



# CHEYENNE — FAIRWAYS —

8660, 8670, 8680 W. Cheyenne Avenue, Las Vegas, Nevada 89129



## **FOR LEASE** – SUMMERLIN MIXED USE CLASS A OFFICE/RETAIL DEVELOPMENT

Cheyenne Fairways Business Center is an elegant and sophisticated office building(s) located adjacent to Durango Hills Golf course on the northern boundary of Summerlin.

**Steven Haynes**

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**Cheyenne Fairways Business Center is an elegant and sophisticated office/retail building(s) located adjacent to Durango Hills Golf course on the northern boundary of Summerlin. The development consists of three separate buildings totaling ±55,245 SF. The three buildings consist of two ±5,000 RSF single story buildings and one ±45,245 RSF two story office building. The suites offer well designed office space with golf course and mountain views through full-height windows. Each tenant in the two-story building has either a patio or balcony to enjoy the park-like setting.**

**LOCATION:**

Cheyenne Fairways Business Center is located along Cheyenne Boulevard just west of Rampart Boulevard. The property has easy access with its close proximity (two miles) of three freeways, I-95, I-215 and Summerlin Parkway, which allows an ideal location to place your business and enjoy a comfortable and elegant work environment.

<b>Number of Buildings</b>	Three Buildings Two (2) ±5,000 RSF one-story buildings One (1) ±45,245 RSF two story building
<b>Property Type</b>	Professional / Medical Office
<b>Rentable SF</b>	±55,245
<b>Land Area</b>	±4.58 acres
<b>Year Built</b>	2007
<b>Parcel</b>	138-08-801-019
<b>Submarket</b>	Northwest
<b>Zoning</b>	C-1, Limited Commercial District
<b>Parking</b>	52 covered 164 uncovered
<b>Rental Rate</b>	\$1.50-\$1.85 PSF NNN
<b>CAMs</b>	\$0.31 PSF
<b>Other</b>	Building & LED Monument Signage Available Close proximity to Mountain View Hospital Putting greens

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**\$1.50-\$1.85 PSF NNN**

**FOR LEASE - SUMMERLIN MIXED USE CLASS A OFFICE/RETAIL DEVELOPMENT**

8660, 8670, 8680 W. Cheyenne Avenue, Las Vegas, Nevada 89129



Tenants have the opportunity to lease suites that range in size from 1,970 SF to 3,618 SF.

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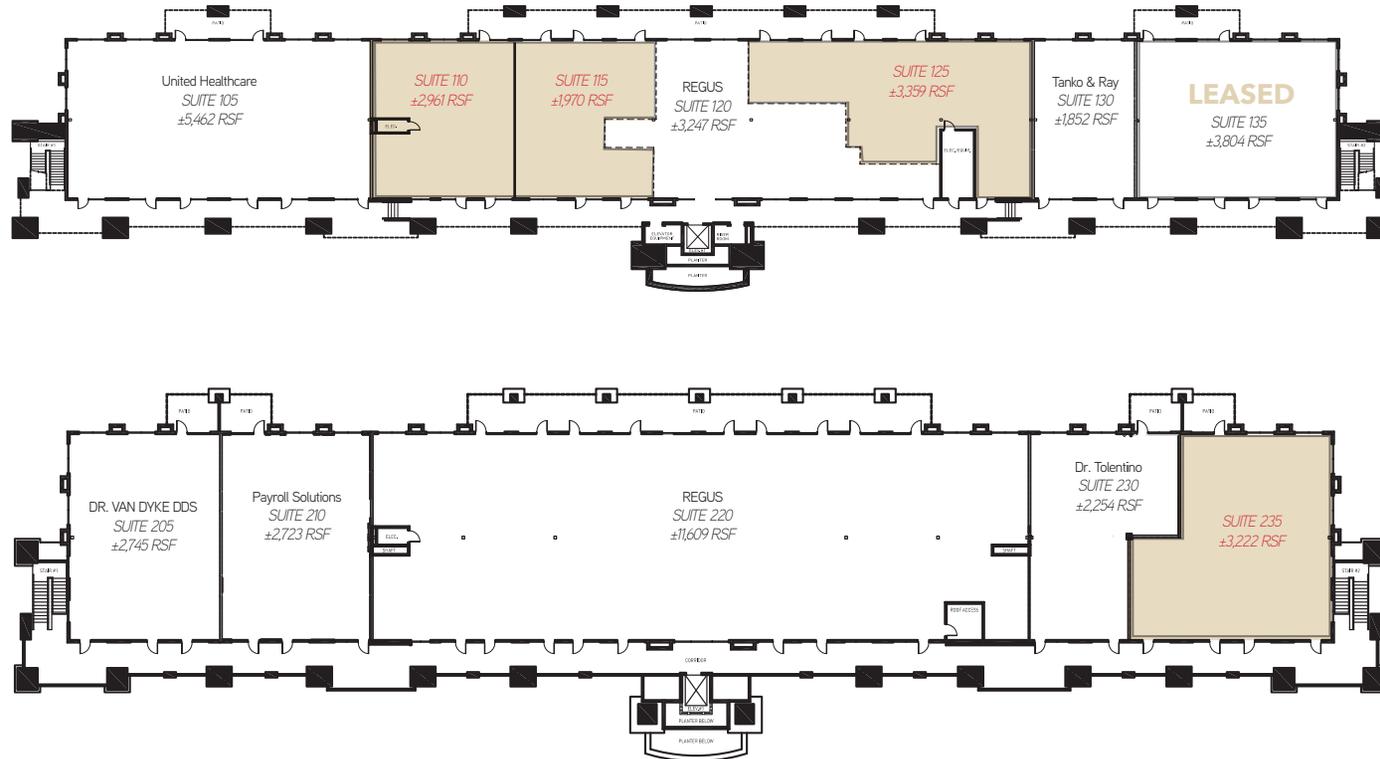




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**8670 W. CHEYENNE**  
Two Story Office Building

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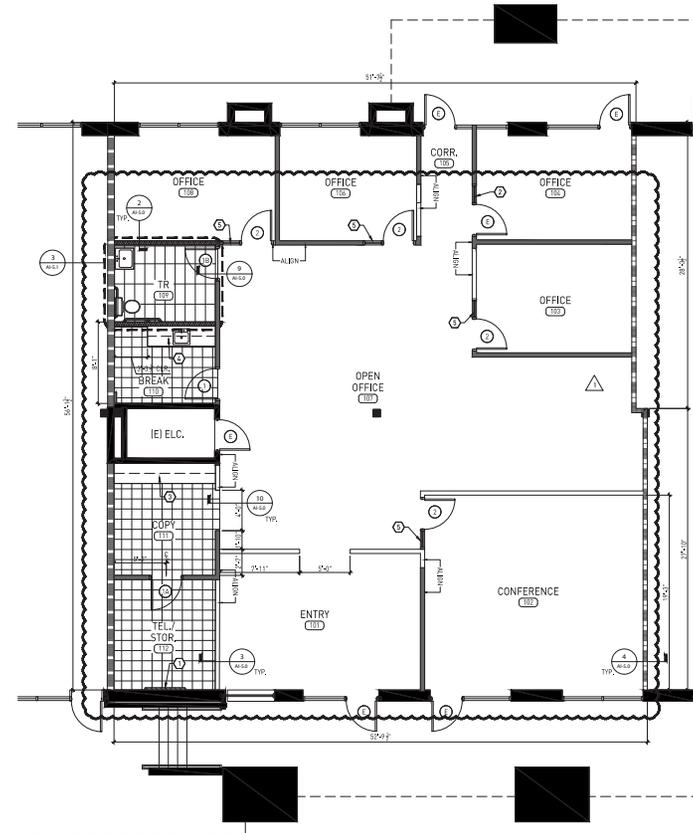
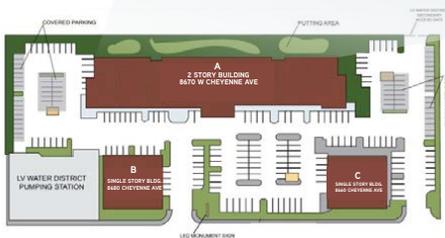
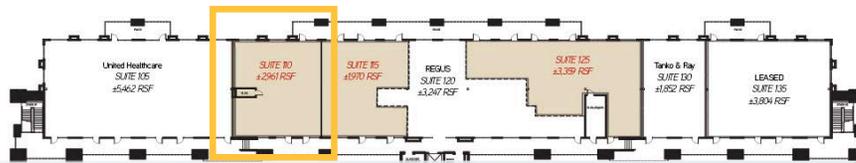
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8660, 8670, 8680 W. Cheyenne Avenue, Las Vegas, Nevada 89129

**8670 W. CHEYENNE**

**Two Story Office Building**

*SUITE 110*  
*±2,961 RSF*  
*First Floor*



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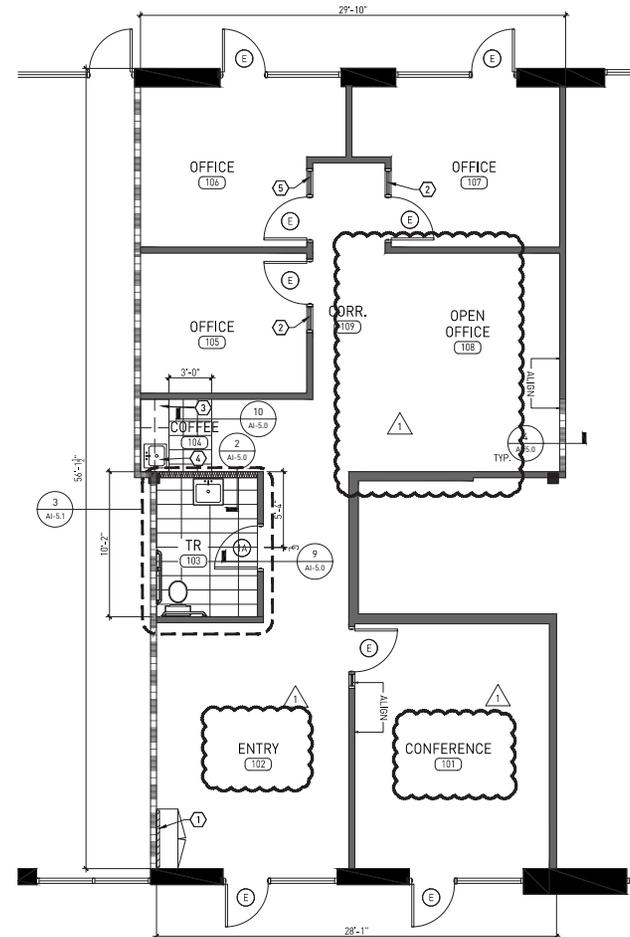
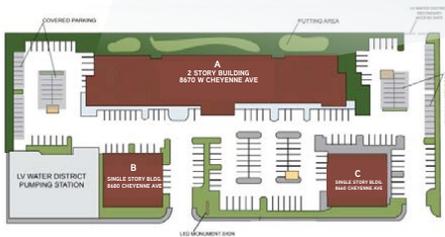
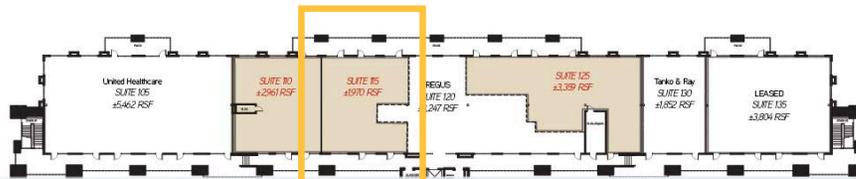
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**8670 W. CHEYENNE**

Two Story Office Building

*SUITE 115*  
*±1,970 RSF*  
*First Floor*



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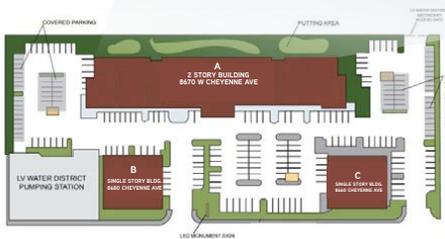
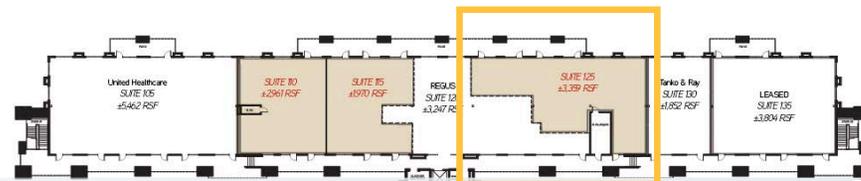
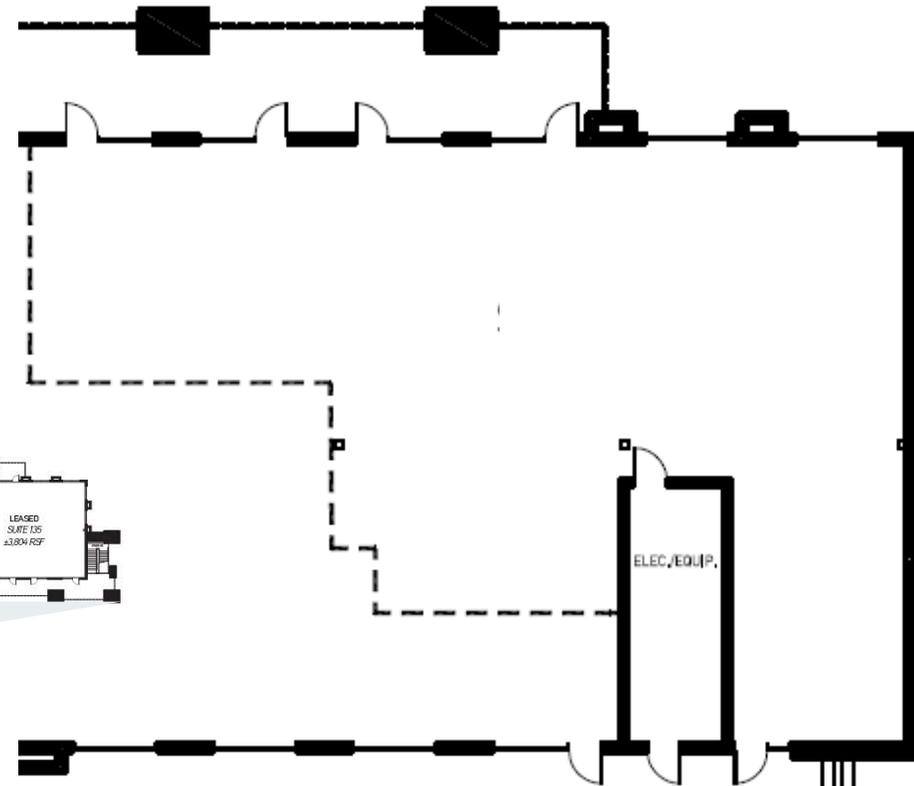
**8670 W. CHEYENNE**

Two Story Office Building

*SUITE 125*

*±3,359 RSF*

*First Floor*



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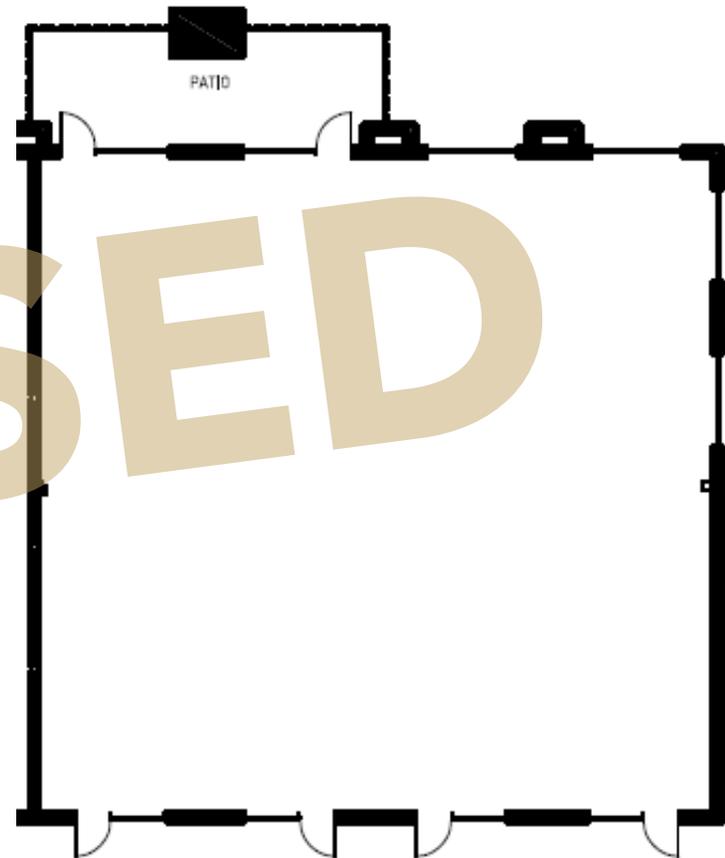
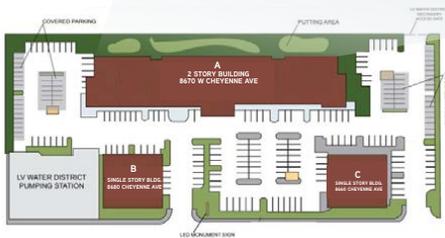
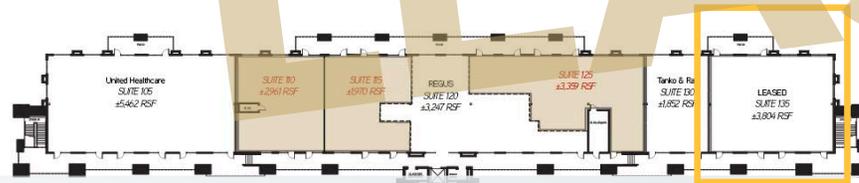
**8670 W. CHEYENNE**

Two Story Office Building

*SUITE 135*

*±3,618 RSF*

*First Floor*



LEASED

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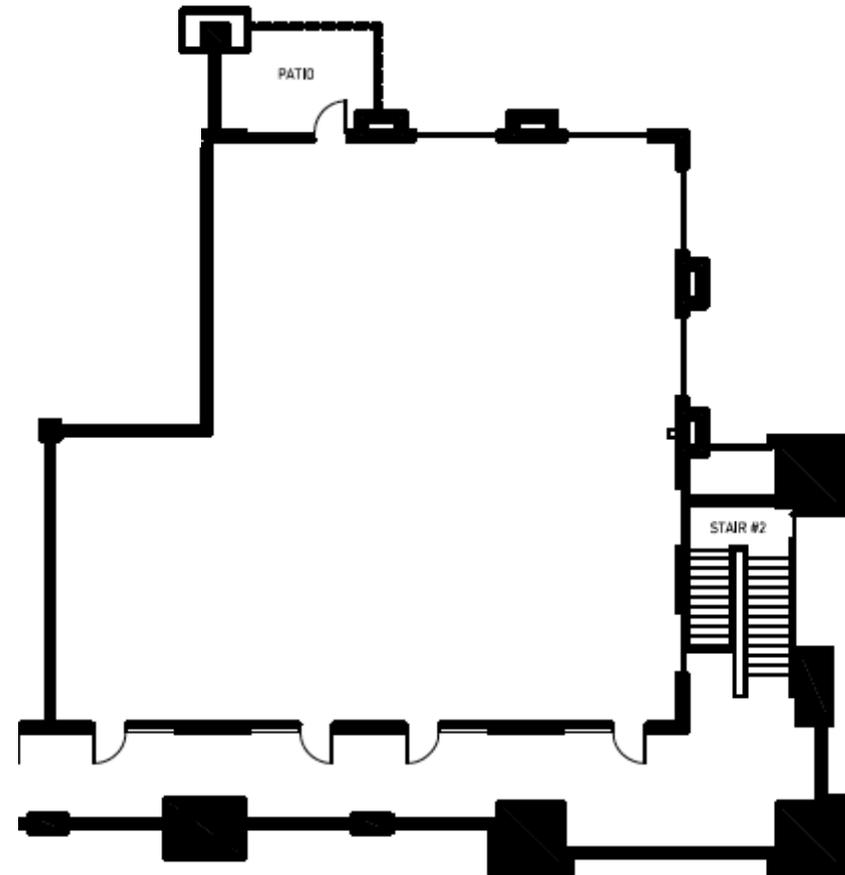
**8670 W. CHEYENNE**

Two Story Office Building

*SUITE 235*

*±3,222 RSF*

*Second Floor*



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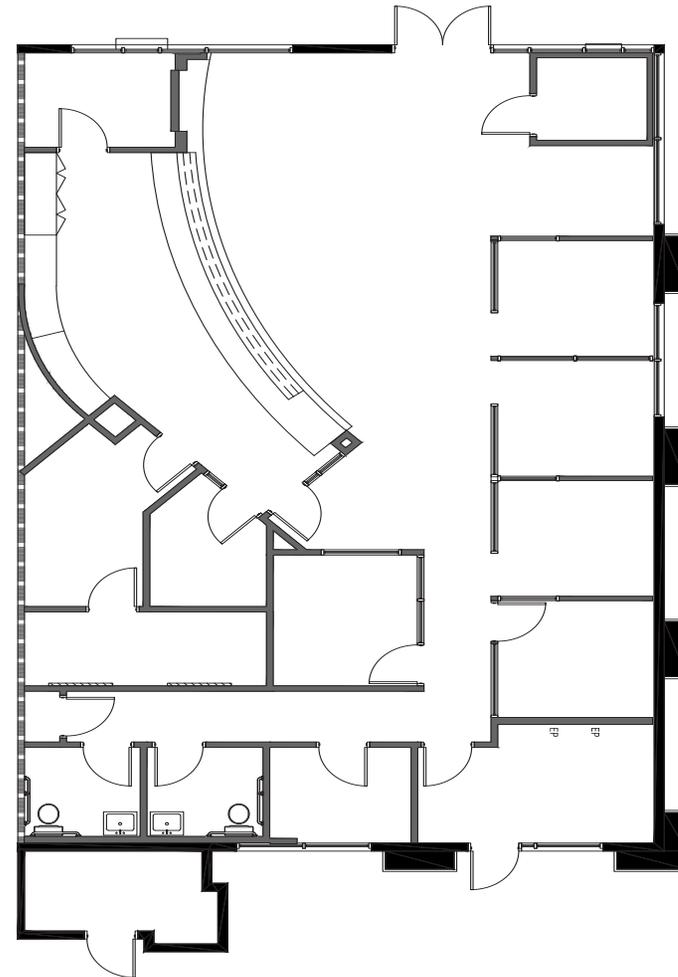
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**8660 W. CHEYENNE**

Office/Retail Building  
Direct Frontage on Cheyenne Ave

*SUITE 110*

*±2,500 RSF*  
*Former Bank*



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