



CHEYENNE — FAIRWAYS —

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



SUMMERLIN®

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

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com



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



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.

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

Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

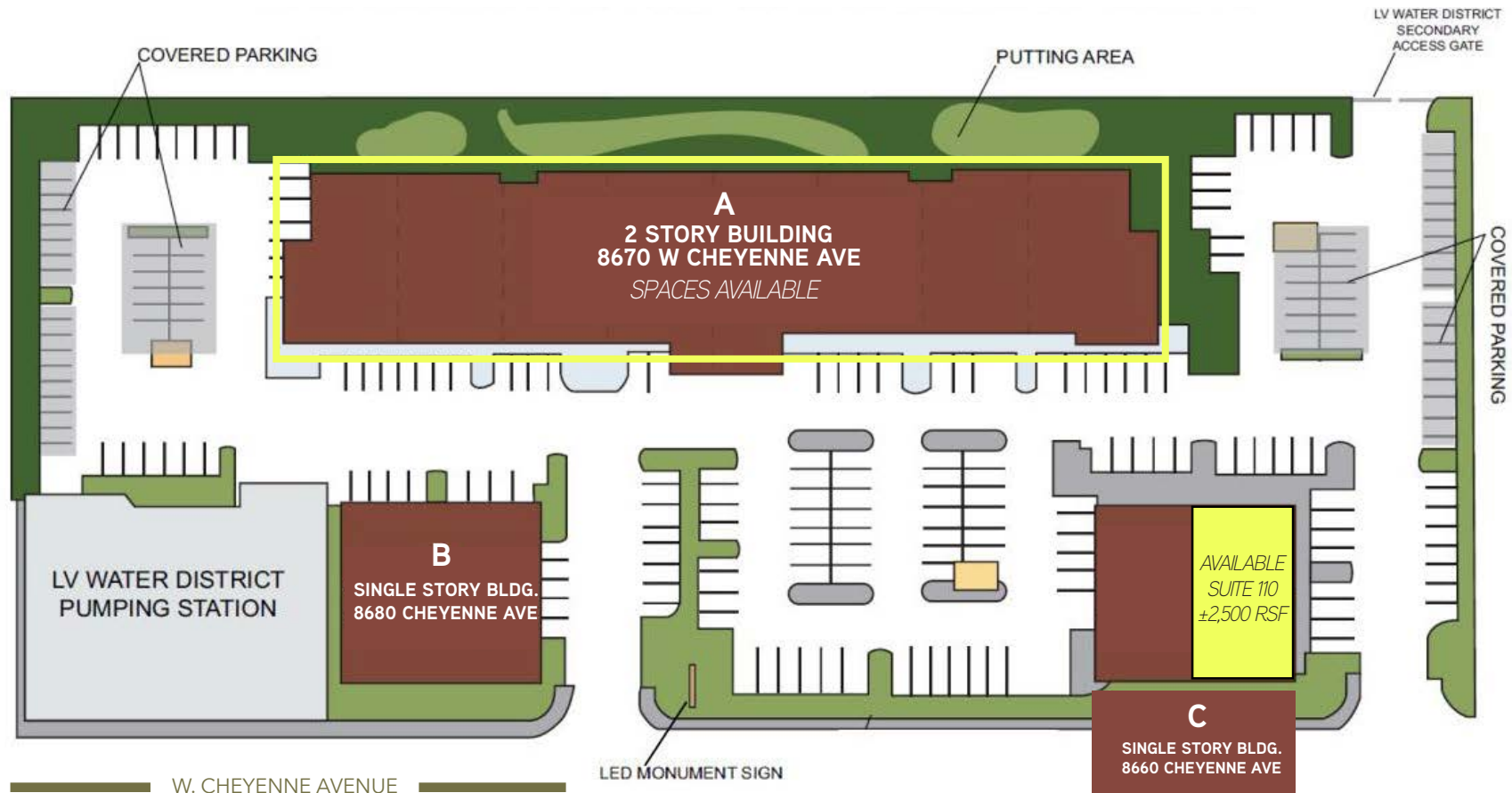




FOR LEASE - SUMMERLIN MIXED USE CLASS A OFFICE/RETAIL DEVELOPMENT

\$1.50-\$1.85 PSF NNN

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.

Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

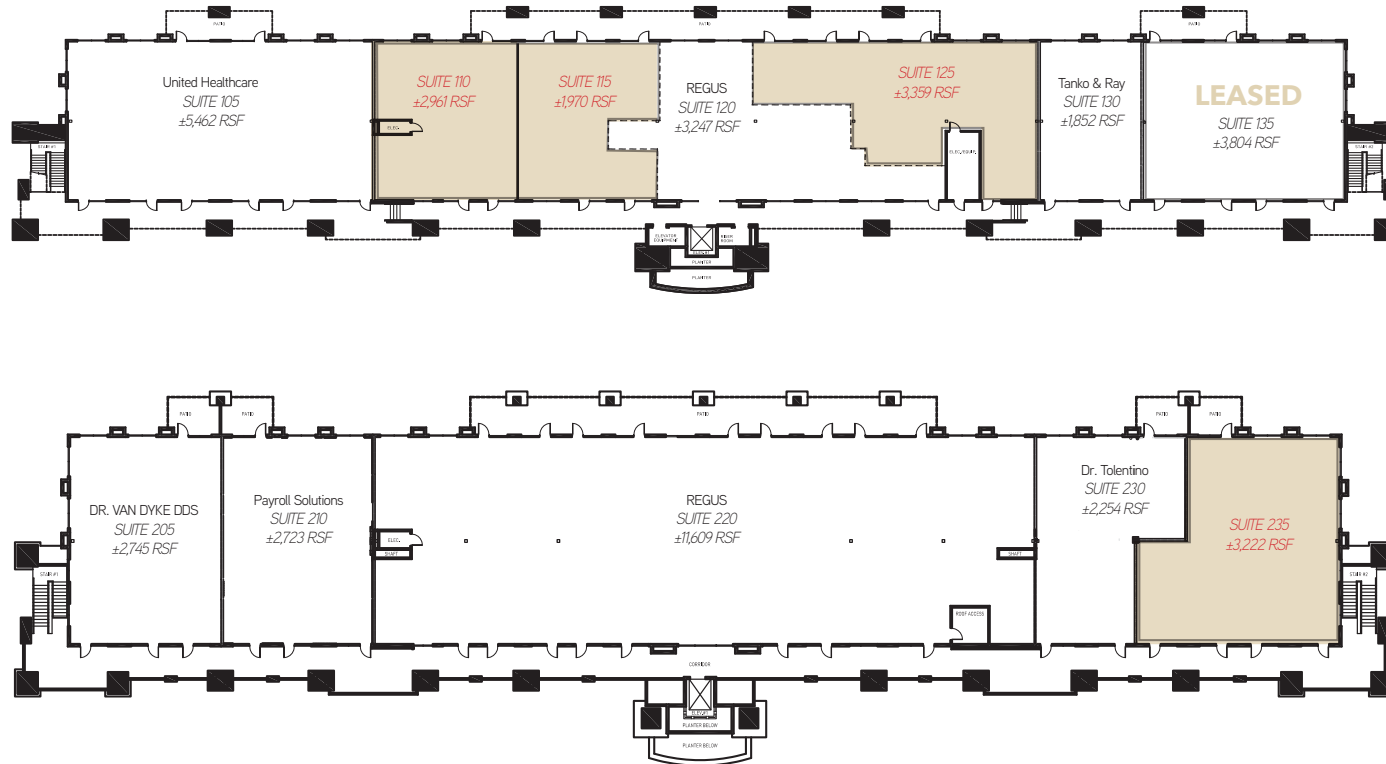




FOR LEASE - SUMMERLIN MIXED USE CLASS A OFFICE/RETAIL DEVELOPMENT

\$1.50-\$1.85 PSF NNN

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



8670 W. CHEYENNE Two Story Office Building

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

Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas





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

\$1.50-\$1.85 PSF NNN

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

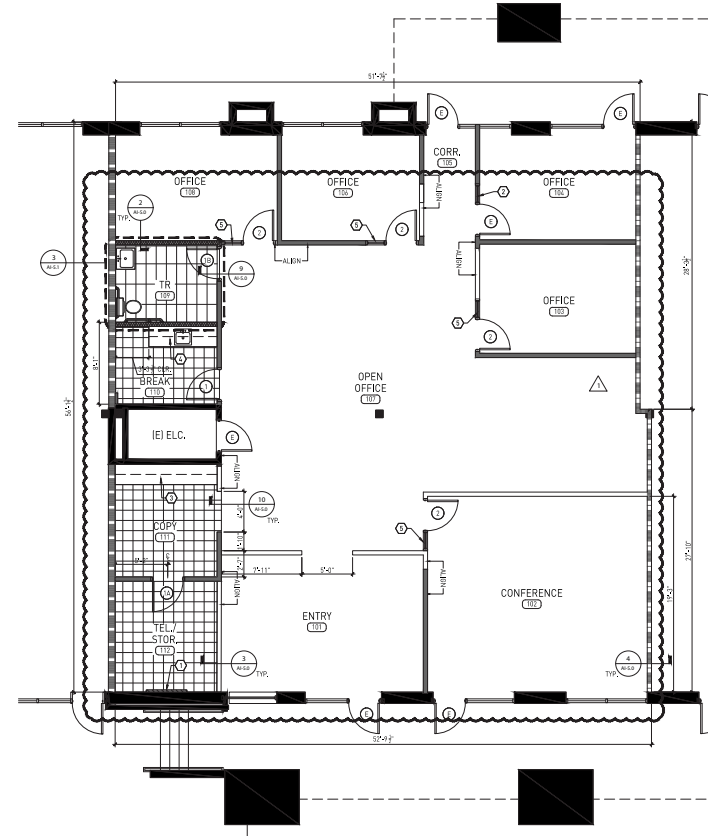
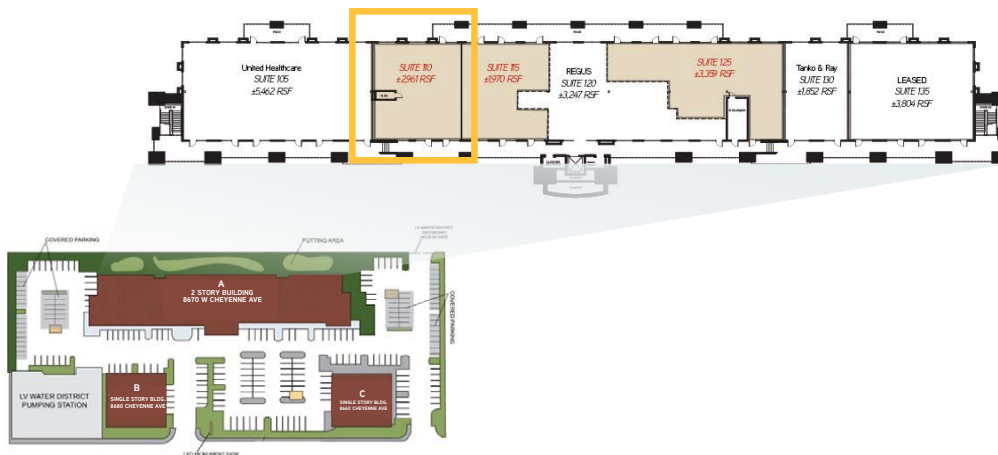
8670 W. CHEYENNE

Two Story Office Building

SUITE 110

±2,961 RSF

First Floor



Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T+1 702 735 5700

F+1 702 731 5709

www.colliers.com/lasvegas







\$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

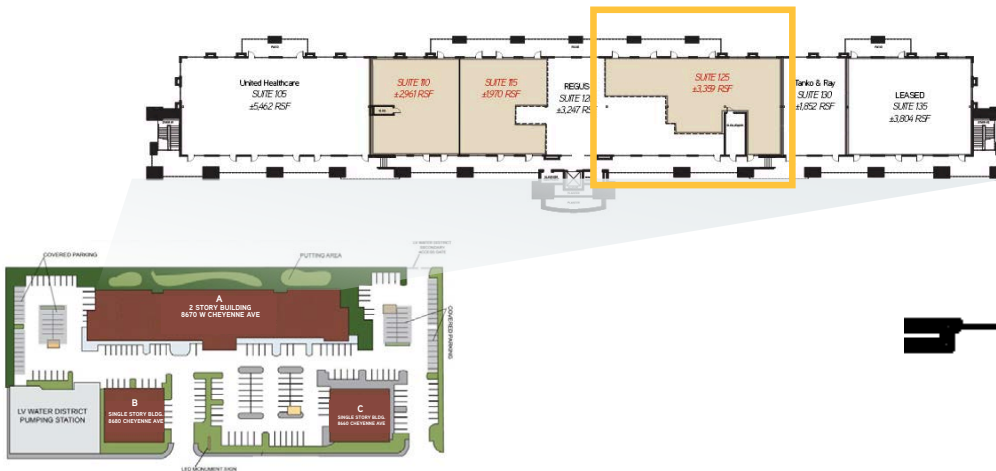
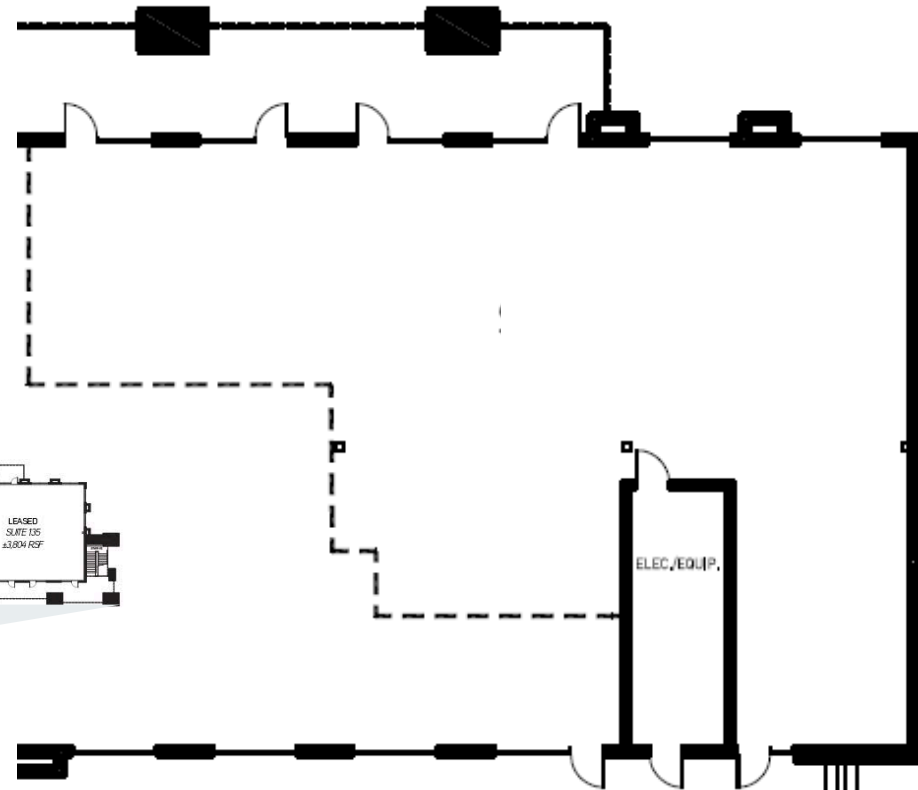
8670 W. CHEYENNE

Two Story Office Building

SUITE 125

±3,359 RSF

First Floor



Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas





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

\$1.50-\$1.85 PSF NNN

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

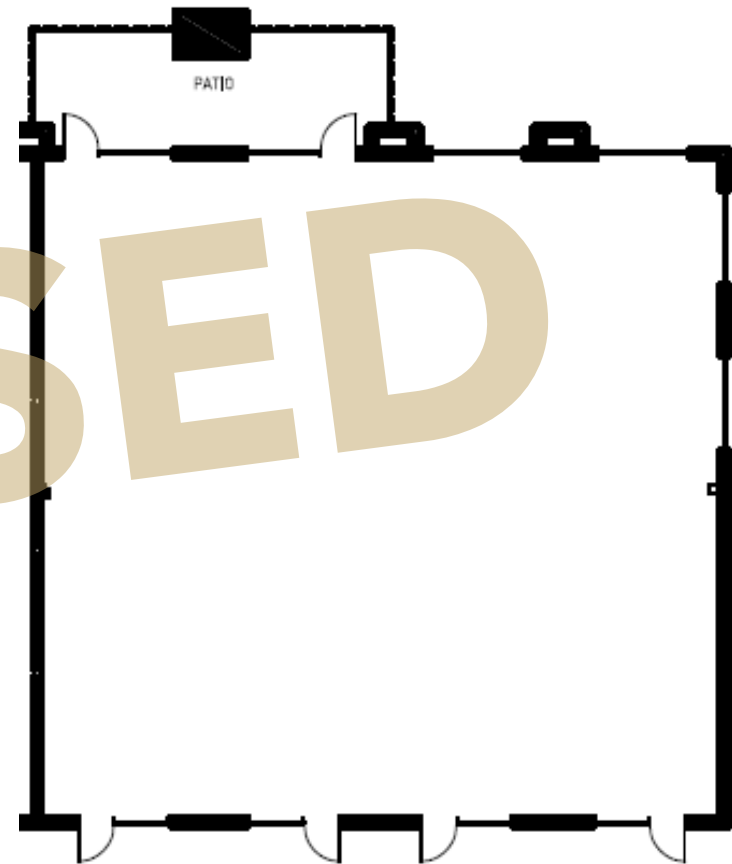
8670 W. CHEYENNE

Two Story Office Building

SUITE 135

±3,618 RSF

First Floor



Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

T +1 702 735 5700

F +1 702 731 5709

www.colliers.com/lasvegas





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

\$1.50-\$1.85 PSF NNN

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

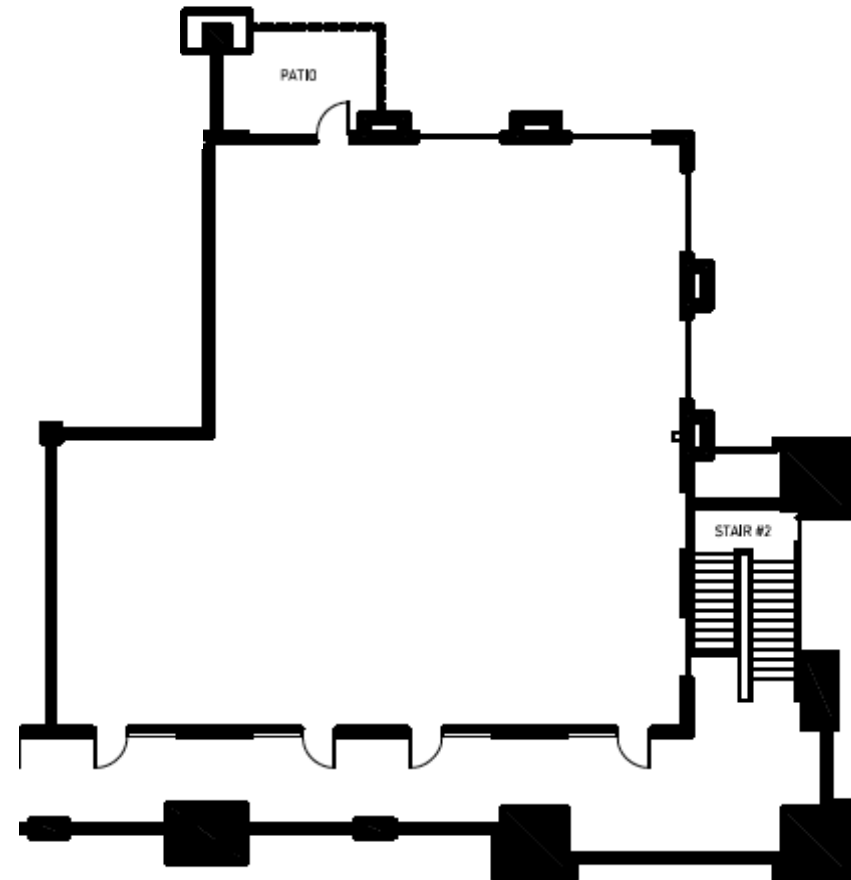
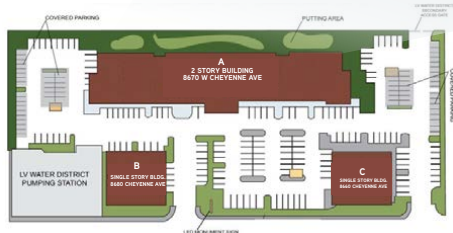
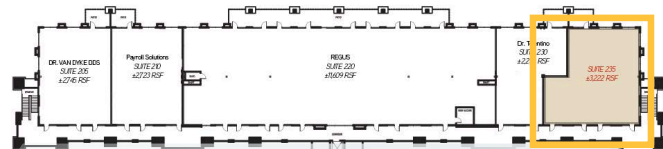
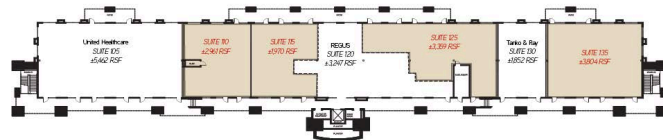
8670 W. CHEYENNE

Two Story Office Building

SUITE 235

±3,222 RSF

Second Floor



Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F+1 702 731 5709
www.colliers.com/lasvegas





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

\$1.50-\$1.85 PSF NNN

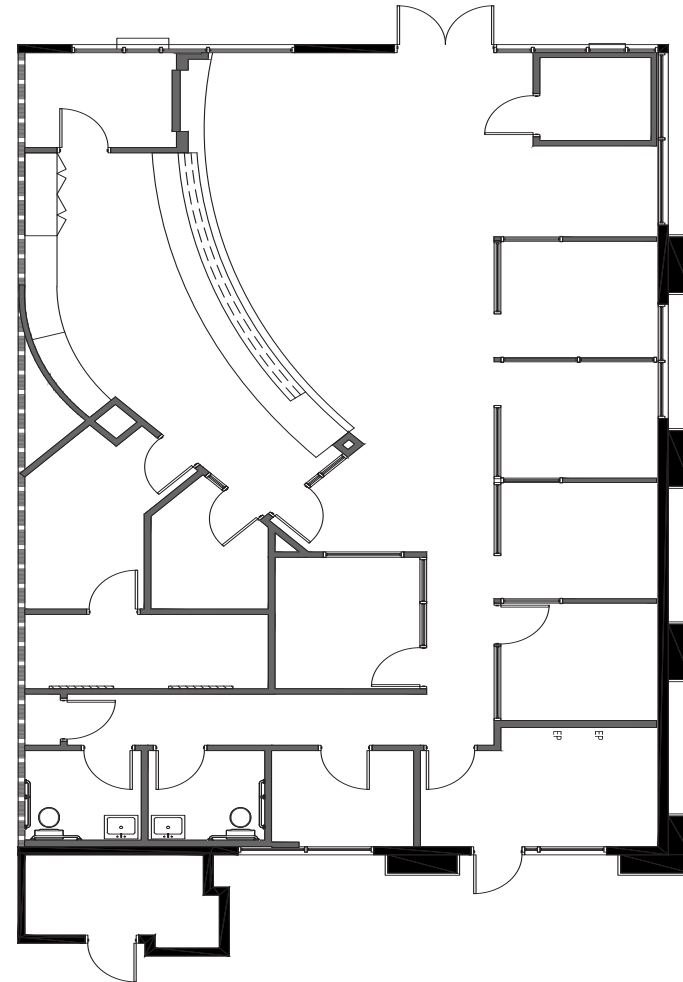
8660, 8670, 8680 W. Cheyenne Avenue, Las Vegas, Nevada 89129

8660 W. CHEYENNE

Office/Retail Building
Direct Frontage on Cheyenne Ave

SUITE 110

±2,500 RSF
Former Bank



Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas





Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas





Adjacent to Durango Hills Golf Course



High-End Architecture



Convenient Open Air Design



Open Air Balconies With Red Rock Views



Ample Parking Throughout



Private Patios and Putting Greens



Private Office Balconies



Golf Course Views

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Steven Haynes

+1 702 836 3727

steven.haynes@colliers.com

Stacy Scheer, CCIM, LEED GA

+1 702 836 3762

stacy.scheer@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T+1 702 735 5700
F +1 702 731 5709
www.colliers.com/lasvegas

