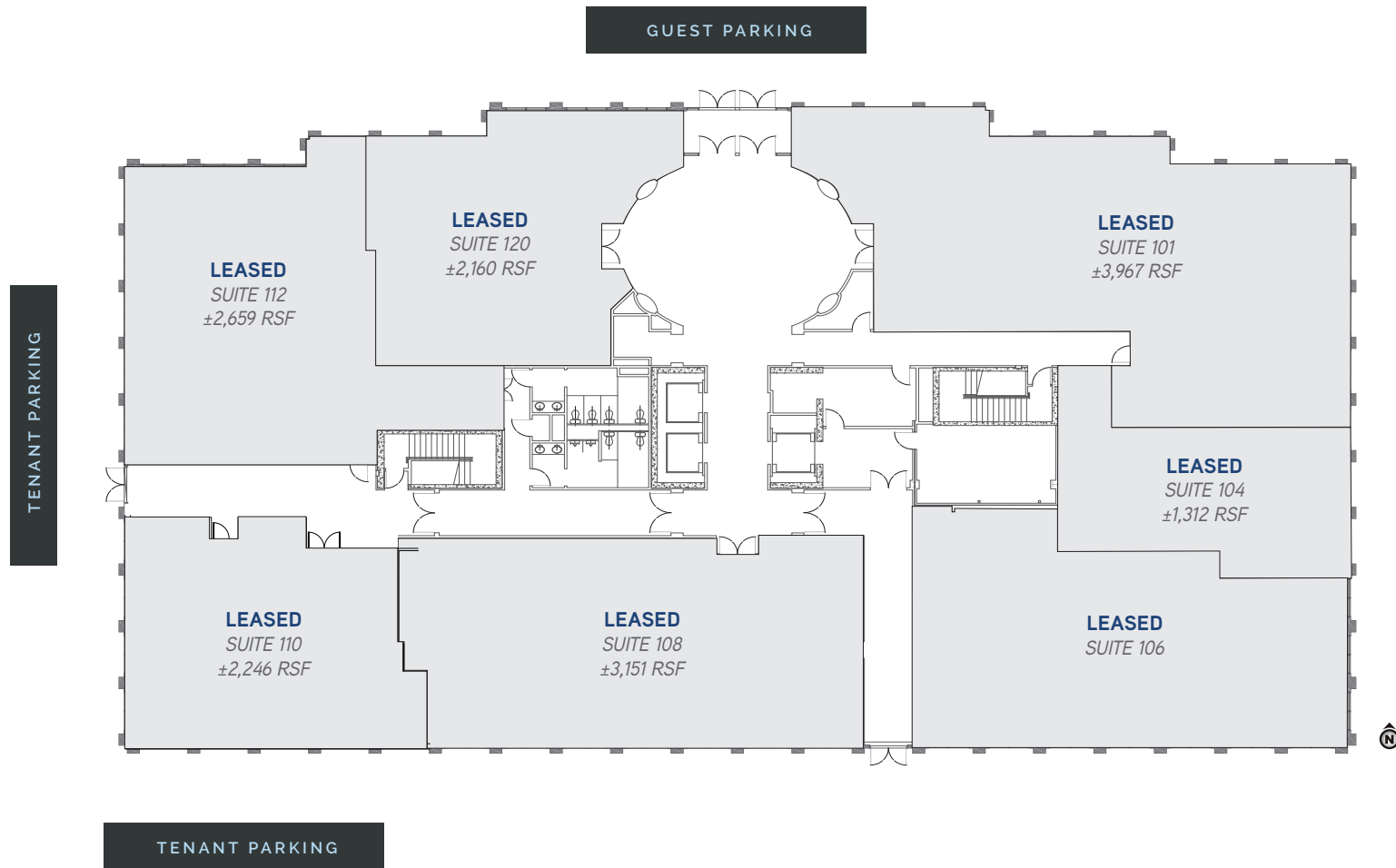
7201 & 7251 WEST LAKE MEAD BOULEVARD

# 7201

FIRST FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

*Not to scale. For illustration purposes only.*



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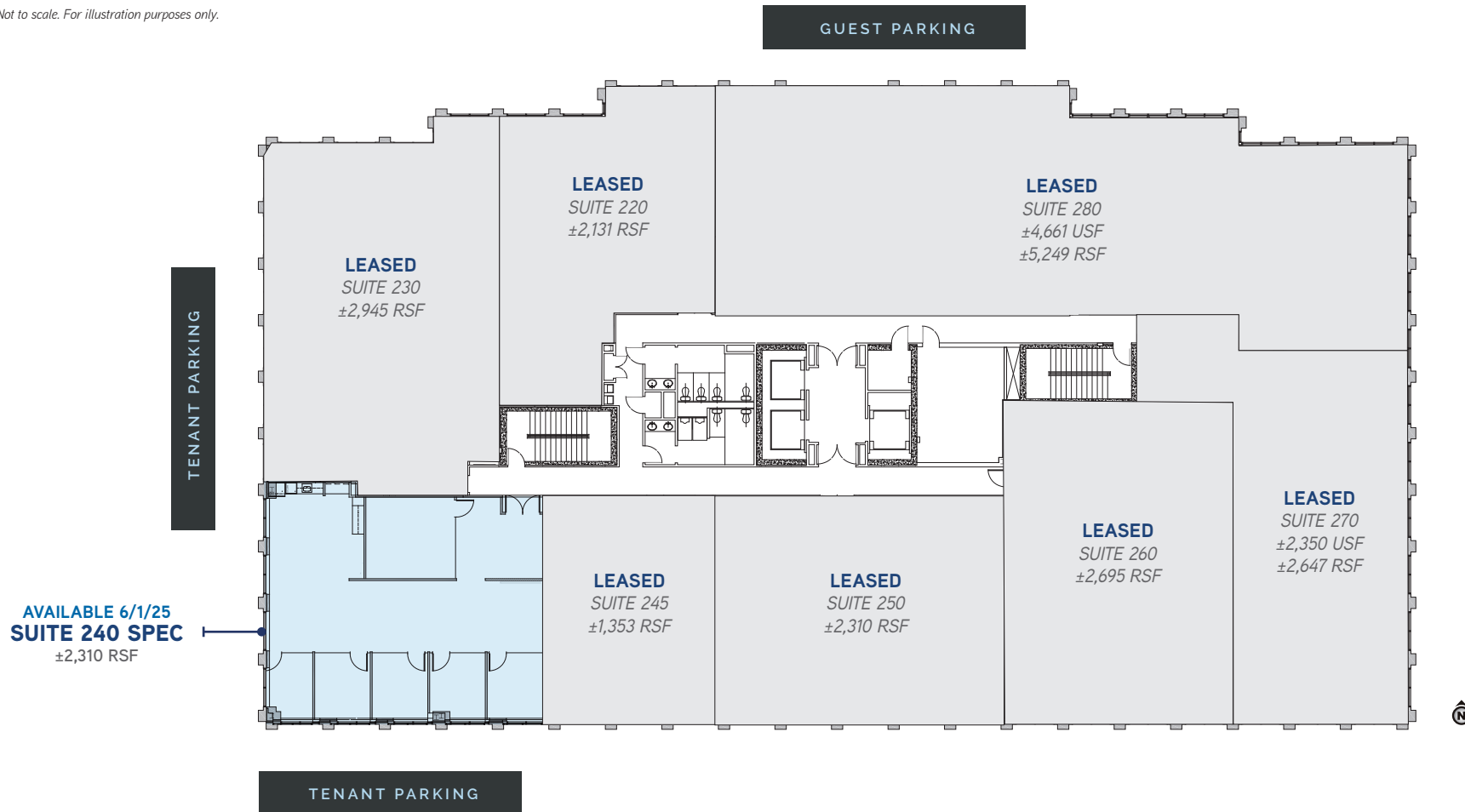
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# 7201

SECOND FLOOR

WEST LAKE MEAD BOULEVARD

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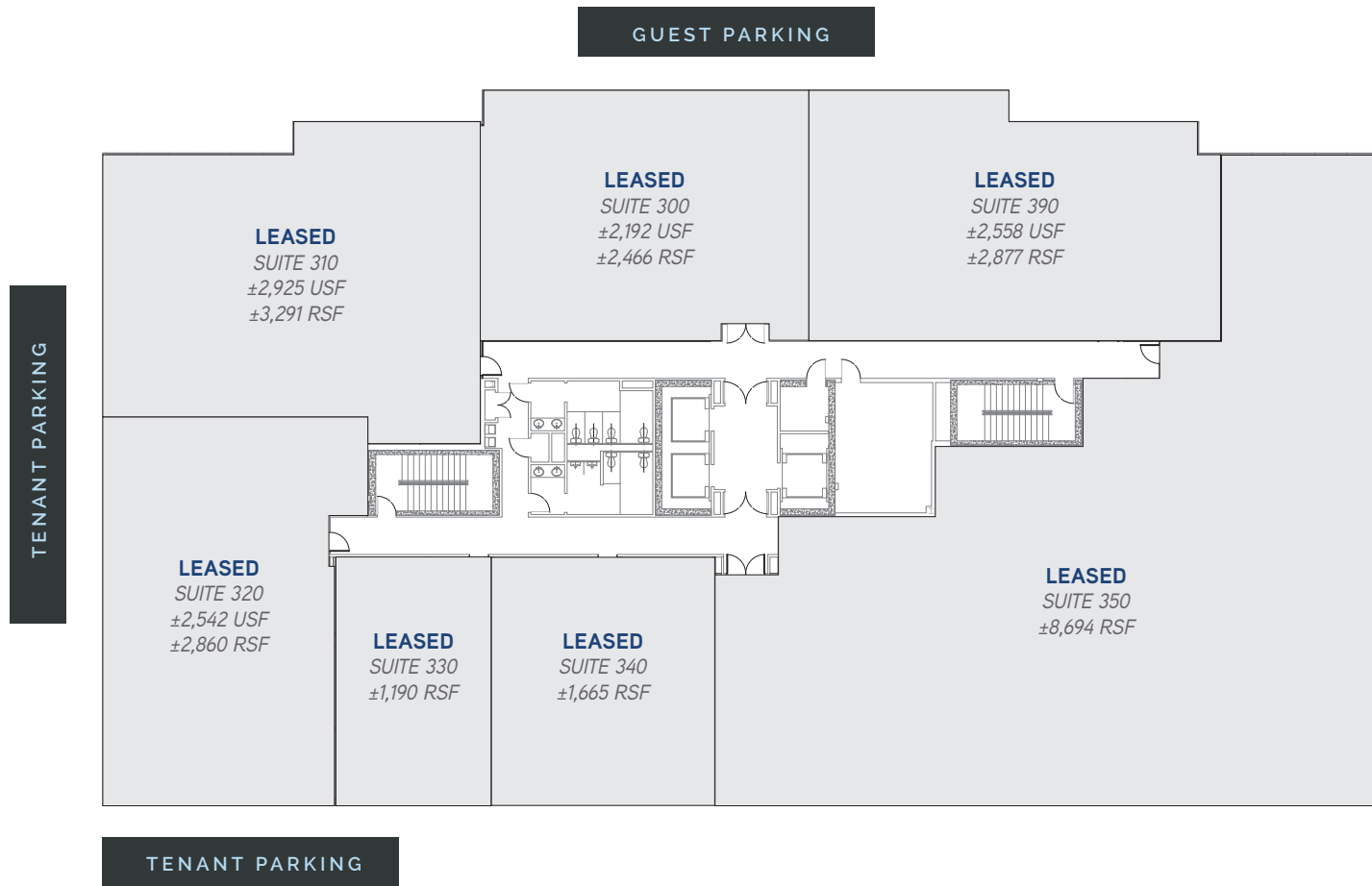
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# 7201

THIRD FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

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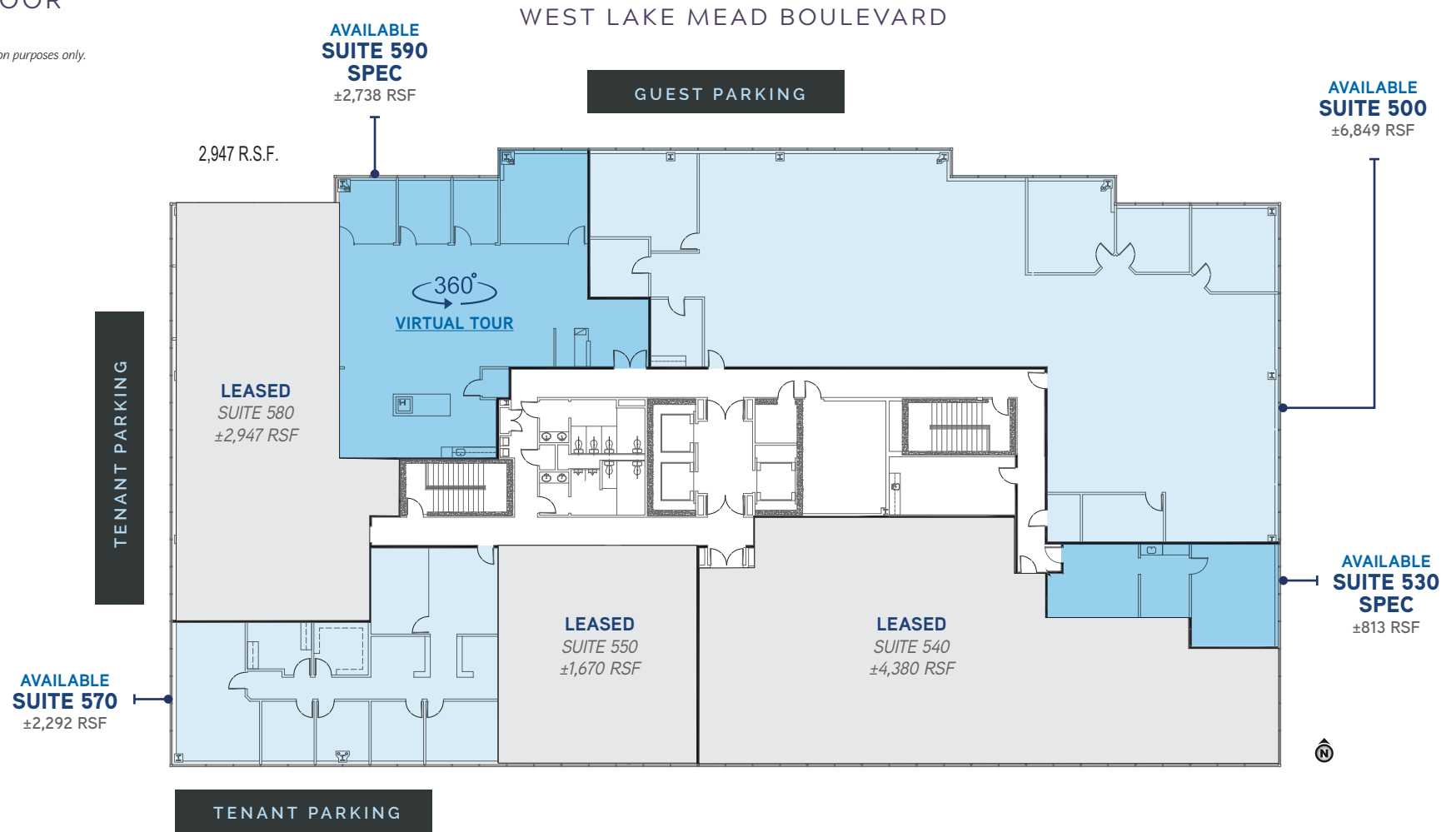
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# 7201

FIFTH FLOOR

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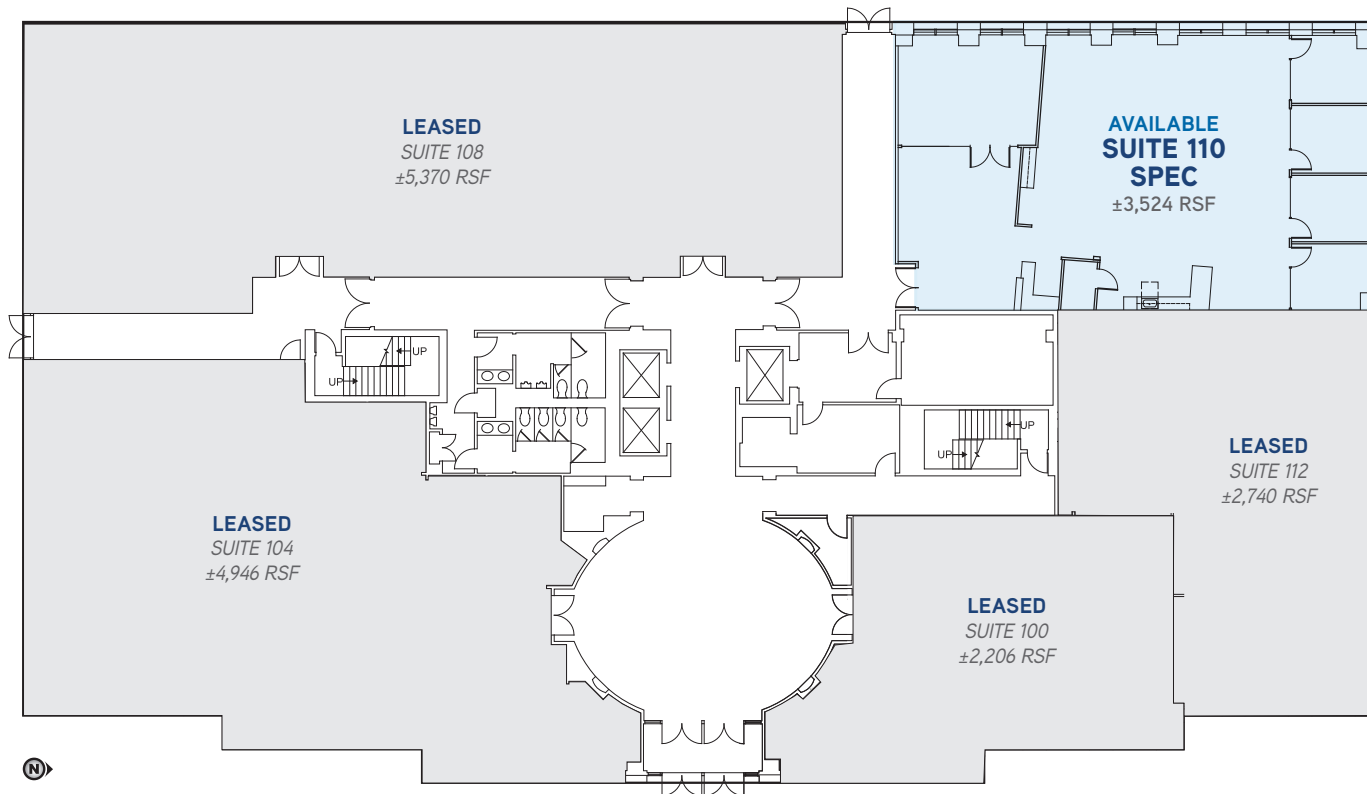
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## FIRST FLOOR

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TENAYA WAY

TENANT PARKING



WEST LAKE MEAD BOULEVARD

TENANT PARKING

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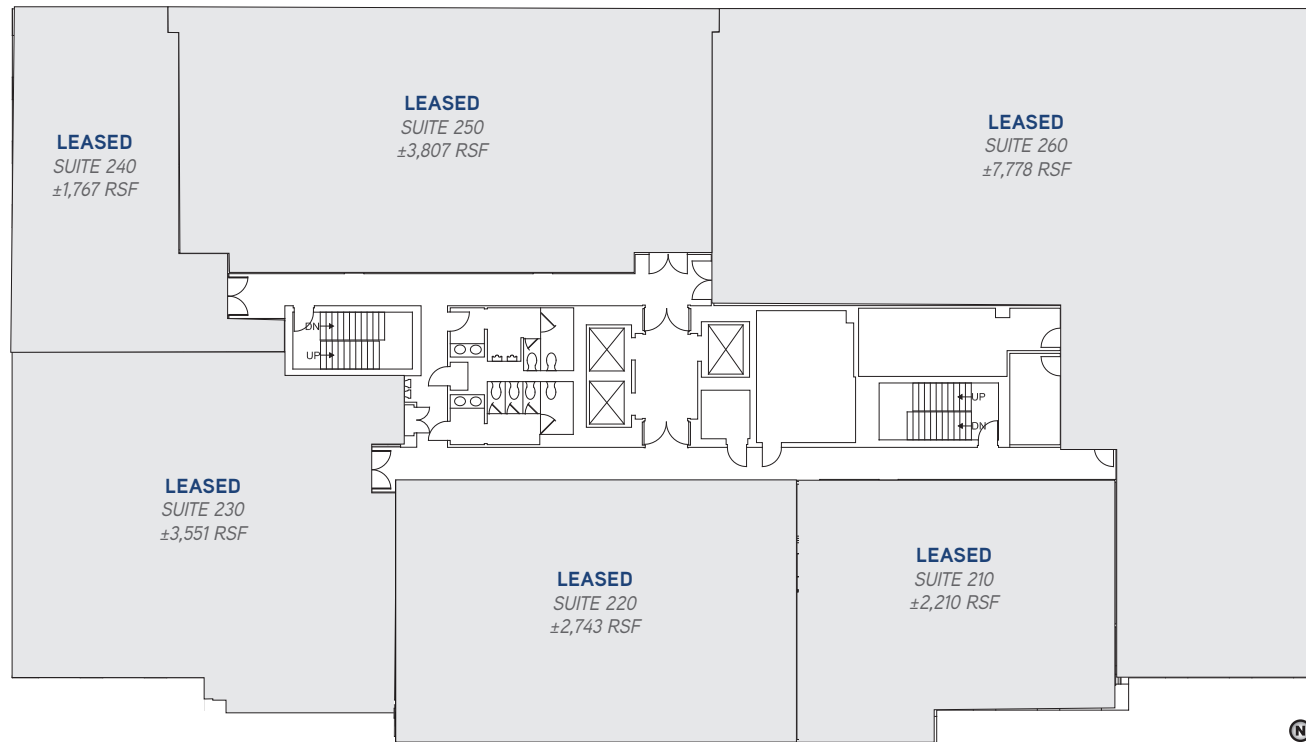
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SECOND FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING



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# 7251

FOURTH FLOOR

TENAYA WAY

TENANT PARKING

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**AVAILABLE**  
**SUITE 480 SPEC**  
±1,696 RSF

**LEASED**  
**SUITE 400**  
±4,200 RSF

**LEASED**  
**SUITE 420**  
±4,486 USF  
±5,170 RSF

**LEASED**  
**SUITE 470**  
±1,065 USF  
±1,232 RSF

**LEASED**  
**SUITE 460**  
±2,116 USF  
±2,447 RSF

**LEASED**  
**SUITE 450**  
±1,981 USF  
±2,293 RSF

**LEASED**  
**SUITE 440**  
±1,755 USF  
±2,031 RSF

**LEASED**  
**SUITE 430**  
±2,058 USF  
±2,382 RSF

WEST LAKE MEAD BOULEVARD

TENANT PARKING

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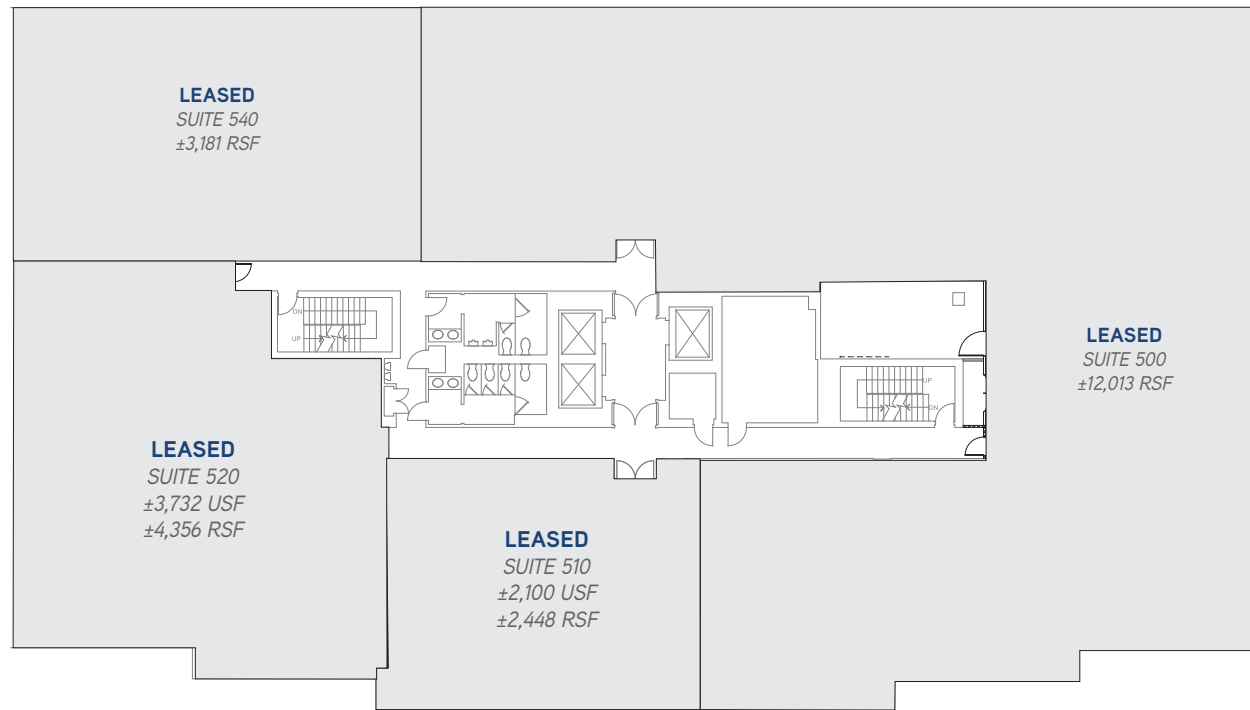
# 7251

FIFTH FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING



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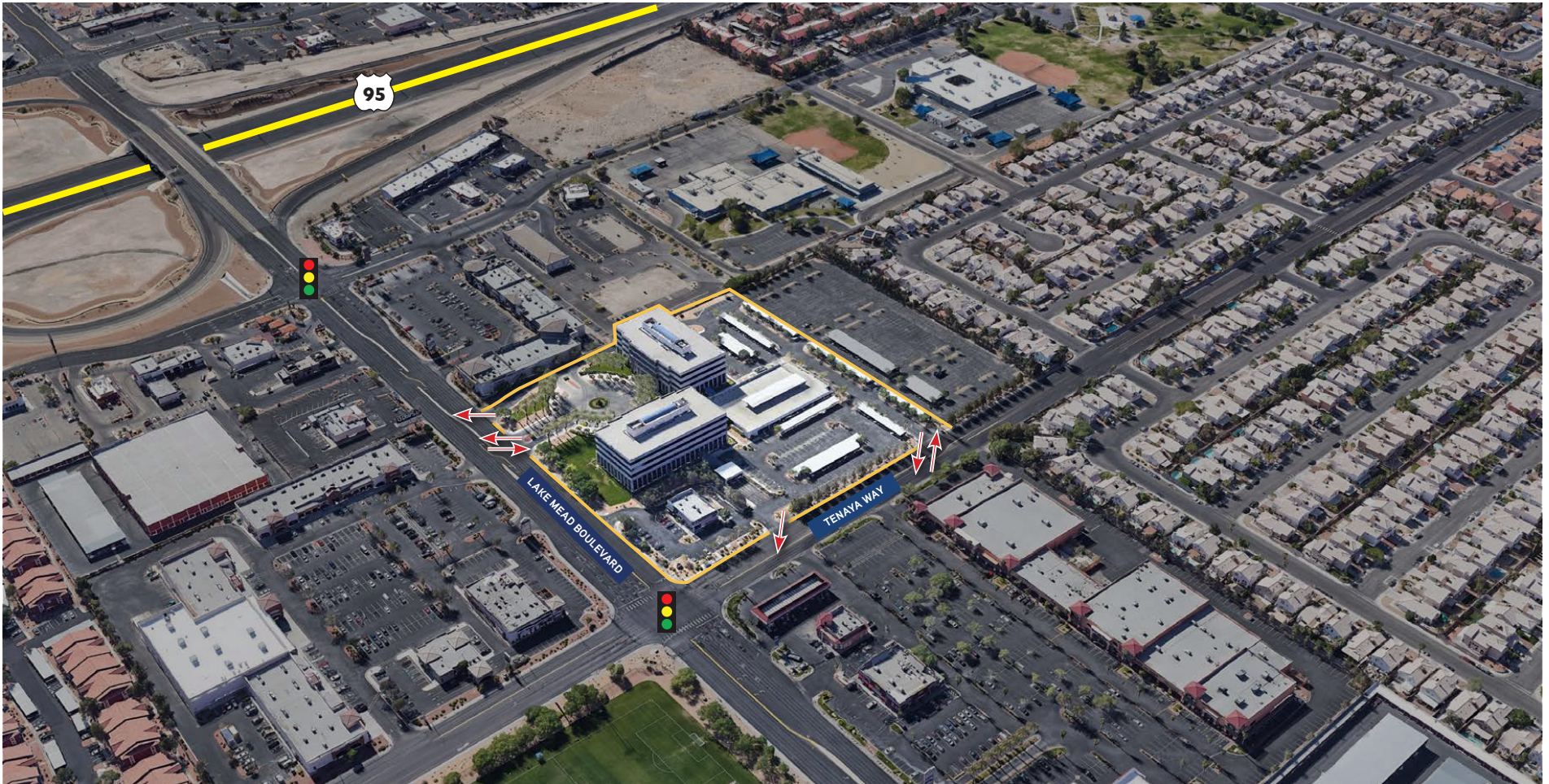
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