

# LEASE

## CHEYENNE FAIRWAYS

8670 West Cheyenne Avenue Las Vegas, NV 89129



### OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (NNN)
Building Size:	49,039 SF
Available SF:	3,804 SF
Lot Size:	4.58 Acres
Price / SF:	\$0.00
Zoning:	C-1
Submarket:	Northwest Las Vegas Submarket

### PROPERTY OVERVIEW

Elevate your professional presence at 8670 West Cheyenne Avenue. Boasting turn-key spec suites and stunning golf course views, this professional office center offers a seamlessly designed workspace that inspires productivity. Enjoy breathtaking mountain views through full-height glass, with putting greens and the option for patio and balcony suites. Benefit from building and monument LED signage, covered parking, and the assurance of stable, aggressive ownership. Professionally managed with close proximity to Summerlin, Mtn. View Hospital, and Las Vegas Tech Center, this prime location provides easy access to major roadways. Take advantage of a generous tenant incentive package and make your mark in this exceptional commercial space.

### PROPERTY HIGHLIGHTS

- Turn-Key Spec Suites Available
- Beautifully Designed Professional Office Center

**Lance Hamrick**  
(702) 279-9666



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### PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

Discover the dynamic energy of Las Vegas at Cheyenne Fairways. Nestled in the vibrant 89129 area, this location offers convenient access to the 215 Beltway and the expansive Desert Breeze Park. Nearby, professionals can enjoy top-tier dining at Fogo de Chão, or unwind at Bad Owl Coffee. The area boasts a bustling business community, and the renowned Tivoli Village is just a short drive away, offering an array of upscale shopping and dining options. With its thriving blend of commerce and leisure, the Cheyenne Fairways area provides an ideal backdrop for success and relaxation alike.

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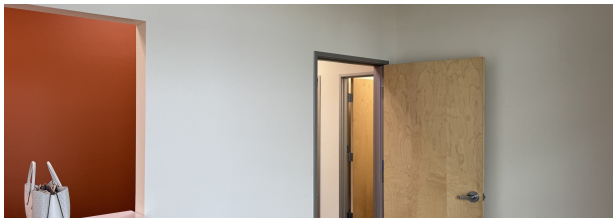
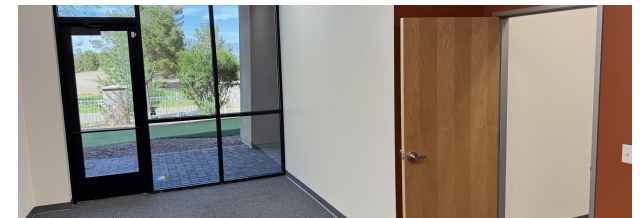
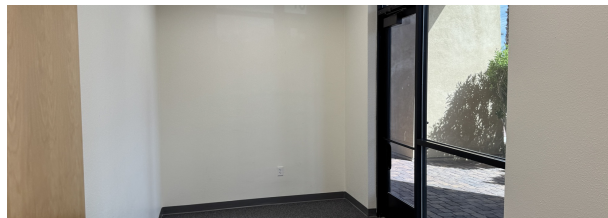


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