

UNDER NEW OWNERSHIP



FOR LEASE

SAHARA RANCHO

2200 & 2250 S. RANCHO DR | LAS VEGAS, NV

CBRE

PROPERTY HIGHLIGHTS

The Sahara Rancho Corporate Center is a five-building campus totaling approximately $\pm 115,329$ SF of Class B office space and $\pm 15,253$ SF of supporting retail. It is strategically located in the west submarket directly adjacent to the I-15 Freeway off of the Sahara Avenue and Rancho Drive interchange.

This asset offers its tenants an impressive cutting-edge office environment with great exposure and high visibility, flexible floor plans, covered parking and ease of access to all major destination points in the Las Vegas valley.



AVAILABLE SF

$\pm 2,032 - 12,754$



LEASE RATE

$\$2.30 - \2.50
PSF/MONTH MG

AVAILABLE SUITES

BUILDING	SUITE	SF	PSF
2200	Suite 105	$\pm 2,032$ RSF	\$2.50 PSF/ Month MG
2200	Suite 120	$\pm 2,408$ RSF	\$2.50 PSF/ Month MG
2250	Suite 155	$\pm 4,999$ RSF	\$2.30 PSF/ Month MG
2250	Suite 295	$\pm 12,754$ RSF (Divisible)	\$2.30 PSF/ Month MG



PROPERTY OVERVIEW

PROPERTY NAME: Sahara Rancho Corporate Center

ADDRESS: 2200-2250 S. Rancho Dr.

PARCEL NUMBER: 162-04-412-013, 012

YEAR BUILT: 1980 & 2004

BUILDING SIZE: ±115,329 SF

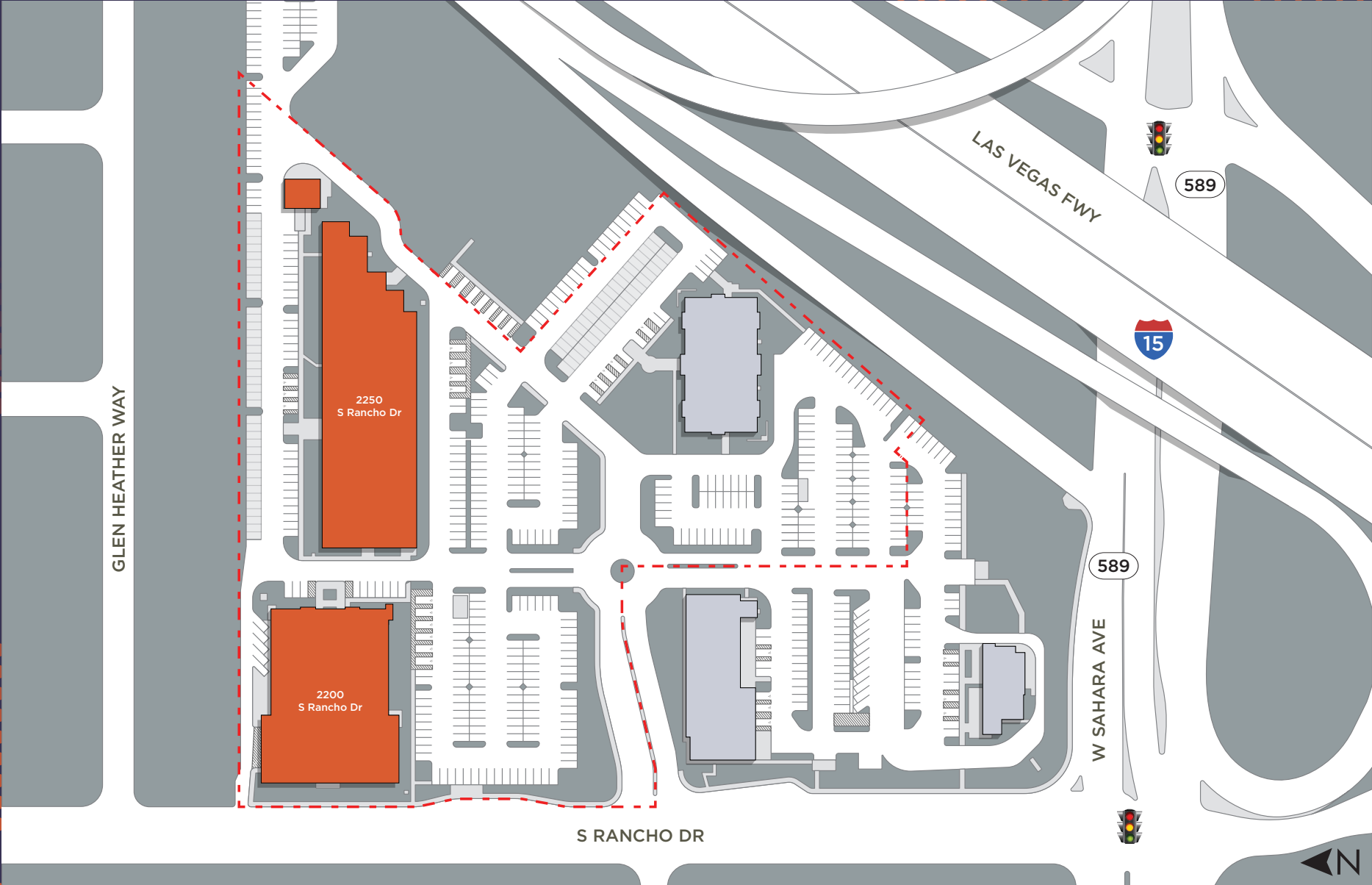
LAND SIZE: ±5.82 Acres (Office Portion)

PARKING: Surface and Covered Parking

SIGNAGE: Building signage available

ZONING: C-1 (Commercial District)

SITE PLAN

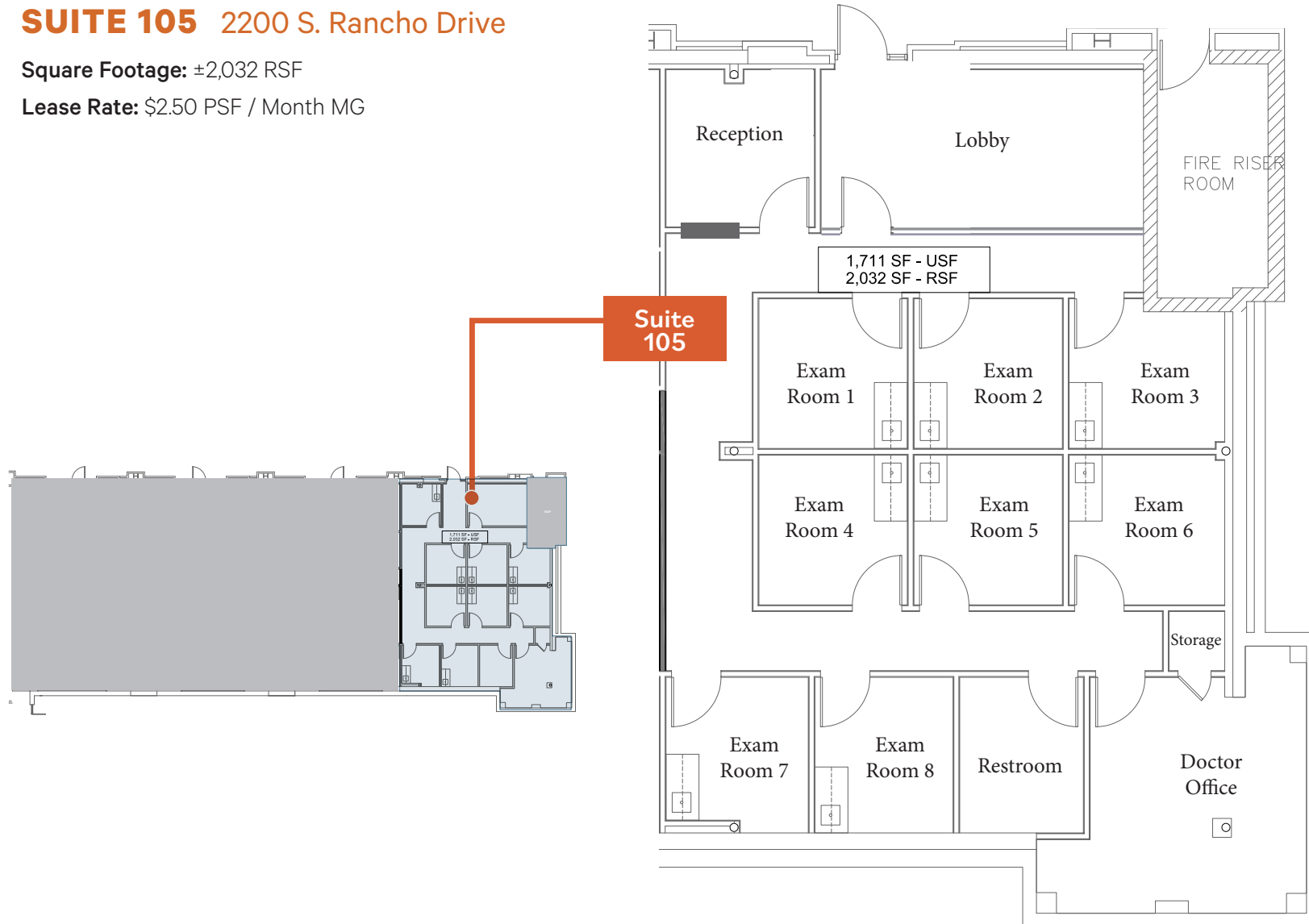


FLOOR PLAN

SUITE 105 2200 S. Rancho Drive

Square Footage: ±2,032 RSF

Lease Rate: \$2.50 PSF / Month MG



FLOOR PLAN

SUITE 120 2200 S. Rancho Drive

Suite 120 | Square Footage: ±2,408 RSF

Lease Rate: \$2.50 PSF / Month MG



FLOOR PLAN

SUITE 155 2250 S. Rancho Drive

Suite 155 | Square Footage: ±4,999 RSF

Lease Rate: \$2.30 PSF / Month MG



FLOOR PLAN

SUITE 295 2250 S. Rancho Drive

Square Footage: ±12,754 RSF (Divisible)

Lease Rate: \$2.30 PSF / Month MG



PROPOSED DIVISIBILITY

SUITE 295 2250 S. Rancho Drive

Square Footage: ±12,754 RSF (Divisible)

Lease Rate: \$2.30 PSF / Month MG



AMENITY MAP







SAHARA RANCHO

2200 & 2250 S. RANCHO DR | LAS VEGAS, NV

CONTACT US

Ryan Martin, SIOR, CCIM

Senior Vice President

T +1 702 369 4881

ryan.martin@cbre.com

License No. BS.0048284

Tonya Gottesman

Vice President

T +1 310 612 3592

tonya.gottesman@cbre.com

License No. S.0189043

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE