

Cheyenne Tech Center

2475 W. Cheyenne Avenue, Las Vegas, NV 89032



FOR LEASE

±2,128 SF – ±2,280 SF Available

Chase Pavlov
Associate Vice President
Direct: +1 702 836 3731
chase.pavlov@colliers.com
License # NV-S.0186416

Brian Riffel, SIOR
Executive Vice President
Direct: +1 702 836 3773
brian.riffel@colliers.com
License # NV-S.0043752

Tyler Jones
Vice President
Direct: +1 702 836 3754
tyler.jones@colliers.com
License # NV-S.0169145

Property Overview

Move-in ready flex space located just off Cheyenne Avenue with quick access to major freeways. The property features newly renovated office space, grade-level loading doors, and M-2 zoning, with flexible lease rates and unit sizes ranging from $\pm 2,128$ SF to $\pm 2,280$ SF.

$\pm 2,128$ SF – $\pm 2,280$ SF Available



Grade Level Loading Doors



Zoned M-2



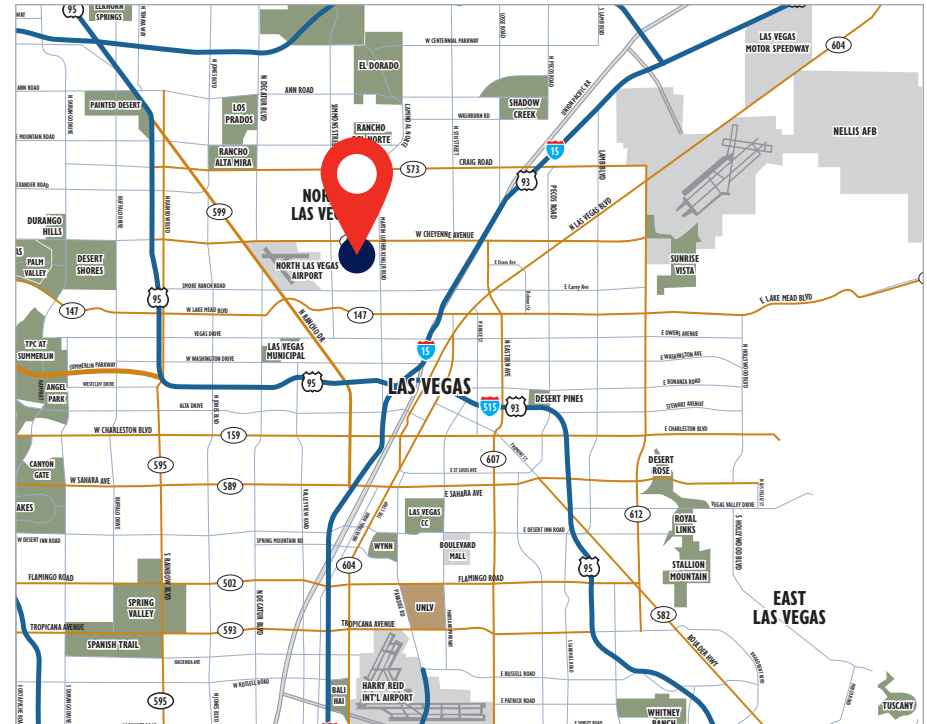
Easy Access to Major Freeways



Move-in Ready



Newly Renovated Units



Lease Rate

\$1.10 PSF/Month

CONTACT US

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Floor Plan

Suite 140

▲
N For illustration purposes only. Not to scale.



±2,128 Total SF



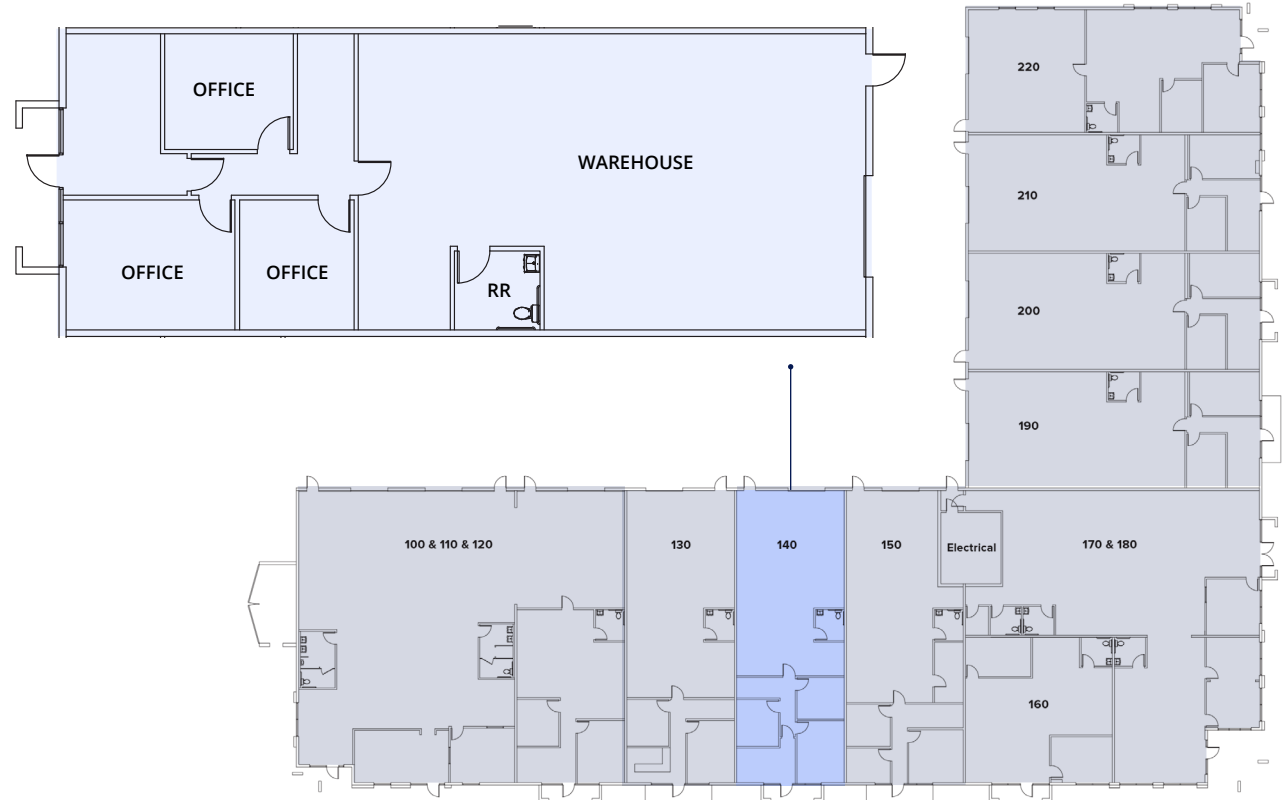
Move-in Ready



Lease Rate: \$1.10 PSF/Month

NNN Fees: \$0.32 PSF/Month

Total Monthly: \$3,021.76



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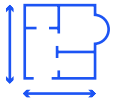
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Floor Plan

Suite 210

▲
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±2,280 Total SF



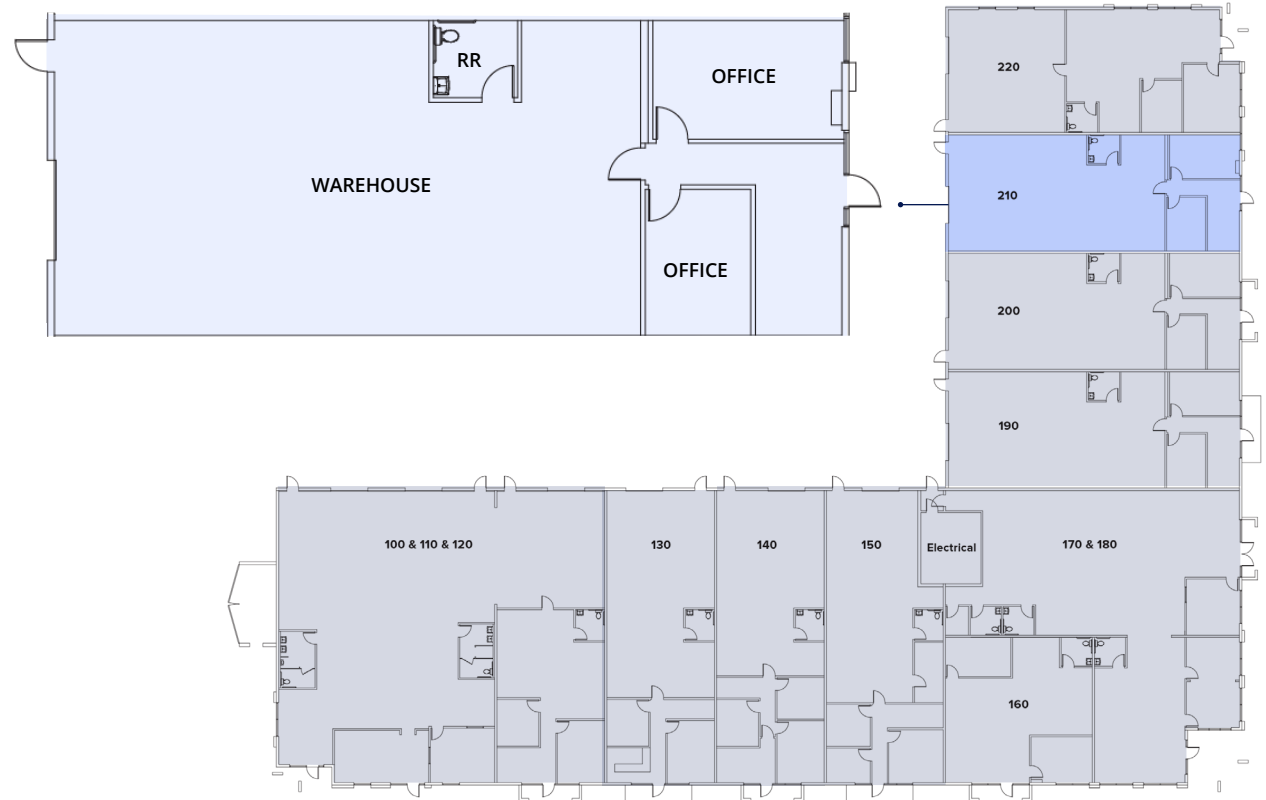
Move-in Ready



Lease Rate: \$1.10 PSF/Month

NNN Fees: \$0.32 PSF/Month

Total Monthly: \$3,237.60



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Location Map

Located in the North Las Vegas submarket,
with easy access to major freeways

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Site Aerial

Cheyenne Tech Center

2475 W. Cheyenne Avenue, Las Vegas, NV 89032

▲
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ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals



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