

A PROJECT BY:



Two ±106,000 SF Five-Story Class A Buildings

FOR LEASE

# City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Twice the flexibility

[www.citycenterwestlv.com](http://www.citycenterwestlv.com)



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Two ±106,000 SF Five-Story Class A Buildings, Twice the Flexibility



# City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

## 7201 & 7251 West Lake Mead includes two ±106,000 SF in two five-story, Class A suburban office buildings.

City Center West has a strong new local ownership delivering turnkey tenant improvements, remodeled common areas, and newly designed move-in-ready suites.

### Location

City Center West is located in the Northwest submarket of Las Vegas. With direct US-95 freeway access, tenants and their visitors can easily access the Buildings as well as Summerlin Parkway, the I-15 and I-215 Interstates, McCarran International Airport, the downtown court systems, several area hospitals, and the Las Vegas “Strip”. The property is within walking distance of a high concentration of retail, dining, business services and banking amenities. It is also in close proximity to a number of residential, business, and medical developments providing tenants with a strong employee and customer base.

[www.citycenterwestlv.com](http://www.citycenterwestlv.com)

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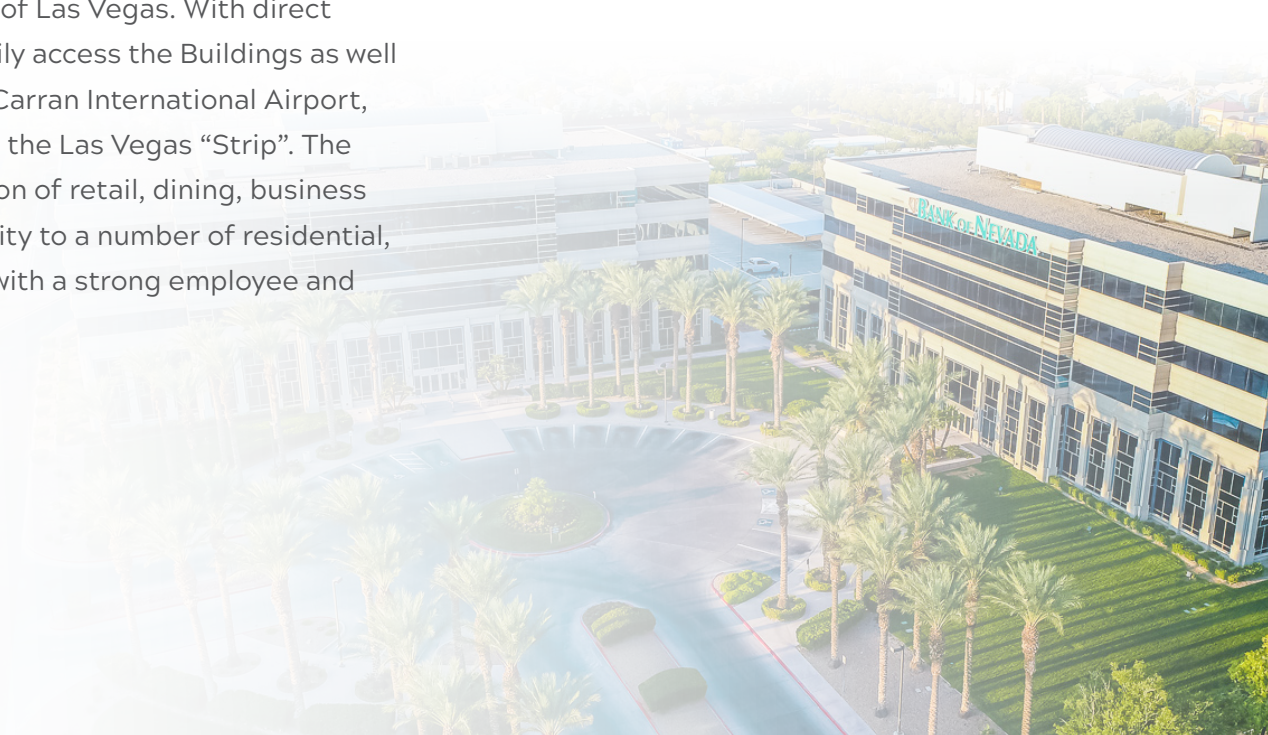
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### Property Highlights

- \$2.30 PSF, FSG
- Covered and Uncovered Parking
- Turnkey Tenant Improvements
- Numerous Nearby Amenities and Move-In Ready Suites

### Ranging from

**±1,500 - ±45,000 RSF**



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## 7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
104	1,312 SPEC	210	2,263
108	3,151 SPEC	212	2,872
203	2,982	220	2,131
204	3,521	300	21,933 WHITE BOX
207	2,611	550	1,670 SPEC
208	3,691	570	2,292
		590	2,738 SPEC

## RATE: \$2.30 PSF, FSG



## 7251 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
200	2,763	400	22,012 WHITE BOX
230	3,551 SPEC	500	21,998 WHITE BOX
240	1,767 SPEC		

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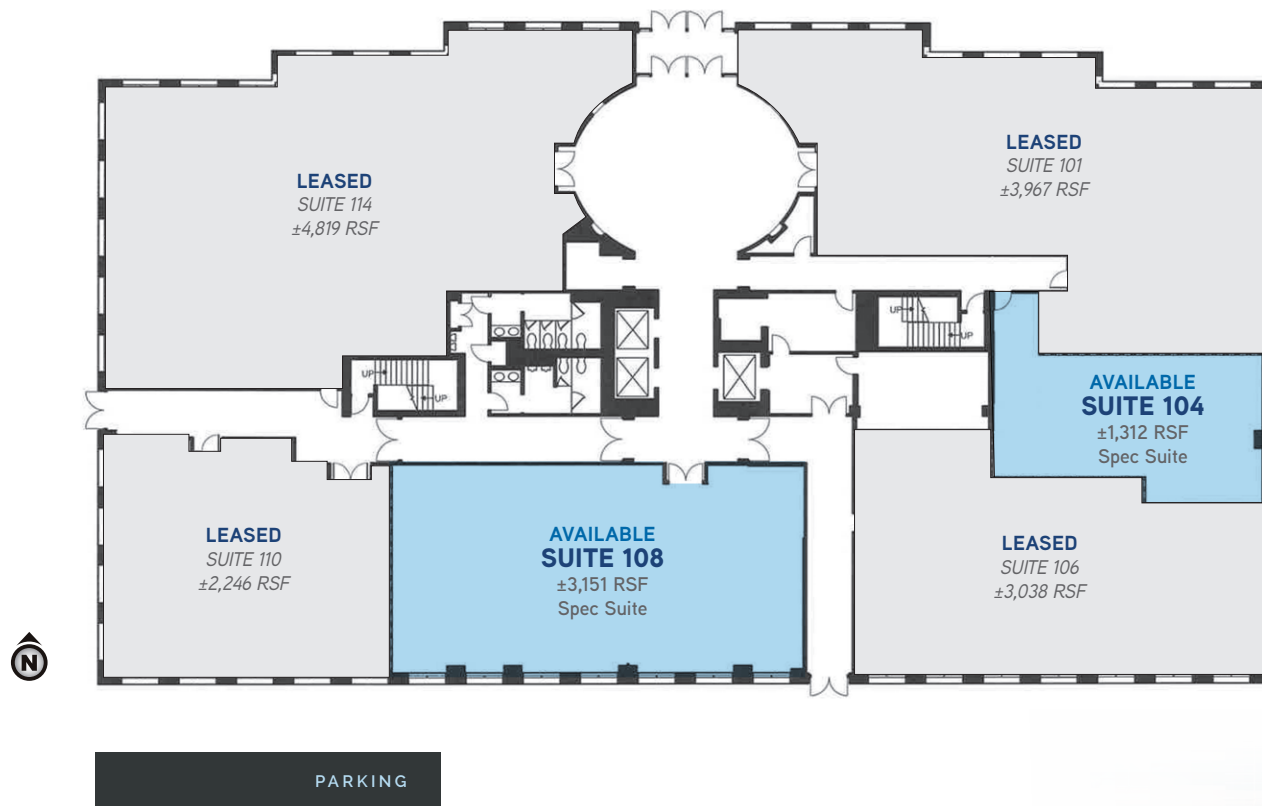
# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

FIRST FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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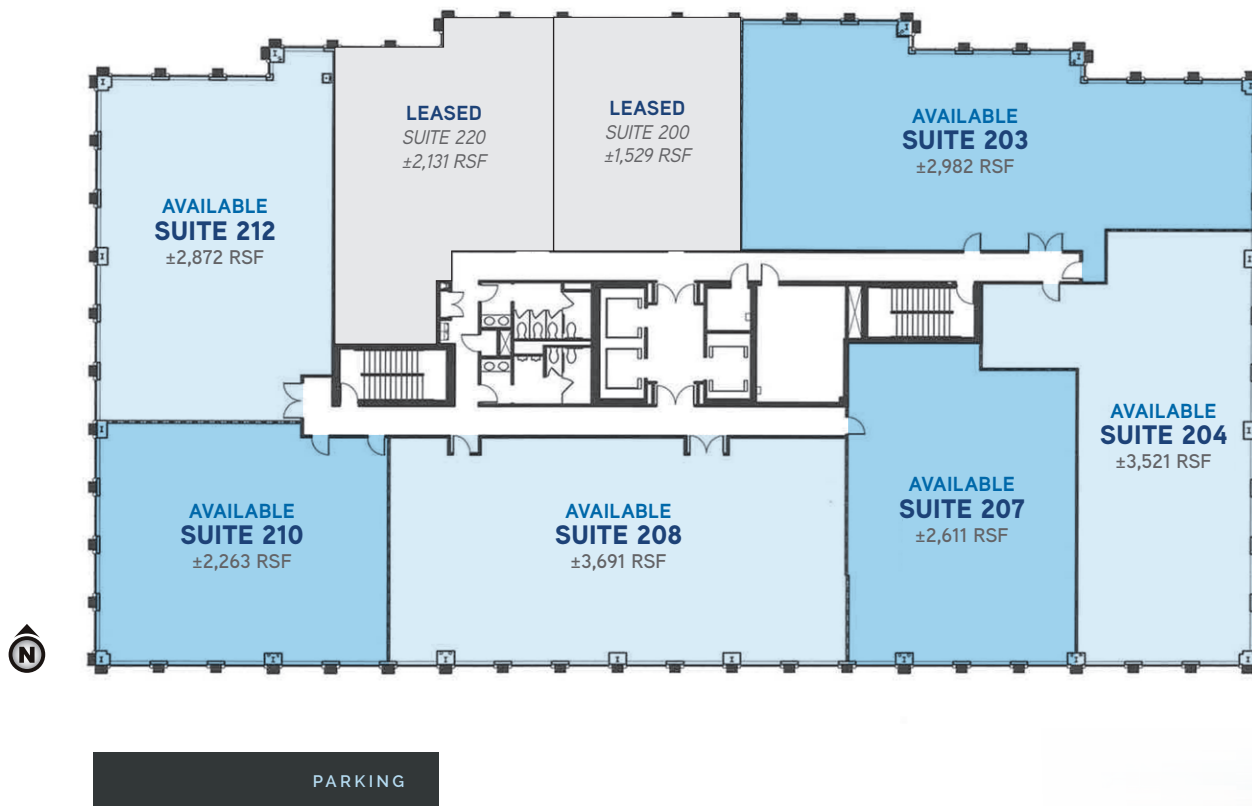
# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

SECOND FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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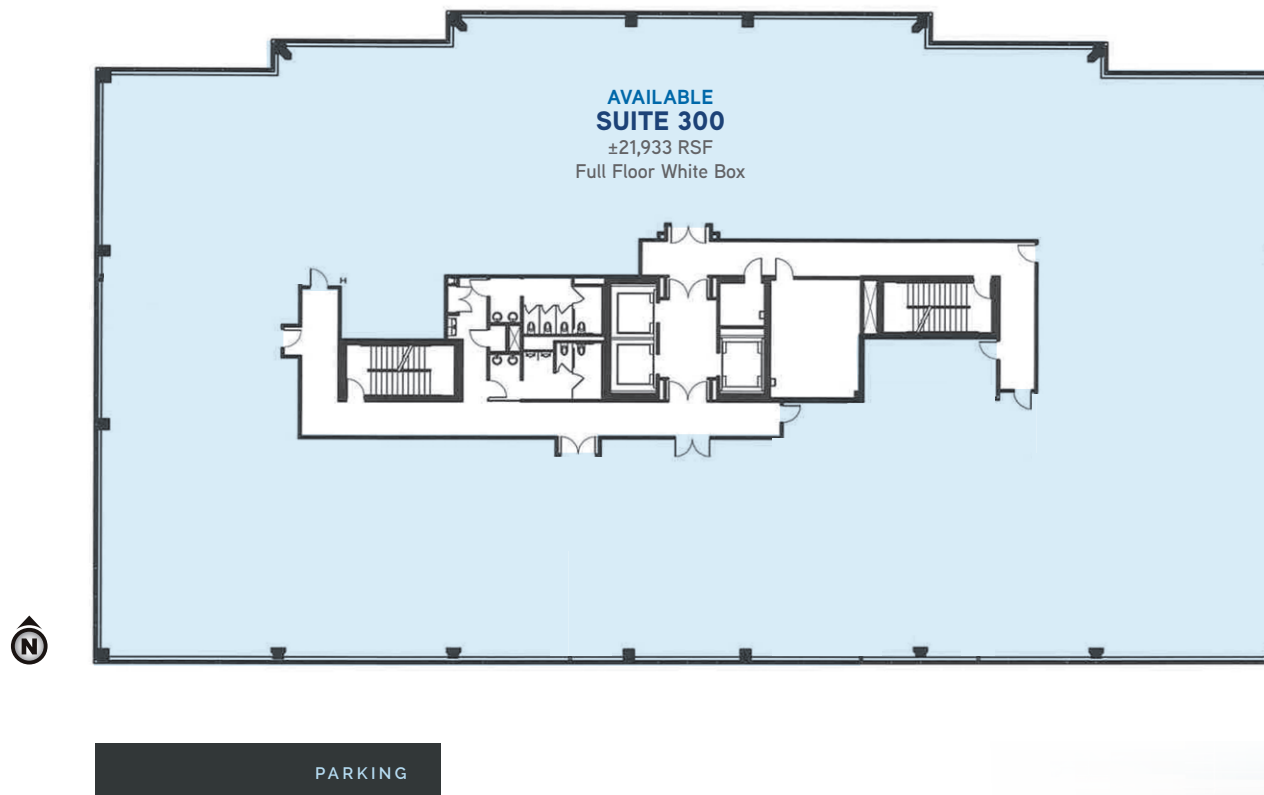
# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

THIRD FLOOR  
\$2.30 PSF, FSG

WEST LAKE MEAD BOULEVARD



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# City Center West

7201 WEST LAKE MEAD BOULEVARD

# 7201

FIFTH FLOOR  
\$2.30 PSF, FSG

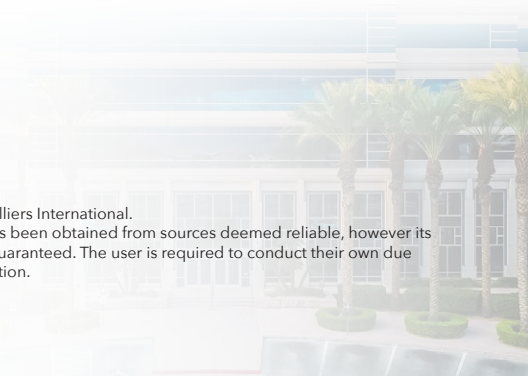
WEST LAKE MEAD BOULEVARD



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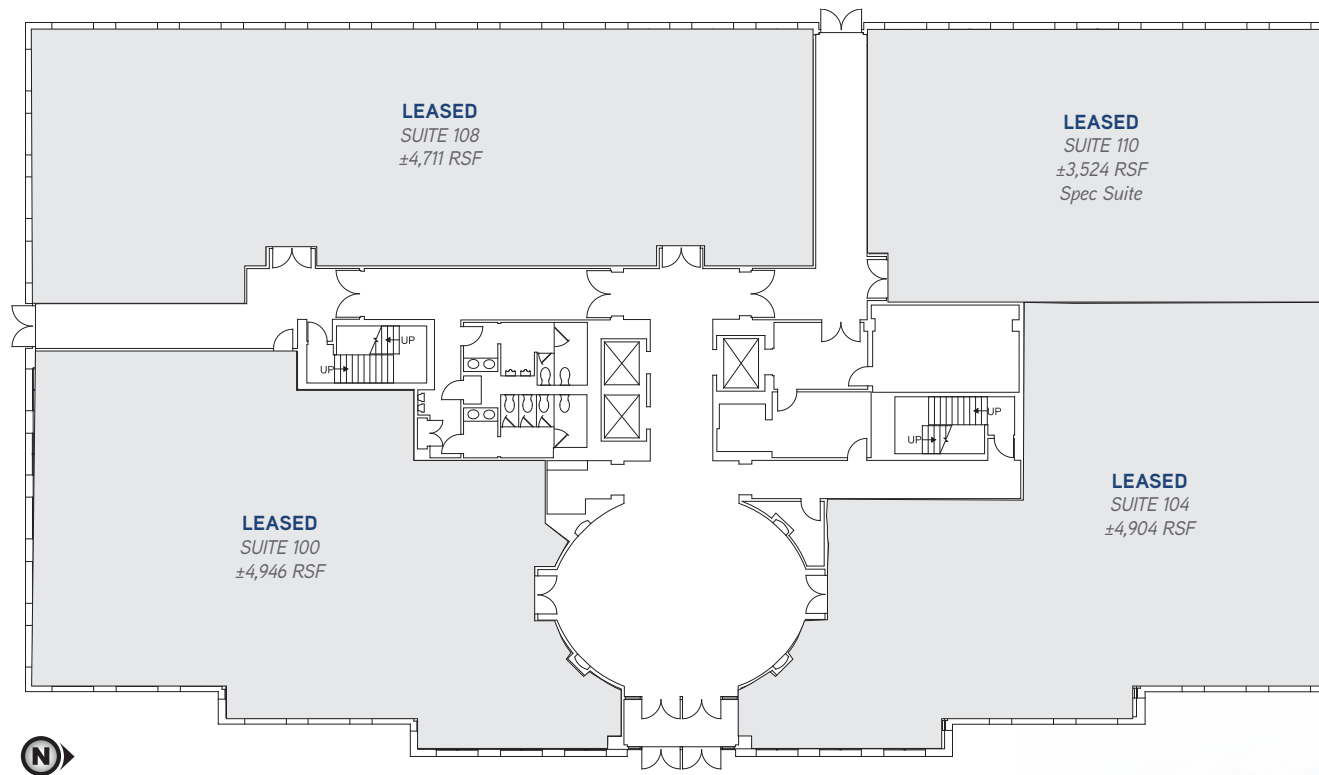
# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

FIRST FLOOR  
\$2.30 PSF, FSG

PARKING



WEST LAKE MEAD BOULEVARD

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# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

SECOND FLOOR  
\$2.30 PSF, FSG

**AVAILABLE  
SUITE 240**  
±1,767 RSF  
Spec Suite

**LEASED  
SUITE 250**  
±3,807 RSF

**LEASED  
SUITE 260**  
±7,778 RSF

PARKING

**AVAILABLE  
SUITE 230**  
±3,551 RSF  
Spec Suite

**LEASED  
SUITE 290**  
±2,208 RSF

**AVAILABLE  
SUITE 200**  
±2,763 RSF

WEST LAKE MEAD BOULEVARD

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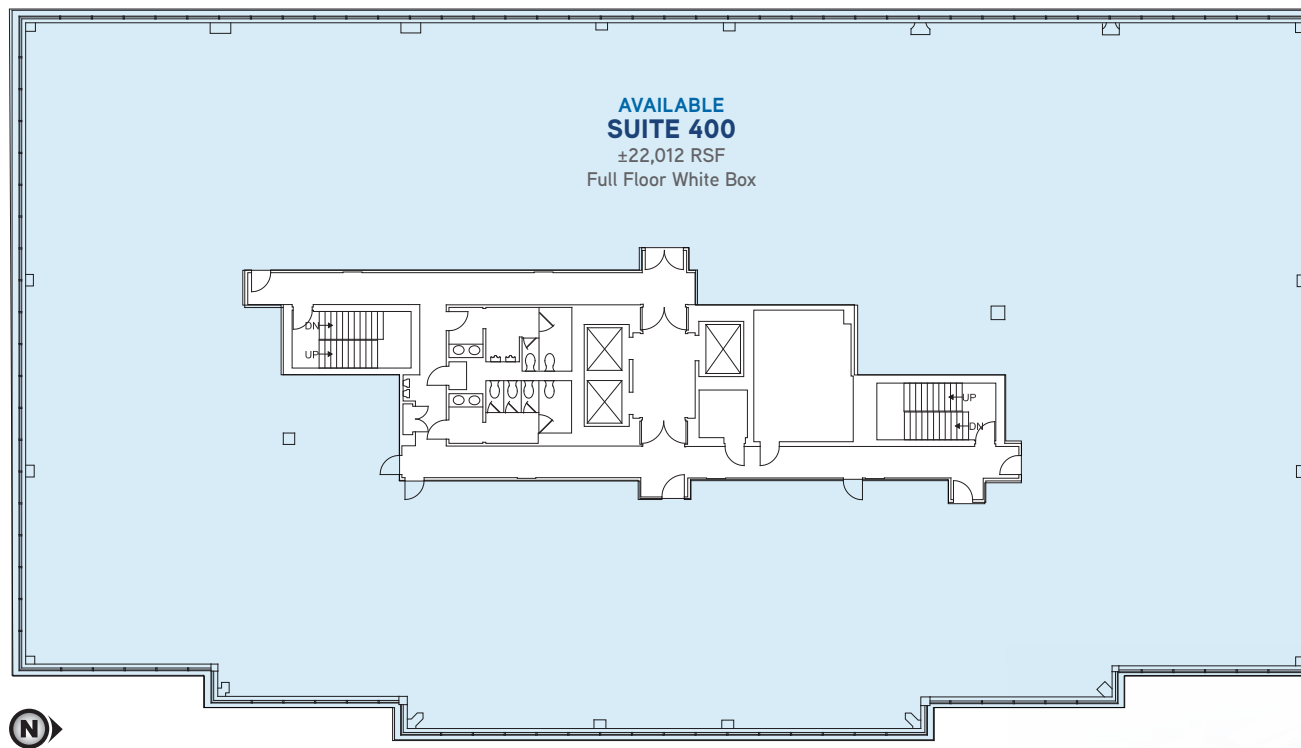
# City Center West

7251 WEST LAKE MEAD BOULEVARD

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FOURTH FLOOR  
\$2.30 PSF, FSG

PARKING



WEST LAKE MEAD BOULEVARD

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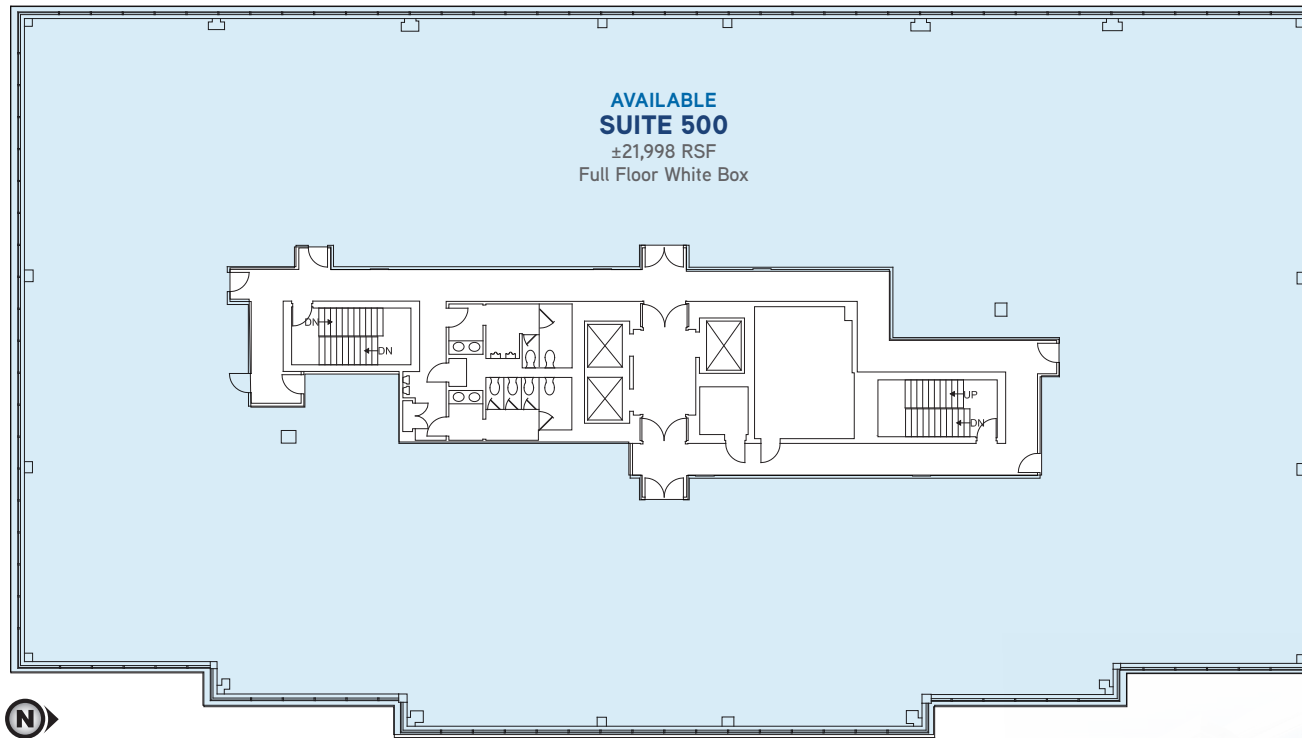
# City Center West

7251 WEST LAKE MEAD BOULEVARD

# 7251

FIFTH FLOOR  
\$2.30 PSF, FSG

PARKING



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