

OFFICE FOR LEASE

±33,973 SF (with Flexibility to Demise)

\$1.40 PSF, MG

SOUTHWEST CORPORATE CAMPUS

7900 West Sunset Road, Suite 500
Las Vegas, NV 89113

- *\$40 per USF Tenant Improvement Allowance, Above Existing Improvements*
- *\$1 per USF Moving Allowance*

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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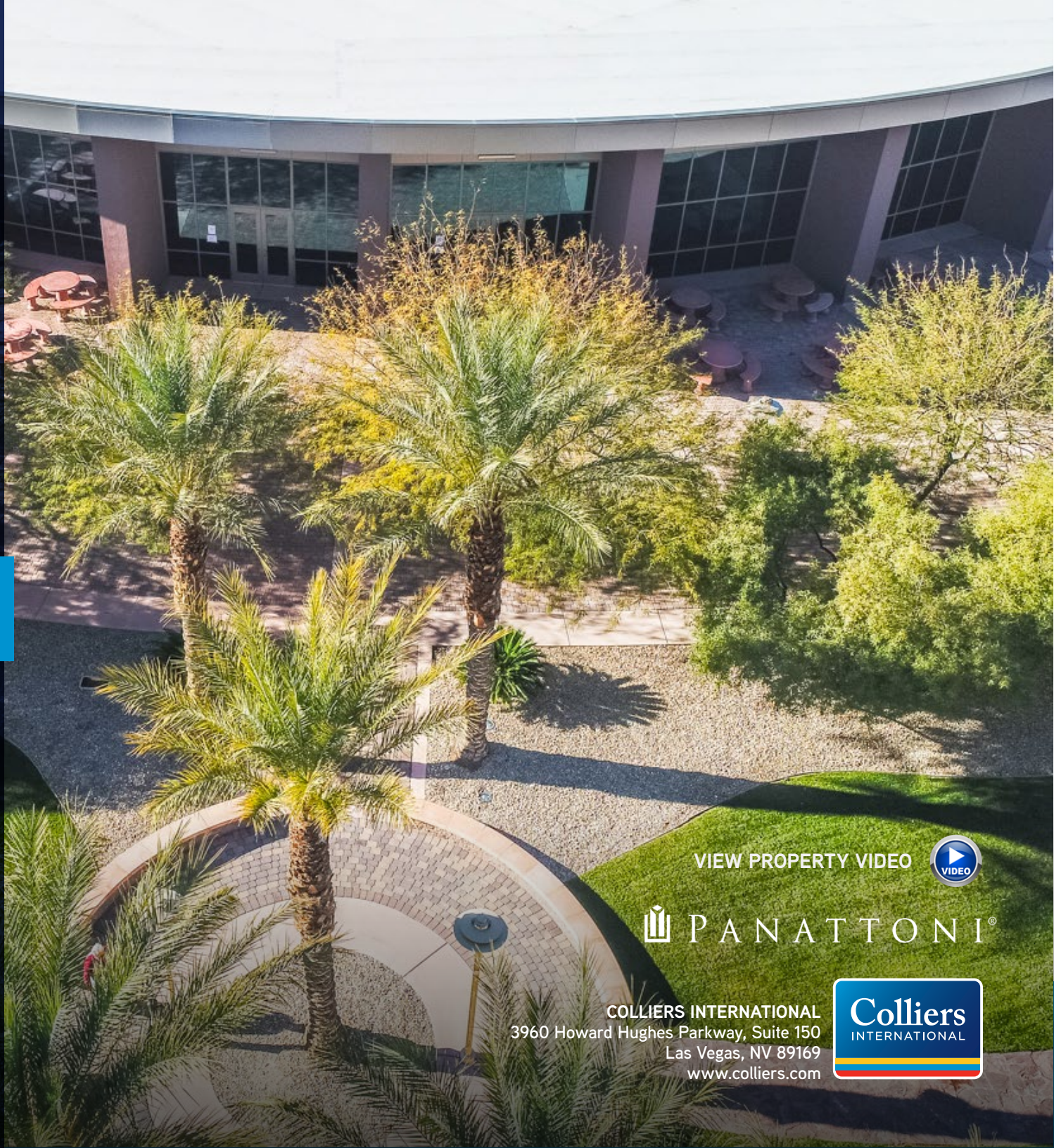
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VIEW PROPERTY VIDEO



 PANATTONI®

COLLIERS INTERNATIONAL
3960 Howard Hughes Parkway, Suite 150
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LOCATION

The Southwest Corporate Campus office building is located in the heart of the rapidly expanding Southwest submarket of the Las Vegas Valley. It is considered the premiere area of the valley due to its close proximity to the Resort Corridor, the master-planned communities in Summerlin and Henderson, McCarran International Airport and both Interstate 215 & Interstate 15. There are numerous nearby amenities to choose from.

FEATURES

YEAR BUILT	2007
CONFIGURATION	±33,973 SF Office Building with flexibility to demise to ±16,500 SF
SPACE DESCRIPTION	High Image Design. Vanilla shell with existing men's and women's multi-fixture restrooms (8); break room, storage room, utility room, fire sprinklers, HVAC, perimeter lighting and more
PARKING	Minimum 4:1000 (Expandable)
FEATURES	Ground floor, single-story HVAC: Variable Controlled Air-volume System with Building Management Software
POWER	±2,000 Amps, 277/480 Volt
LIGHTING	Curved glass curtain wall for natural light
LANDSCAPE	Lush central exterior courtyard with outdoor seating
NEIGHBORS	Adjacent to Class A Building occupied by IGT
ACCESS	I-215 & Buffalo Interchange; driveways off Sunset Road, Warbonnet Way, Buffalo Drive & Post Road
UTILITIES	NV Energy, Southwest Gas, AT&T, Cox Cable, Republic Services
LEASE RATE	\$1.40 PSF, Modified Gross



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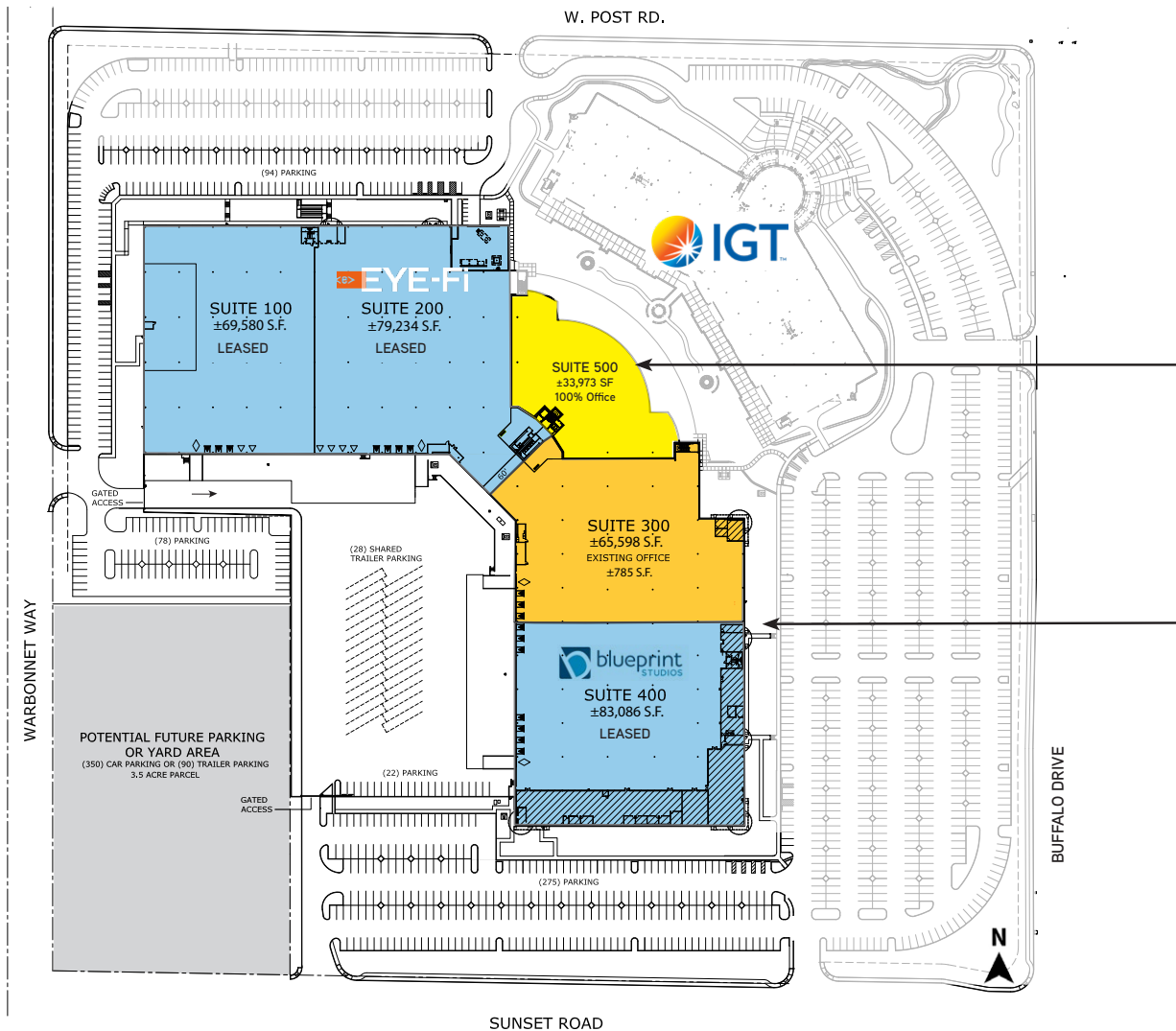
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- = SUITE 500 AVAILABLE
- = SUITE 300 AVAILABLE
- = LEASED

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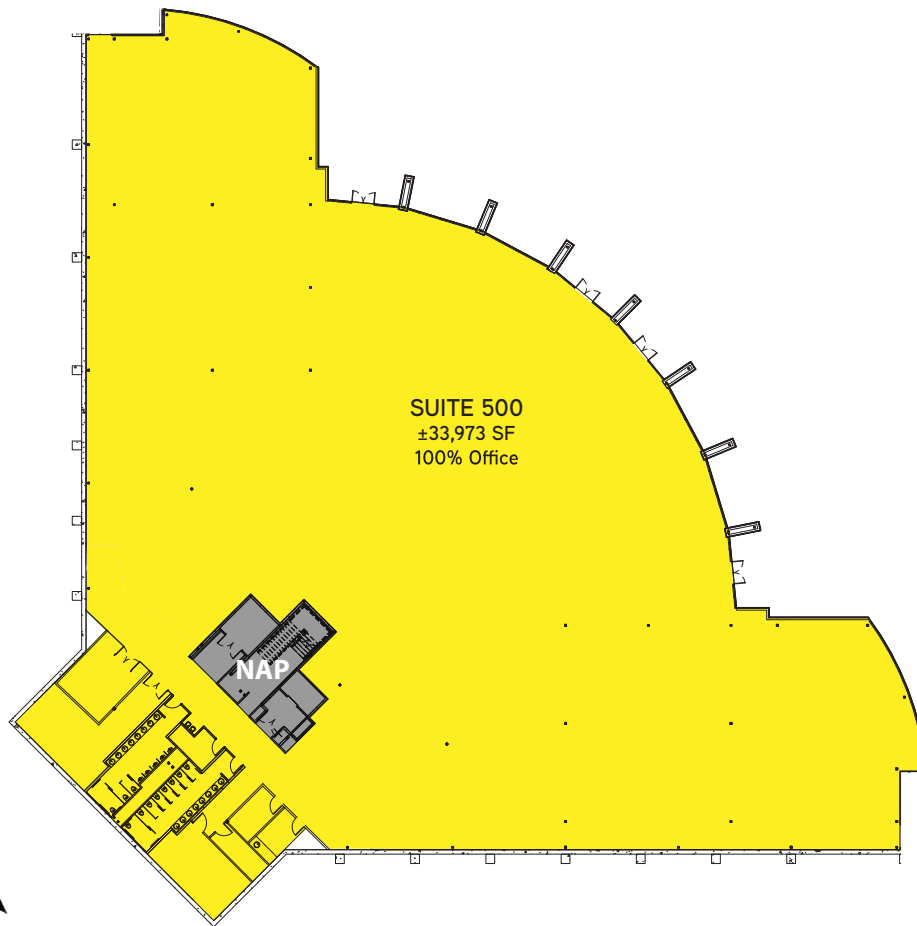
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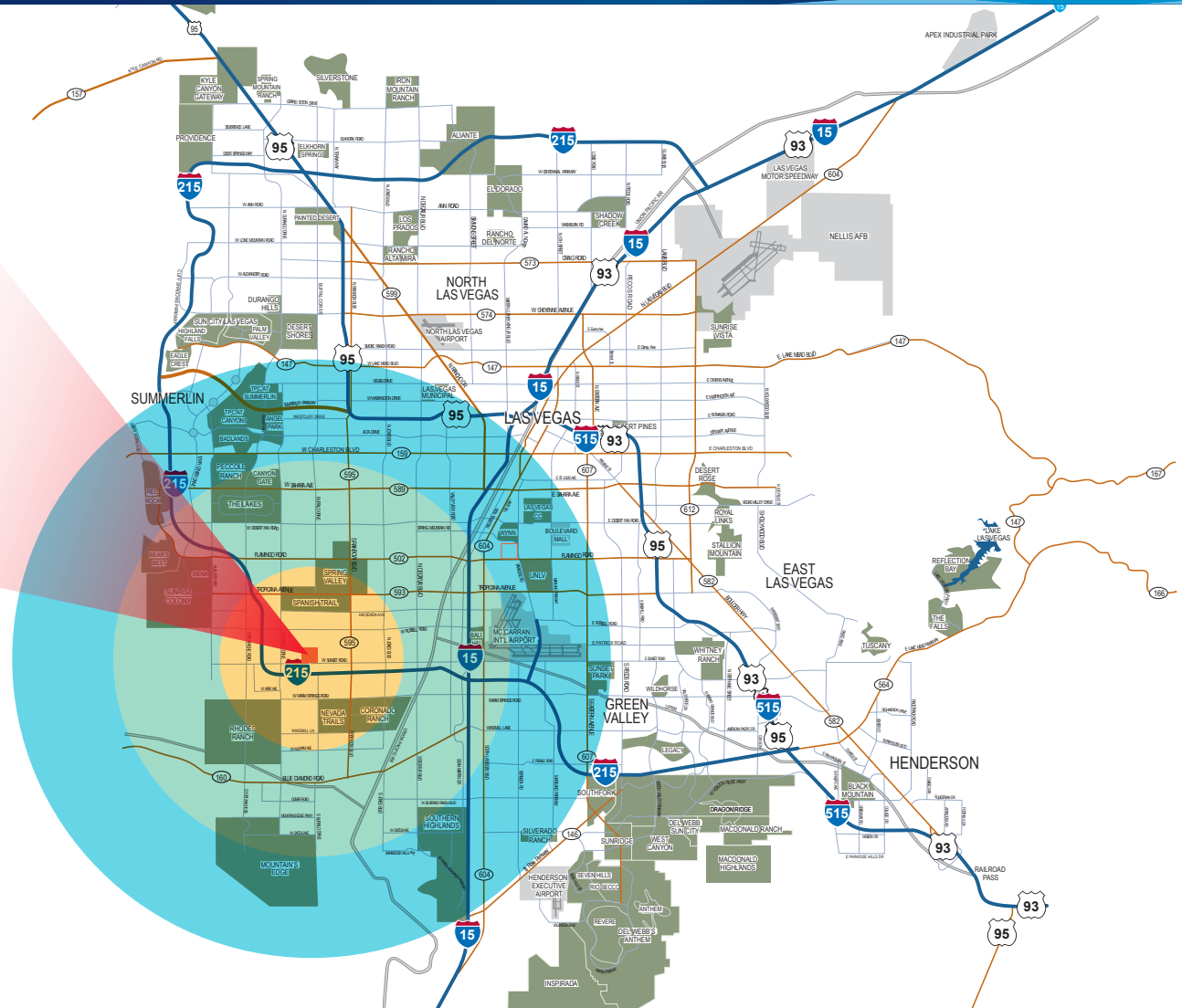
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DRIVE TIMES

- 30 30 Minute Drive
- 20 20 Minute Drive
- 10 10 Minute Drive



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