

A PROJECT BY:



Two Buildings

FOR LEASE

City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Twice the flexibility

www.citycenterwestlv.com



FOR LEASE

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



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

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

City Center West has 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.

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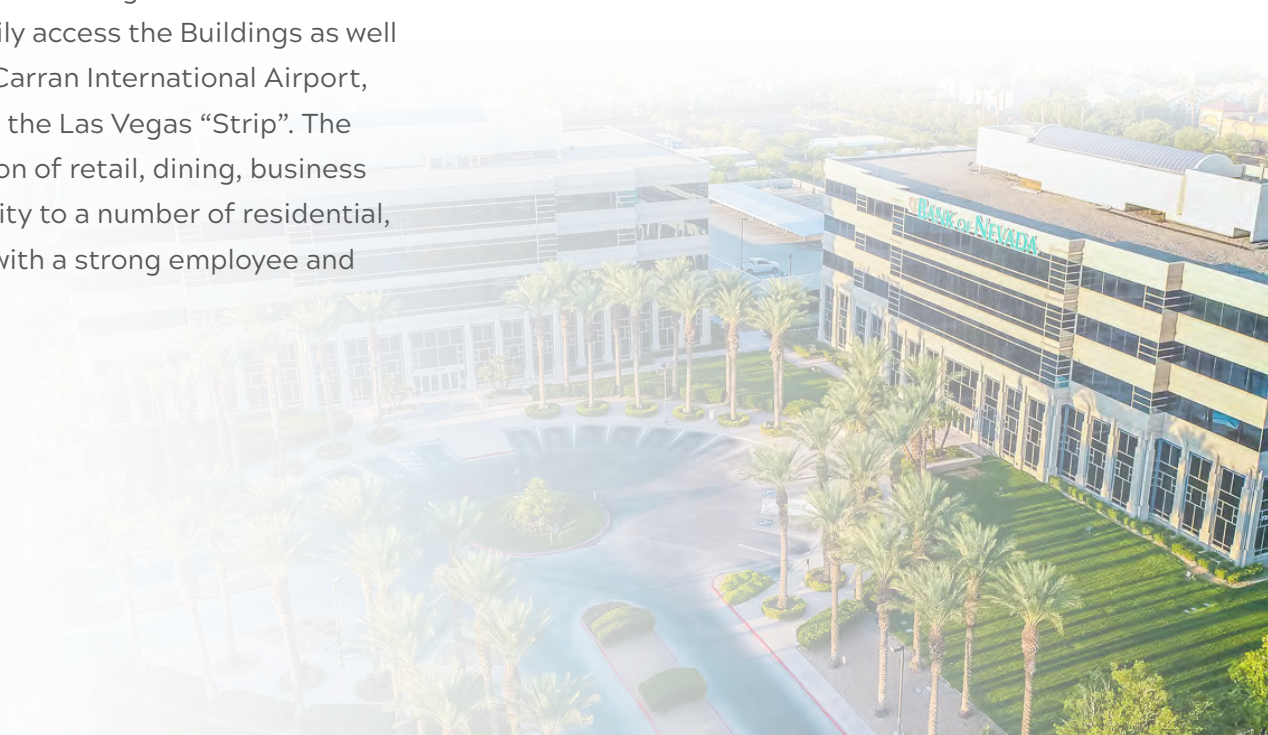
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Property Highlights

- \$2.25-\$2.50 PSF, FSG
- Covered and Uncovered Parking
- Turnkey Tenant Improvements
- Numerous Nearby Amenities
- Move-In Ready Suites

Ranging from

±1,300 - ±45,000 RSF



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7201

7201 West Lake Mead Available Suites

| Suite # | RSF | Suite # | RSF |
|---------|------------|-----------------------------------|------------|
| 104 | 1,312 SPEC | 300 | 21,933 |
| 108 | 3,151 SPEC | 550 | 1,670 SPEC |
| 200 | 1,529 | 590 | 2,738 SPEC |
| 203 | 2,982 | CONTIGUOUS COMBINED SUITES | |
| 204 | 3,521 | 203 & 204 | 6,503 |
| 207 | 2,611 | 204 - 210 | 12,086 |
| 208 | 3,691 | 210 & 212 | 5,135 |
| 210 | 2,263 | | |
| 212 | 2,872 | | |
| 220 | 2,131 | | |

RATE: \$2.25-\$2.50 PSF, FSG



7251

7251 West Lake Mead Available Suites

| Suite # | RSF |
|---------|------------------|
| 220 | 2,734 |
| 240 | 1,767 SPEC |
| 400 | 22,012 WHITE BOX |
| 500 | 21,998 WHITE BOX |

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7201

FIRST FLOOR

WEST LAKE MEAD BOULEVARD



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SECOND FLOOR

WEST LAKE MEAD BOULEVARD



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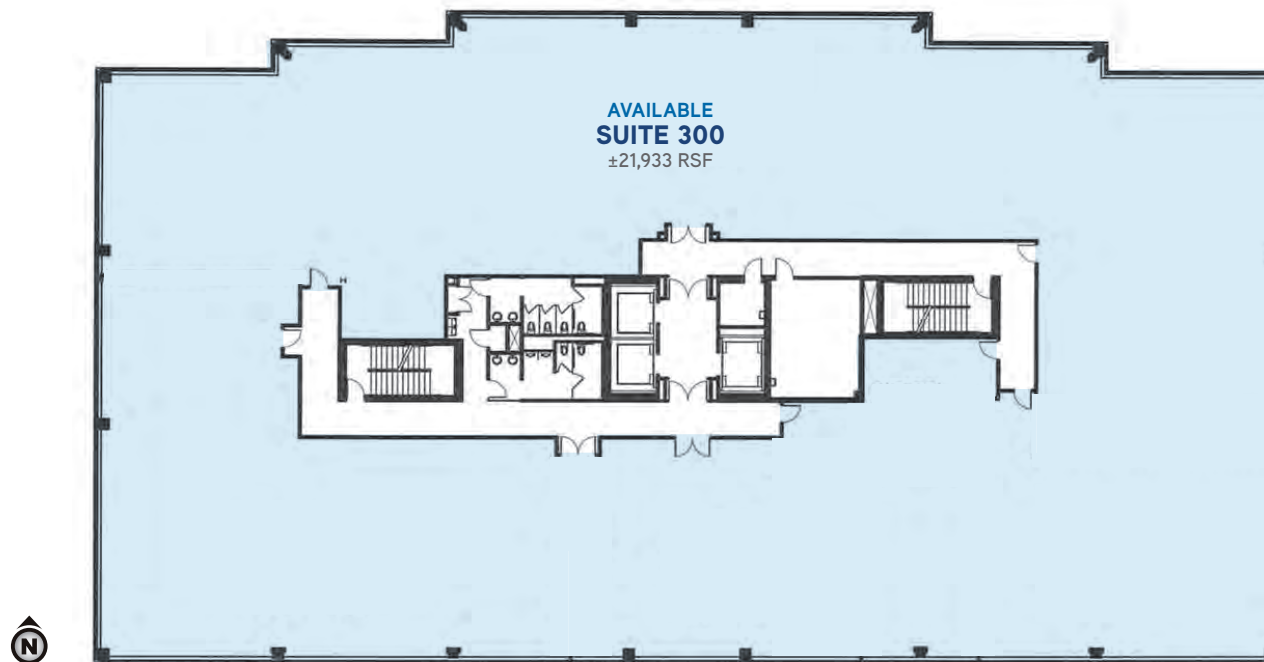
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THIRD FLOOR

WEST LAKE MEAD BOULEVARD



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FIFTH FLOOR

WEST LAKE MEAD BOULEVARD



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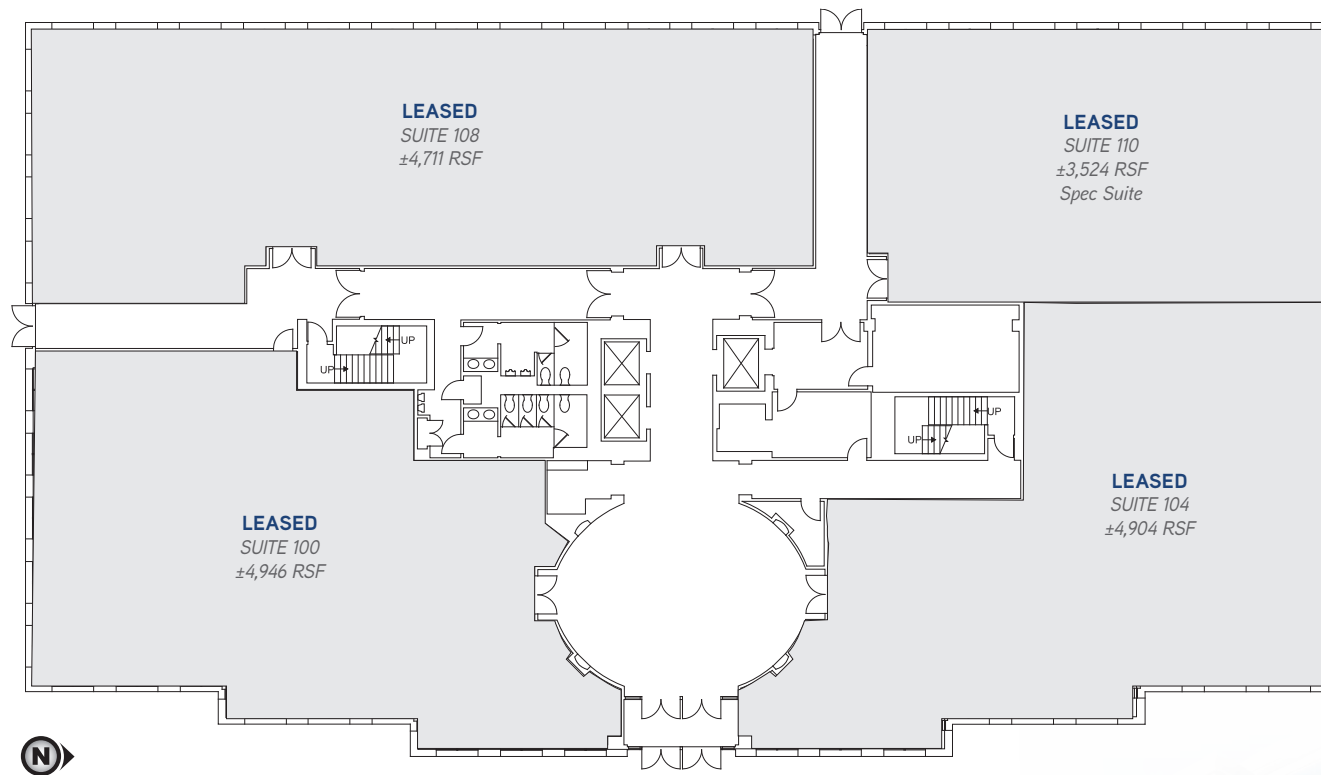
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FIRST FLOOR

PARKING



WEST LAKE MEAD BOULEVARD

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SECOND FLOOR

**AVAILABLE
SUITE 240**
±1,767 RSF
Spec Suite

**LEASED
SUITE 250**
±3,807 RSF

**LEASED
SUITE 260**
±7,778 RSF

PARKING

**LEASED
SUITE 230**
±3,551 RSF

**LEASED
SUITE 290**
±2,208 RSF

**AVAILABLE
SUITE 220**
±2,743 RSF

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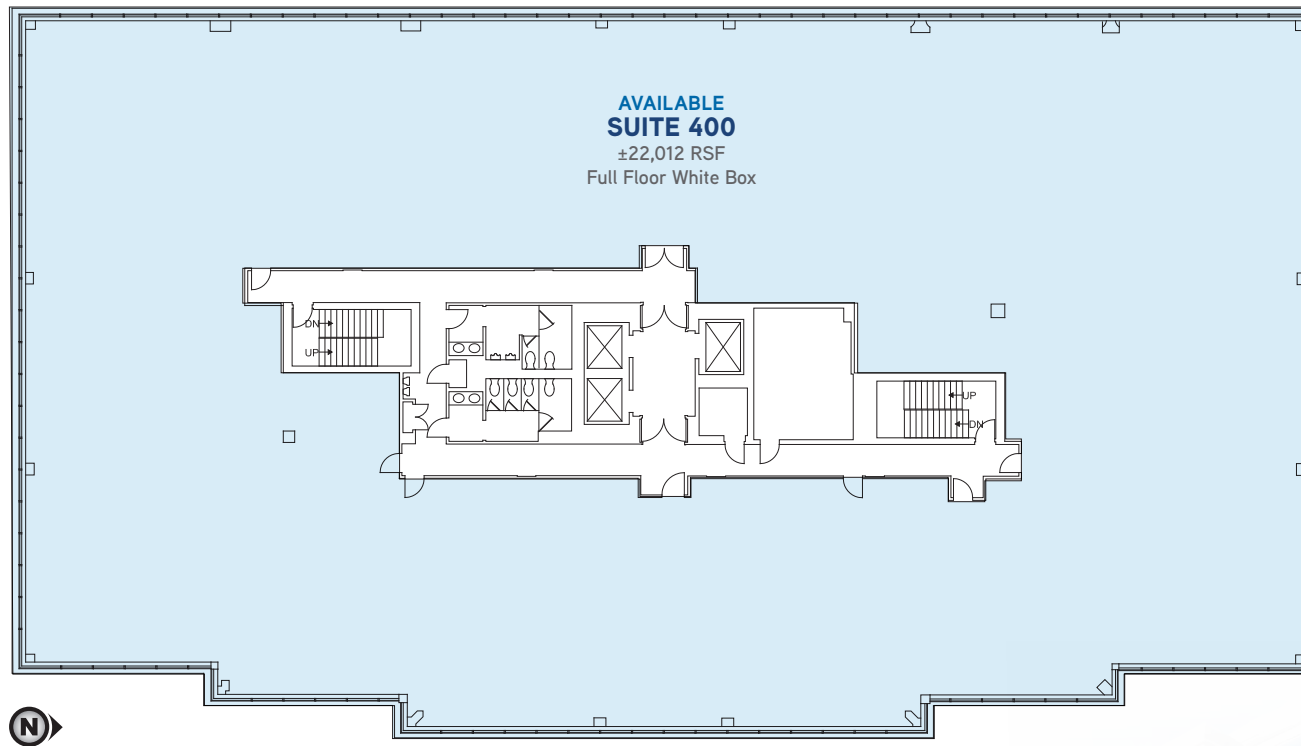
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FOURTH FLOOR

PARKING



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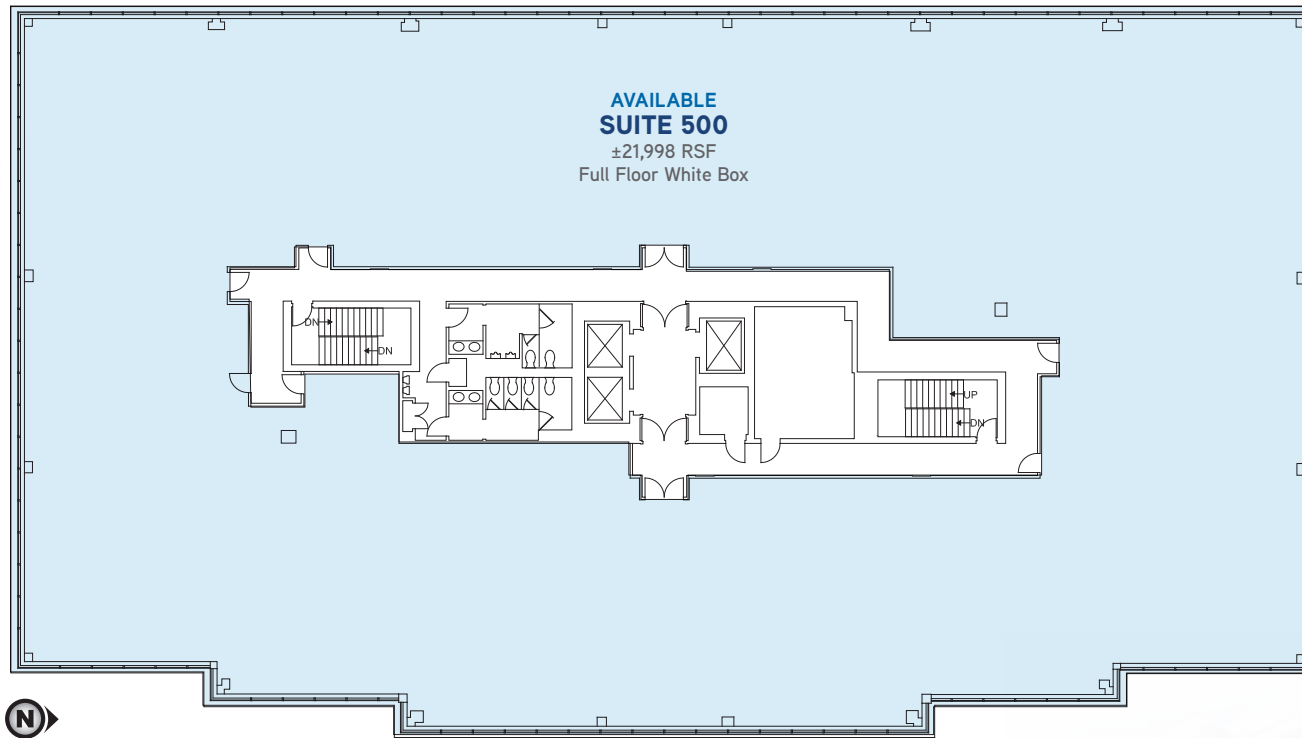
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FIFTH FLOOR

PARKING



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