

Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

Office for Lease

±1,629 – 6,698 SF



Leasing Information:
702.221.8226

Lincoln

Tom Wagener, CCIM
NRE:S.1001510
Senior Vice President
(702) 751-4084
tom.wagener@lpc.com

Denn Hamilton
NRE:S.1001520
Senior Associate
(312) 662-9532
denn.hamilton@lpc.com

4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

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Property Overview

Located in the heart of the buzzing city, with easy access to Spring Valley, Summerlin Parkway, and US-95, Buffalo Business Center is close to an array of dining, entertainment, and retail options to cater to professionals' needs. With its dynamic mix of attractions and business facilities, the area surrounding the property offers an ideal blend of work and play for prospective office tenants.

Highlights

- ±1,629 – 6,698 SF
- Available in a premiere building lobby location with a high-image reception area
- Professional, built-out office spaces
- Highly Visible Pylon Sign
- Covered Parking Available
- Abundant Parking (3.5:1,000)
- Professionally Managed
- Fire Sprinklers
- Easy Access to Spring Valley, Summerlin Parkway, and US-95

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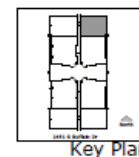
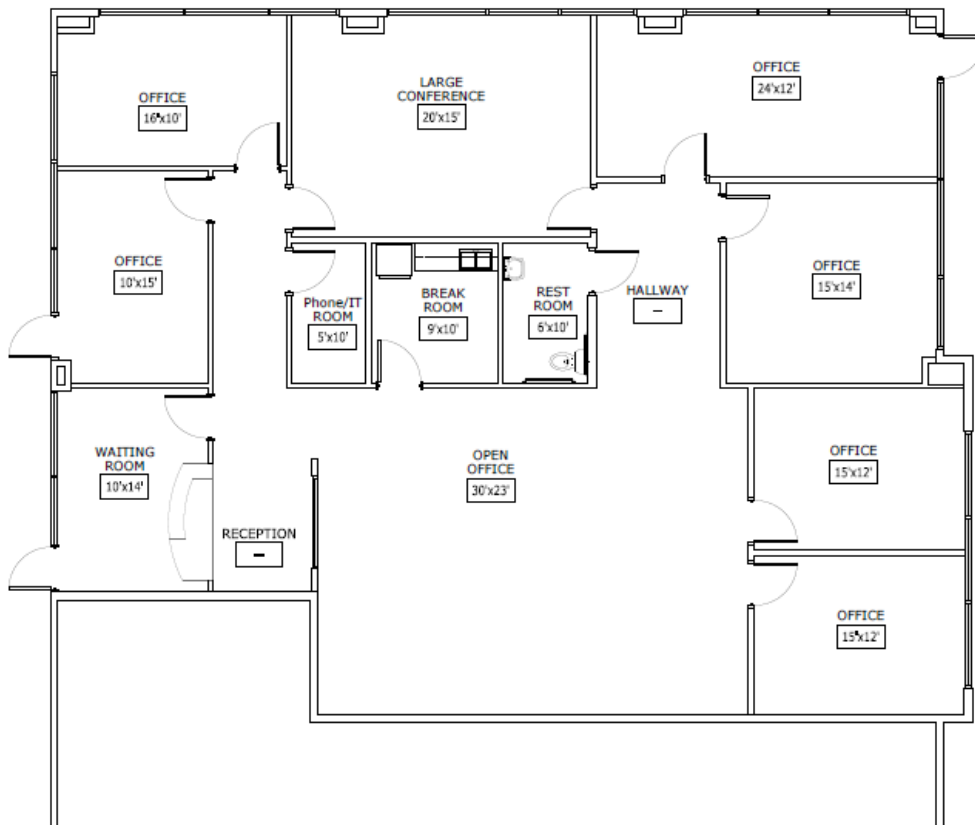
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*Occupancy date January 1, 2027



Plotting and reproduction distort the appearance of drawn objects. Do not scale drawings without contacting the Architect.

Seal

October 18, 2016

Date

Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702) 592-3767 fax (702) 453-1875

SPEC SUITE 105
2451 S Buffalo
Las Vegas Nevada

Sheet No.

A 1.01
Floor Plan

Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
105	±3,778	\$1.65/SF/Mo. NNN	\$0.53	\$8,047.14

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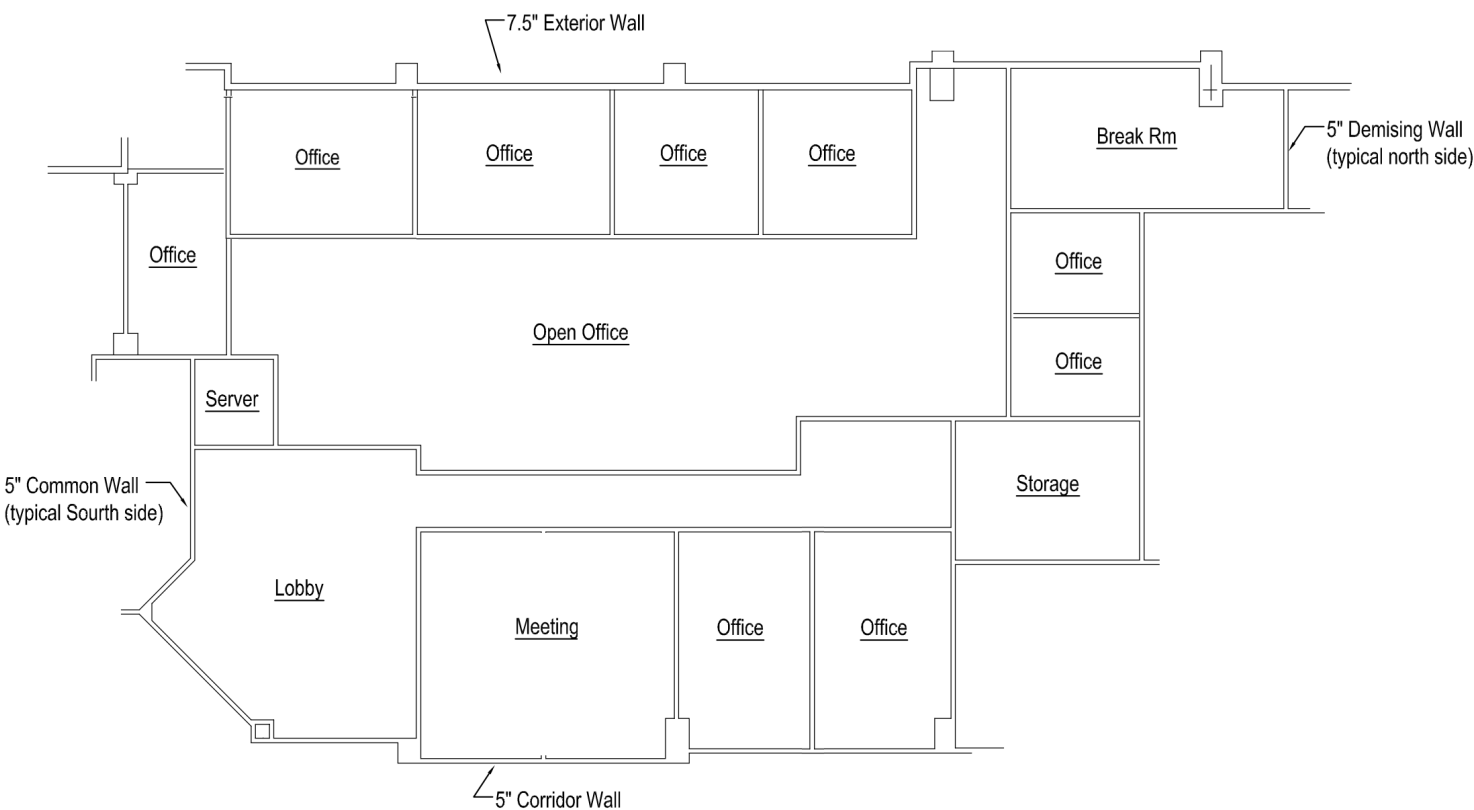
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Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
120	±6,698	\$1.60/SF/M o NNN	\$0.53	\$14,266.74

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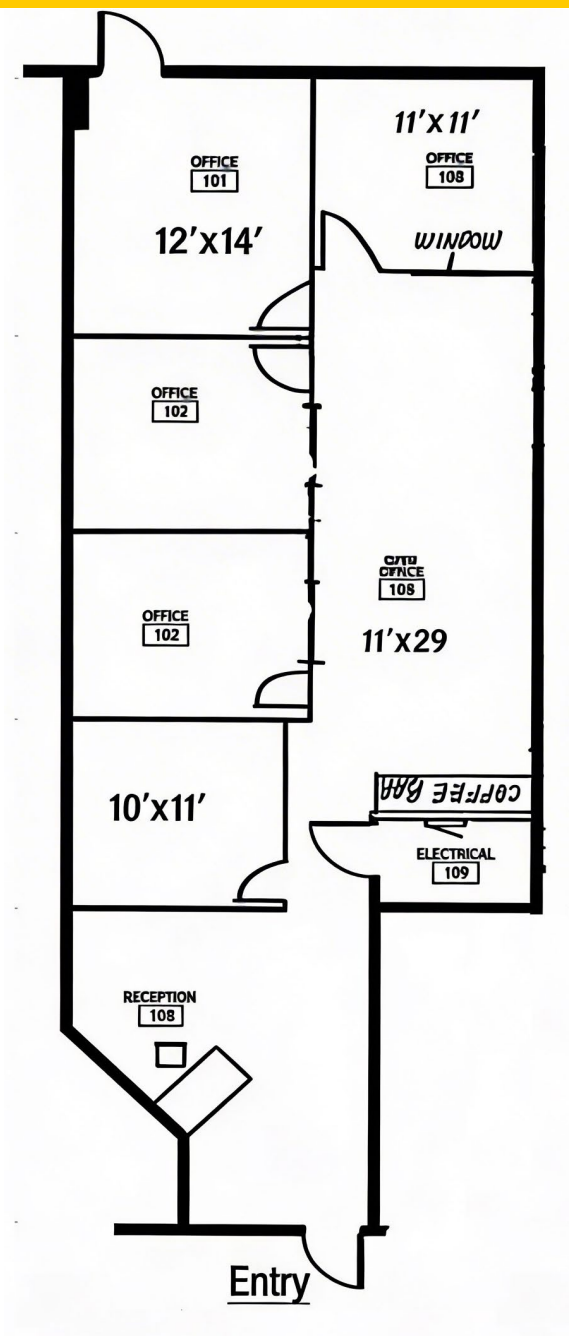
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Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
132	±1,629	\$1.65/SF/M o NNN	\$0.53	\$3,662.00

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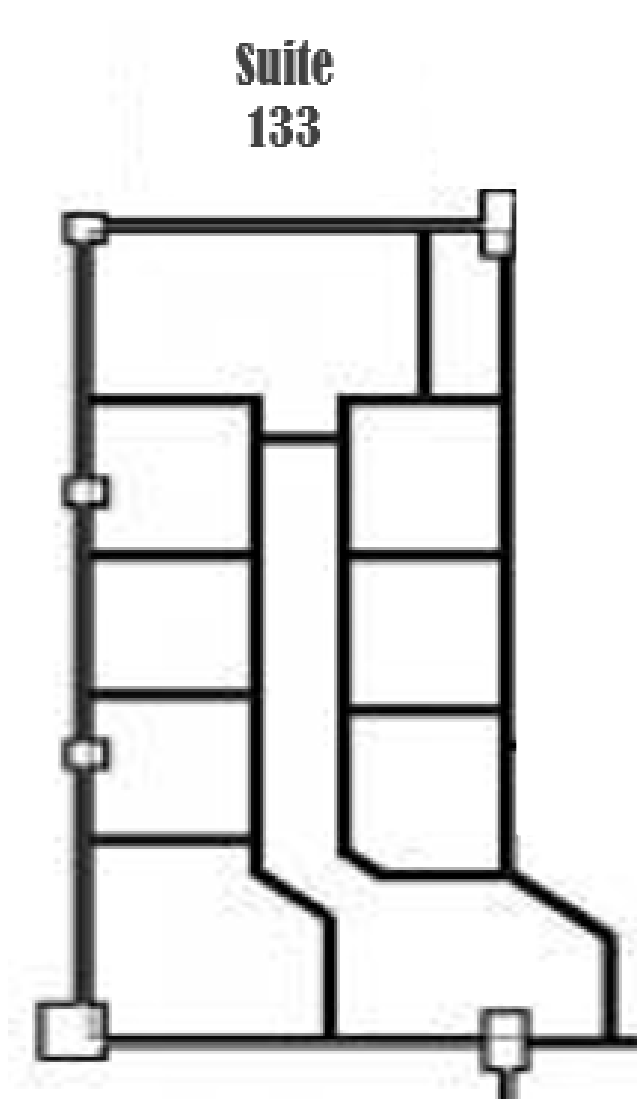
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Available Space(s)

Suite	Total SF	Rate	CAM	Total Monthly
133	±1,982	\$1.65/SF/Mo. NNN	\$0.53	\$4,320.76

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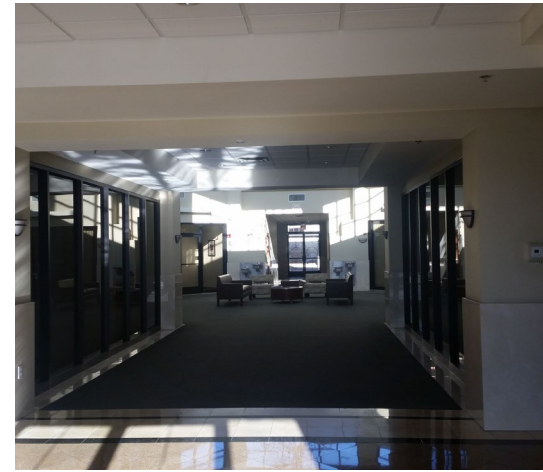
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