

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



FOR LEASE

Two $\pm 106,000$ 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 $\pm 106,000$ 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

Property Highlights

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

**Ranging from
 $\pm 1,500$ - $\pm 45,000$ RSF**

Patti Dillon, SIOR

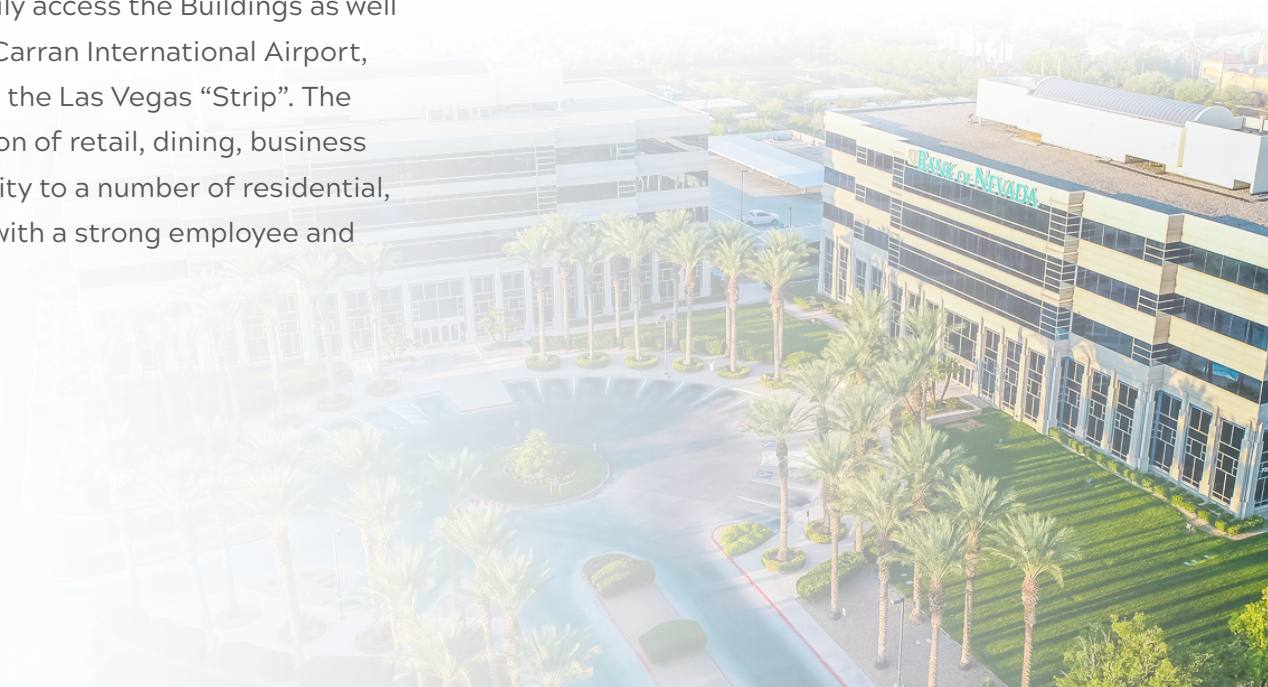
+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com



FOR LEASE

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



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD



7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
104	1,312 SPEC	210	2,263
108	3,151 SPEC	212	2,872
203	2,982	220	2,131
204	3,521	300	21,933 WHITE BOX
207	2,611	550	1,670 SPEC
208	3,691	570	2,292
		590	2,738 SPEC

RATE: \$2.30 PSF, FSG



7251 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
200	2,763	400	22,012 WHITE BOX
230	3,551 SPEC	500	21,998 WHITE BOX
240	1,767 SPEC		

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



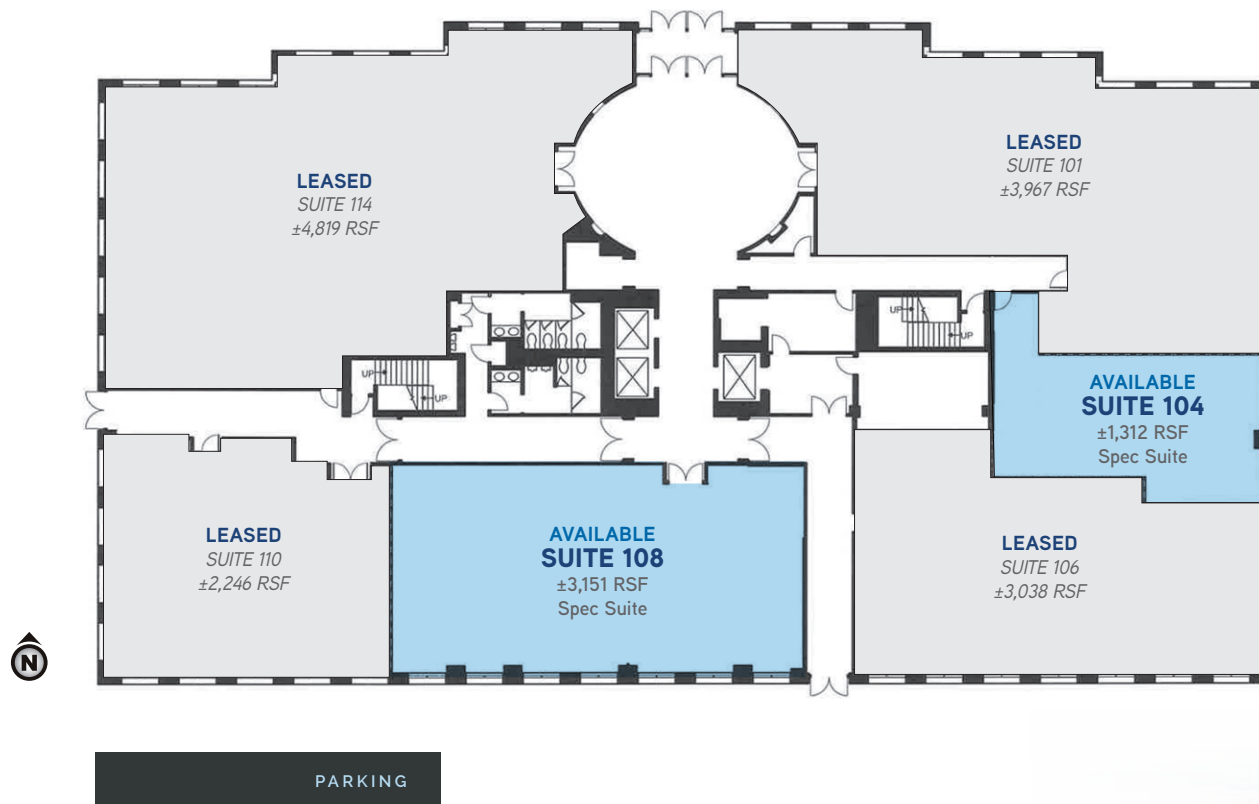
City Center West

7201 WEST LAKE MEAD BOULEVARD

7201

FIRST FLOOR
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



City Center West

7201 WEST LAKE MEAD BOULEVARD

7201

SECOND FLOOR
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



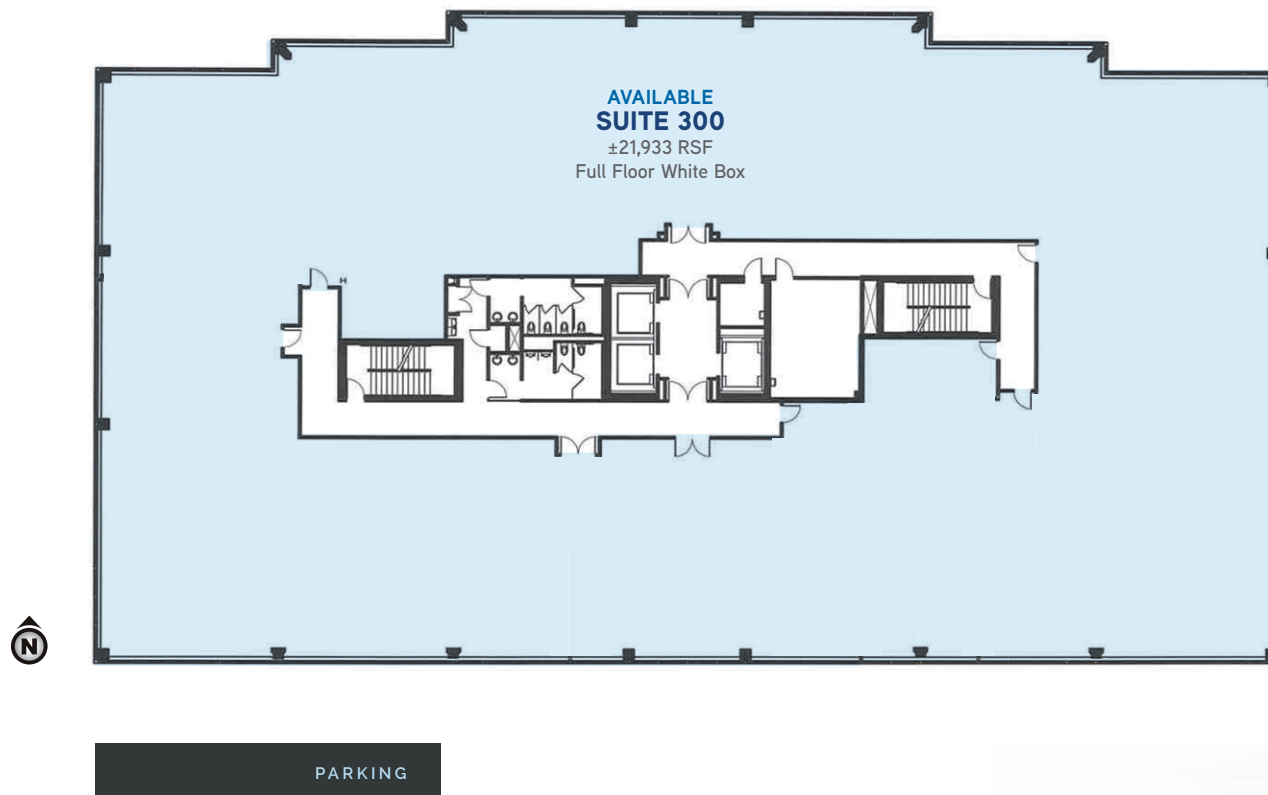
City Center West

7201 WEST LAKE MEAD BOULEVARD

7201

THIRD FLOOR
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



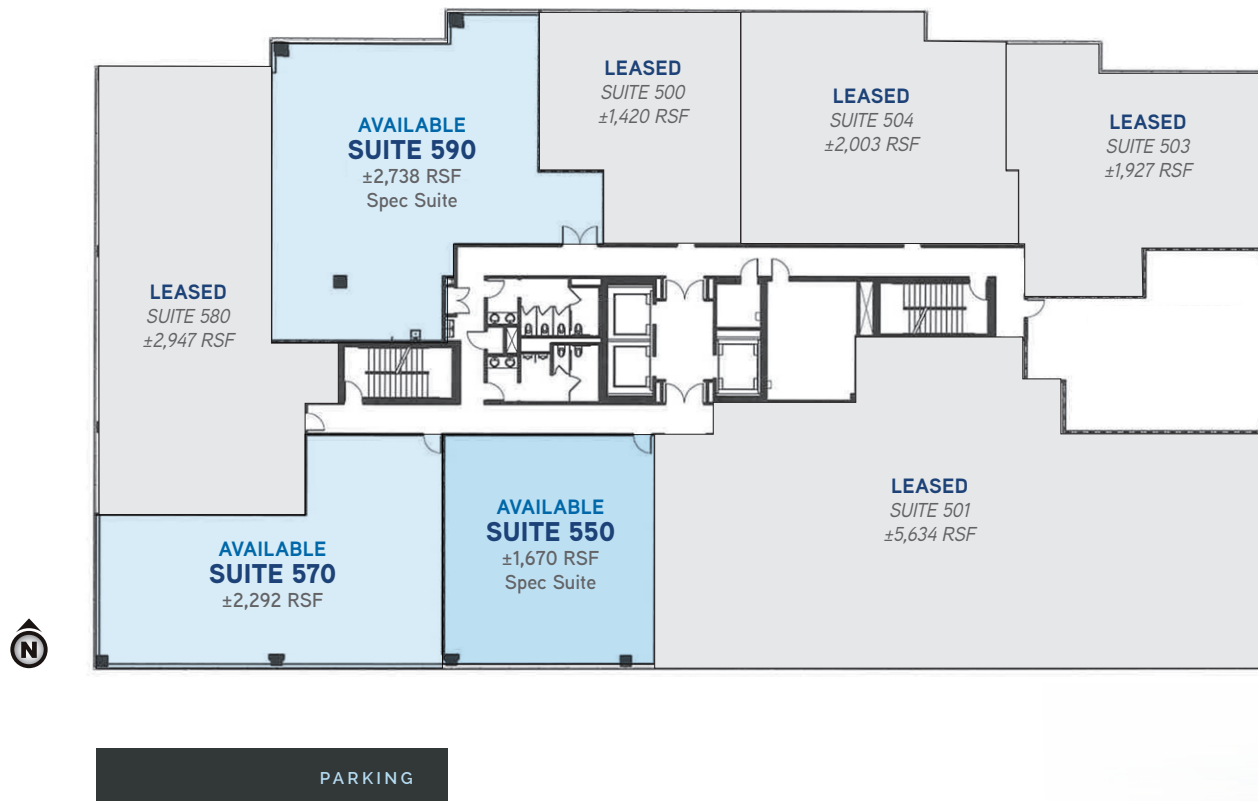
City Center West

7201 WEST LAKE MEAD BOULEVARD

7201

FIFTH FLOOR
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



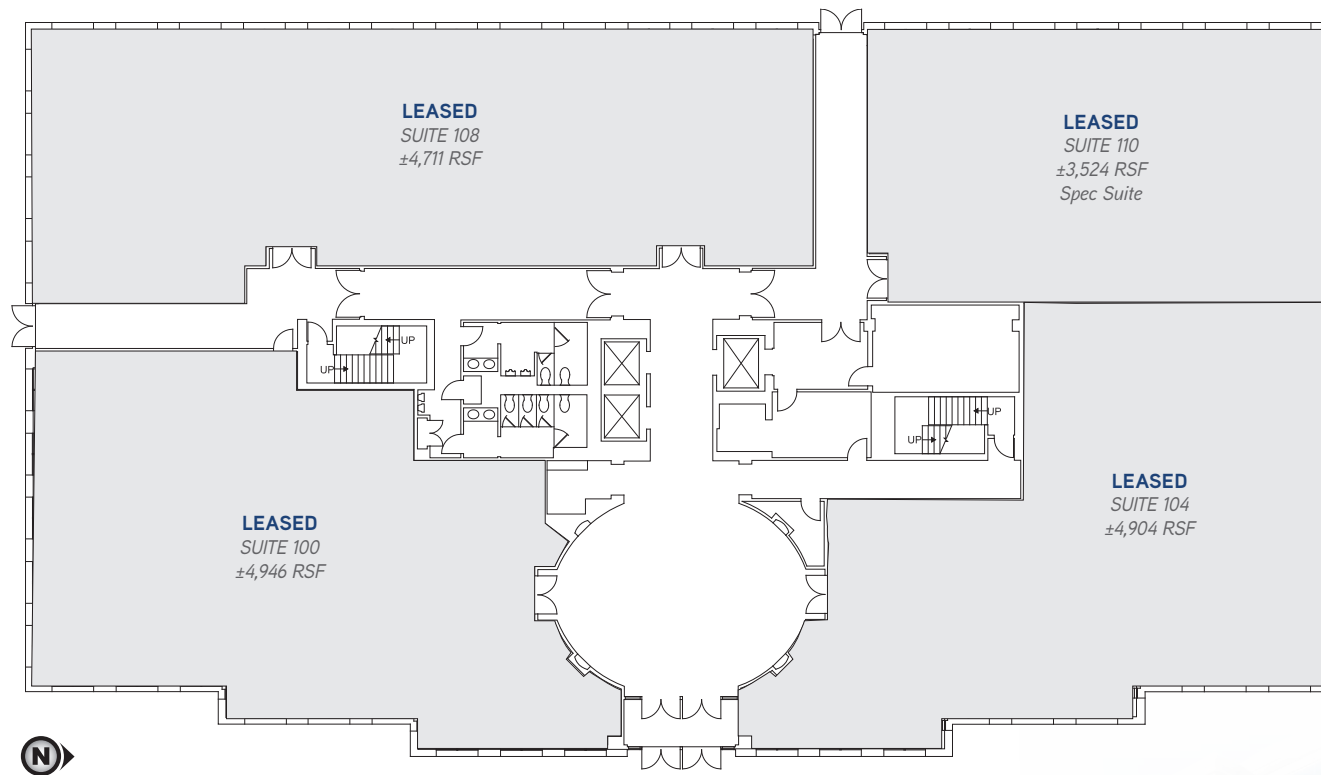
City Center West

7251 WEST LAKE MEAD BOULEVARD

7251

FIRST FLOOR
\$2.30 PSF, FSG

PARKING



WEST LAKE MEAD BOULEVARD

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



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

WEST LAKE MEAD BOULEVARD

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its
accuracy cannot be guaranteed. The user is required to conduct their own due
diligence and verification.

FOR LEASE

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



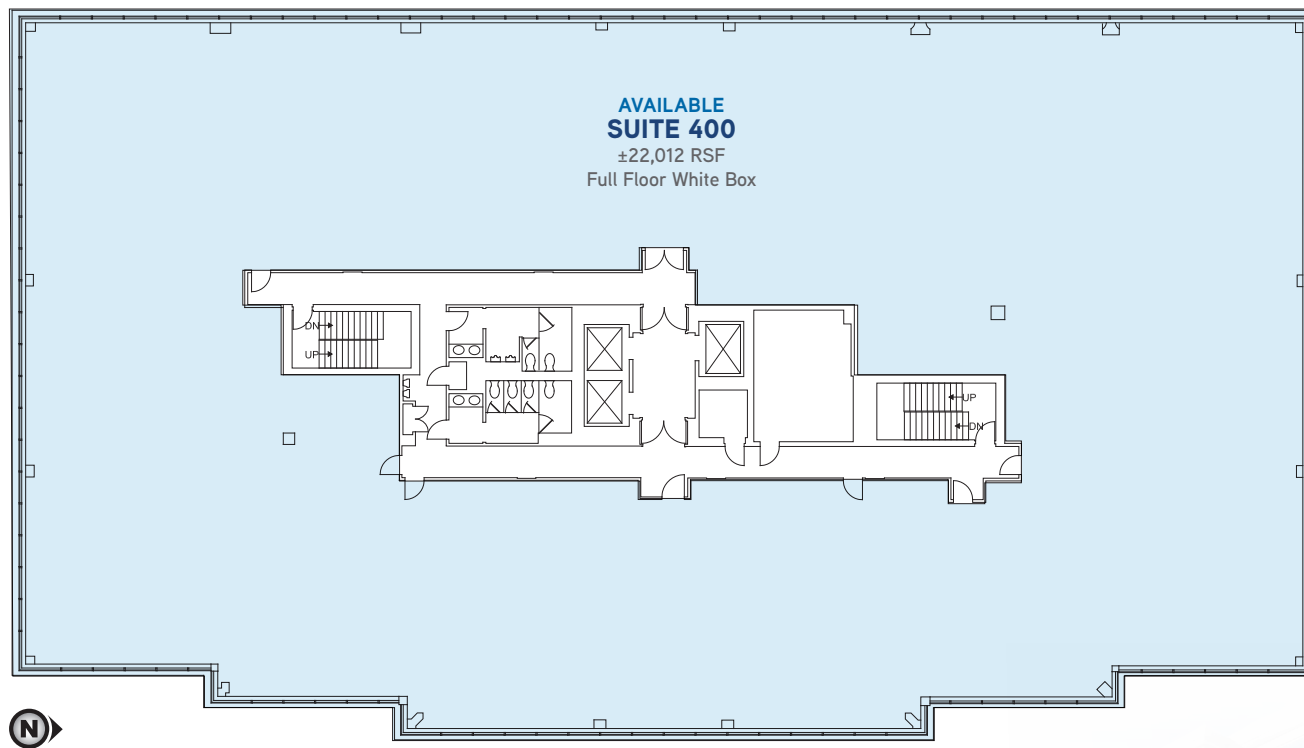
City Center West

7251 WEST LAKE MEAD BOULEVARD

7251

FOURTH FLOOR
\$2.30 PSF, FSG

PARKING



AVAILABLE
SUITE 400
±22,012 RSF
Full Floor White Box

WEST LAKE MEAD BOULEVARD

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



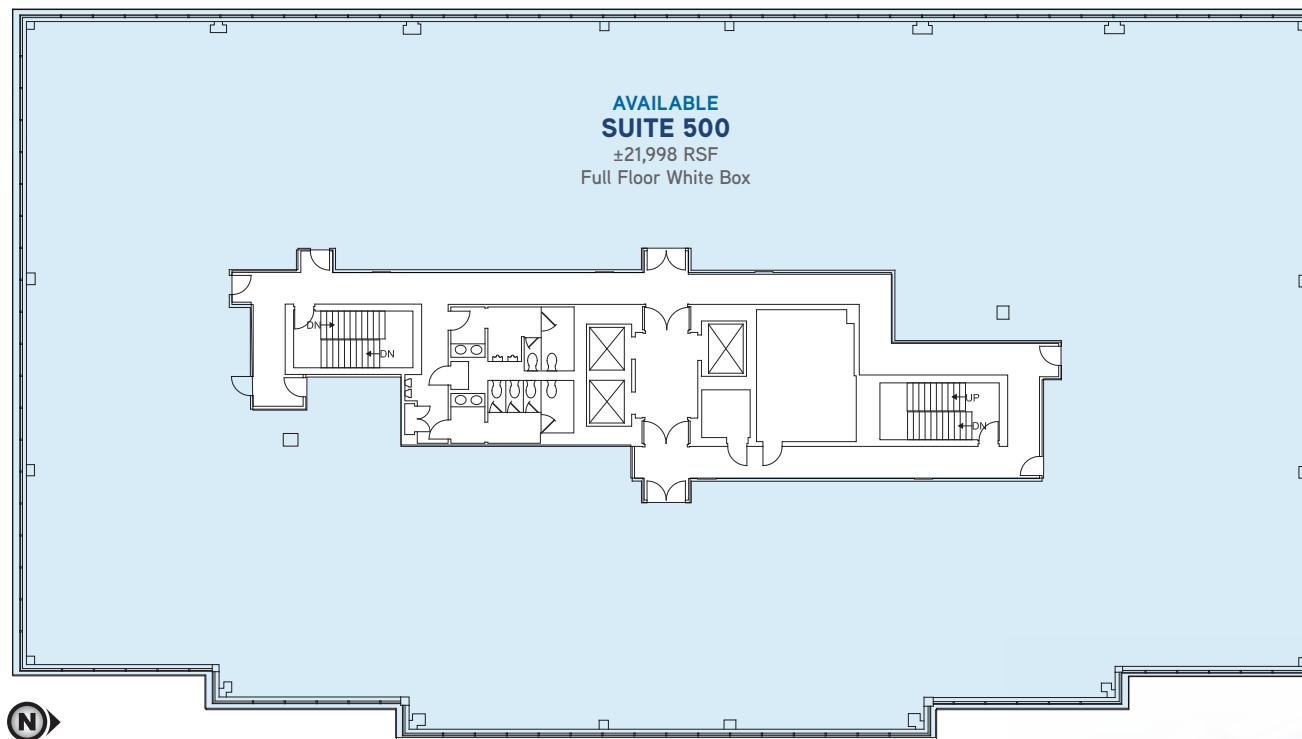
City Center West

7251 WEST LAKE MEAD BOULEVARD

7251

FIFTH FLOOR
\$2.30 PSF, FSG

PARKING



WEST LAKE MEAD BOULEVARD

Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

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



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD



Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

Taber Thill, SIOR

+1 702 836 3796

taber.thill@colliers.com

Copyright © 2018 Colliers International.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.