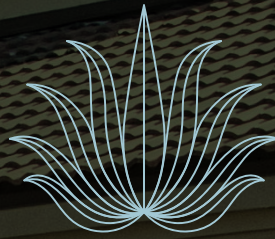


FOR LEASE



Windmill

Office Park

1587-1627 E. WINDMILL LANE, LAS VEGAS, NV 89123

CBRE



PROPERTY OVERVIEW

Windmill Office Park consists of six garden style, single-story, Modern office buildings located in the Southeast submarket. The property offers both professional and medical office opportunities available for lease and is located along E. Windmill Lane with both building and monument signage opportunities.

Located near the East 215 Beltway, Windmill Office Park offers an abundance of nearby amenities such as dining, shopping, and is just minutes from the Harry Reid International Airport and the Las Vegas "Strip".

Windmill Office Park is surrounded by an abundant number of rooftops within the Master Plan communities of Green Valley, Silverado Ranch and Anthem and is just minutes to the Siena Campus of St. Rose Dominican Hospital; a 230-bed full-service hospital managed by Dignity Health, the fifth-largest hospital system in the nation.



HIGHLIGHTS

GARDEN STYLE OFFICES WITH
MODERN FINISHES

MINUTES FROM HARRY REID
INTERNATIONAL AIRPORT

NEAR AN ABUNDANCE OF RETAIL
AMENITIES INCLUDING SHOPPING,
RESTAURANTS, TOWN SQUARE,
AND THE LAS VEGAS "STRIP"

ZONING: CP

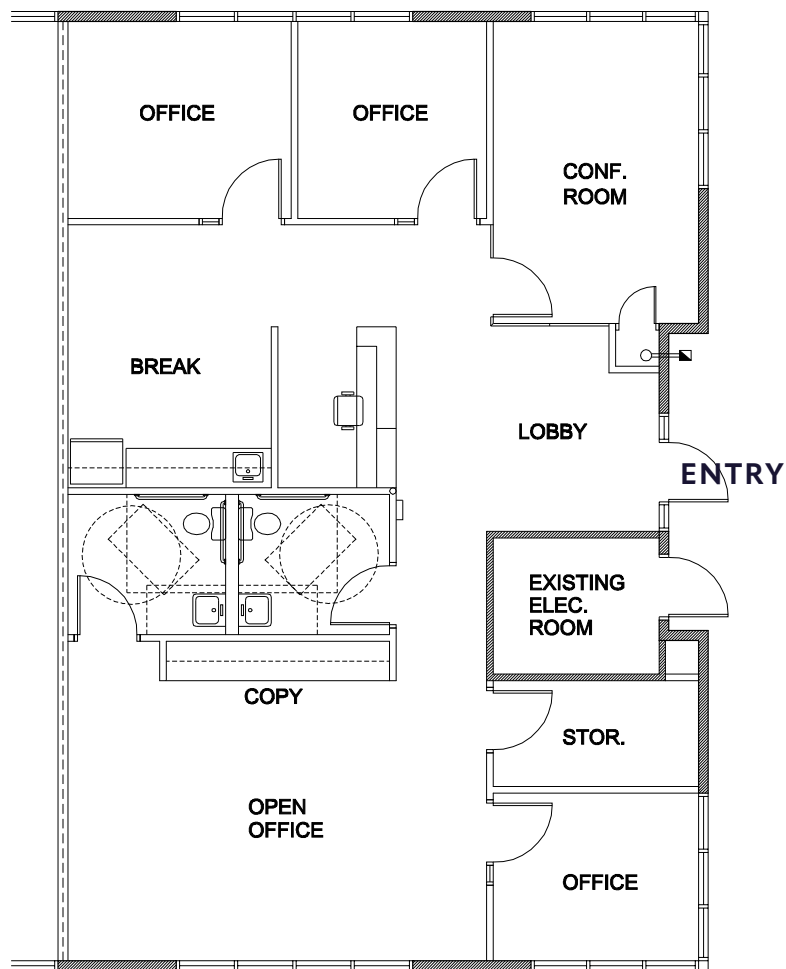
BEAUTIFUL COMMON AREAS
WITH MATURE TREES

AMPLE PARKING
AND COVERED PARKING AVAILABLE

BUILDING AND MONUMENT
SIGNAGE AVAILABLE

BUILDING 2 | SUITE 200

1587 E. Windmill Lane | Las Vegas, NV 89123



AVAILABLE FALL 2026

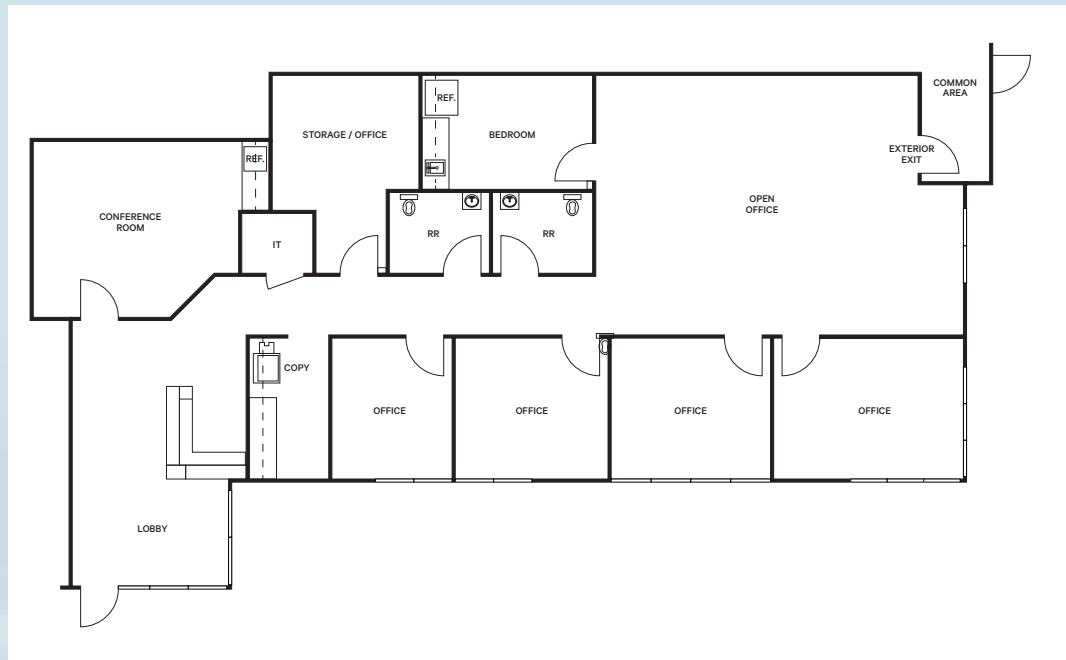
Brand-new office spec suite featuring three private offices, a glass-entry conference room, two private restrooms, and a spacious open bullpen area. This garden-style office property offers excellent building and monument signage opportunities, along with ample surface and covered parking.

HIGHLIGHTS

- Lease Rate: \$2.15/SF
- Estimated CAMs: \$0.50/SF
- ±RSF 1,520
- ±USF 1,480

BUILDING 3 | SUITE 200

1627 E. Windmill Lane | Las Vegas, NV 89123



AVAILABLE SUMMER 2026

Garden-style office with modern finishes featuring five (5) private offices, a glass conference room, two (2) private restrooms, and a spacious open bullpen area.

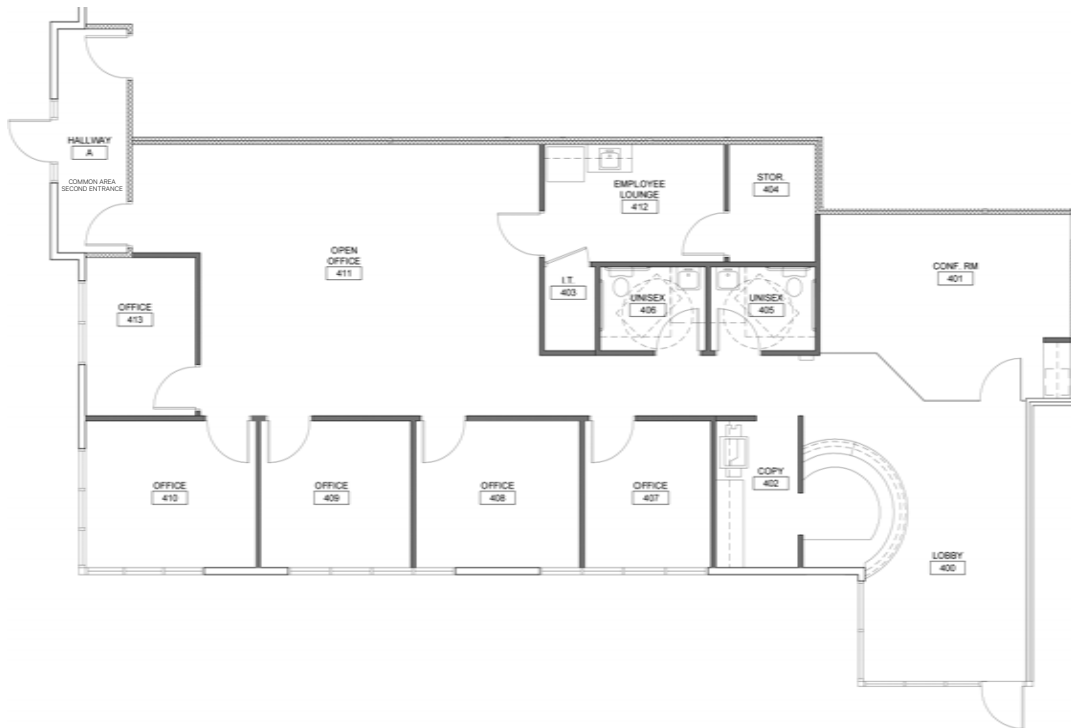
This business park offers both building and monument signage opportunities, along with ample surface and covered parking.

HIGHLIGHTS

- Lease Rate: \$1.85/SF, NNN
- Estimated CAMs: \$0.50/SF
- ±RSF 2,154
- ±USF 2,094

BUILDING 4 | SUITE 400

1597 E. Windmill Lane | Las Vegas, NV 89123



AVAILABLE SUMMER 2026

Garden-style office with modern finishes featuring five (5) private offices, a glass conference room, two (2) private restrooms, and a spacious open bullpen area.

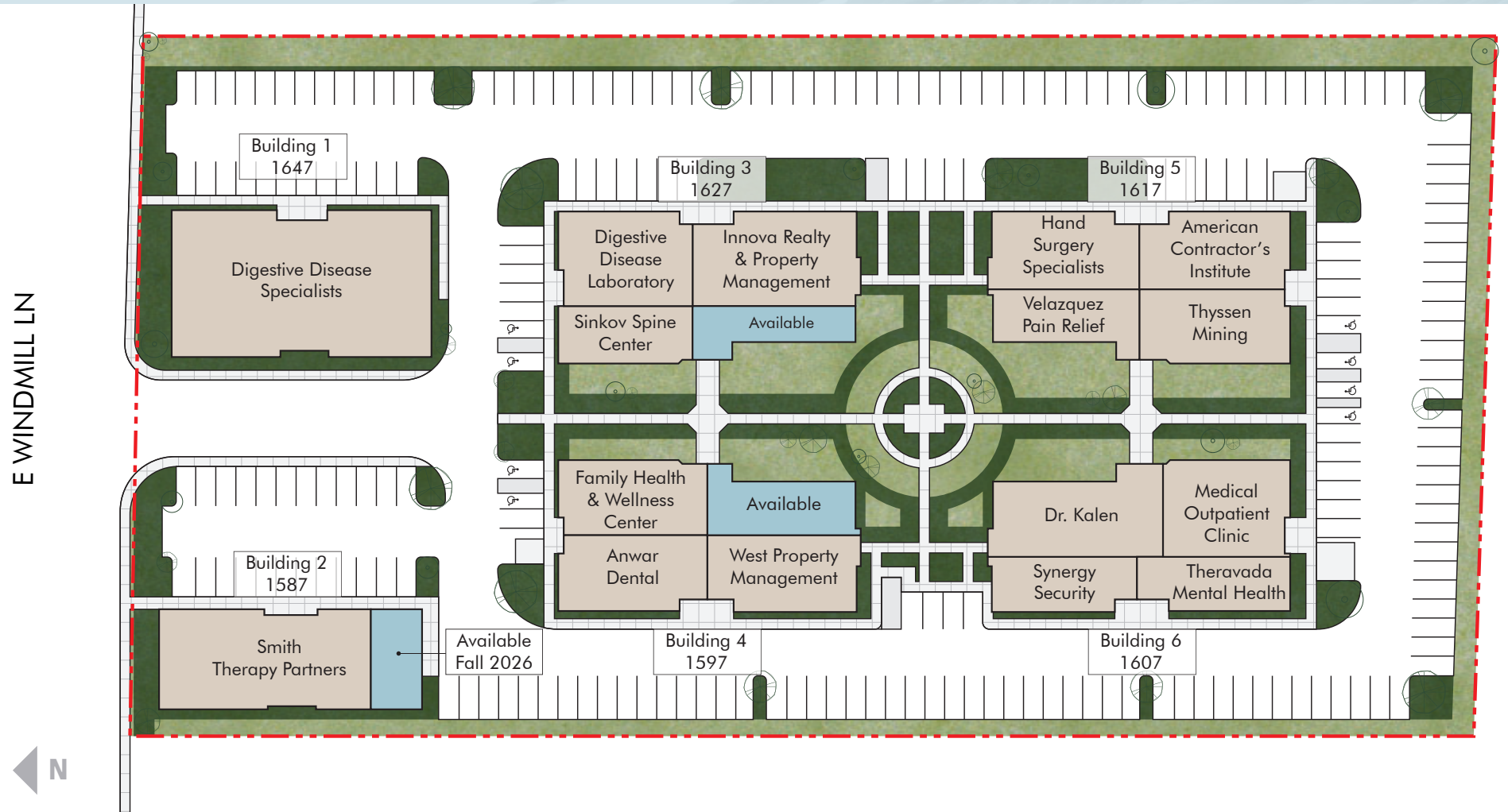
This business park offers both building and monument signage opportunities, along with ample surface and covered parking.

HIGHLIGHTS

- Lease Rate: \$1.85/SF, NNN
- Estimated CAMs: \$0.50/SF
- ±RSF 2,140
- ±USF 2,050

SITE PLAN

1587-1627 E. Windmill Lane





AERIAL MAP

FOR LEASE



Windmill

Office Park

1587-1627 E. WINDMILL LANE, LAS VEGAS, NV 89123



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