

FOR SUBLEASE

3755 Breakthrough Way

Suite 300 | Las Vegas, NV 89135



±21,824 RSF

Potentially divisible to approximately ±10,000 RSF

Listed By:



FOR SUBLEASE

3755

Breakthrough Way

LAS VEGAS, NV 89135

AVAILABLE NOVEMBER 1, 2026

SUITE 300 | $\pm 21,824$ RSF

Potentially divisible to approximately $\pm 10,000$ RSF



STRATEGICALLY LOCATED IN SUMMERLIN

Excellent sublease opportunity for a highly efficient and well-planned space. This 3-story Class-A, LEED Silver Certified Building is strategically located in the upscale master planned Summerlin community, adjacent to the I-215 beltway and in close proximity to Downtown Summerlin/Summerlin Centre Mixed-Use development, and a multitude of restaurants, shopping and entertainment options. This highly visible property is served by ample, on-site parking with a combination of surface and covered garage spaces.

Colliers

Broadhead + Lemmon Office Team

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Suite 300

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- Reception Area/Lobby
- 37 Offices
- 1 Large Conference Room/Training Room
- 3 Conference Rooms – One with Coffee Bar
- 2 Server Rooms
- 1 Electrical Room
- Multiple Open Office Areas for Cubicles
- 4 Break Rooms
- 5 Storage Rooms
- 2 File Rooms



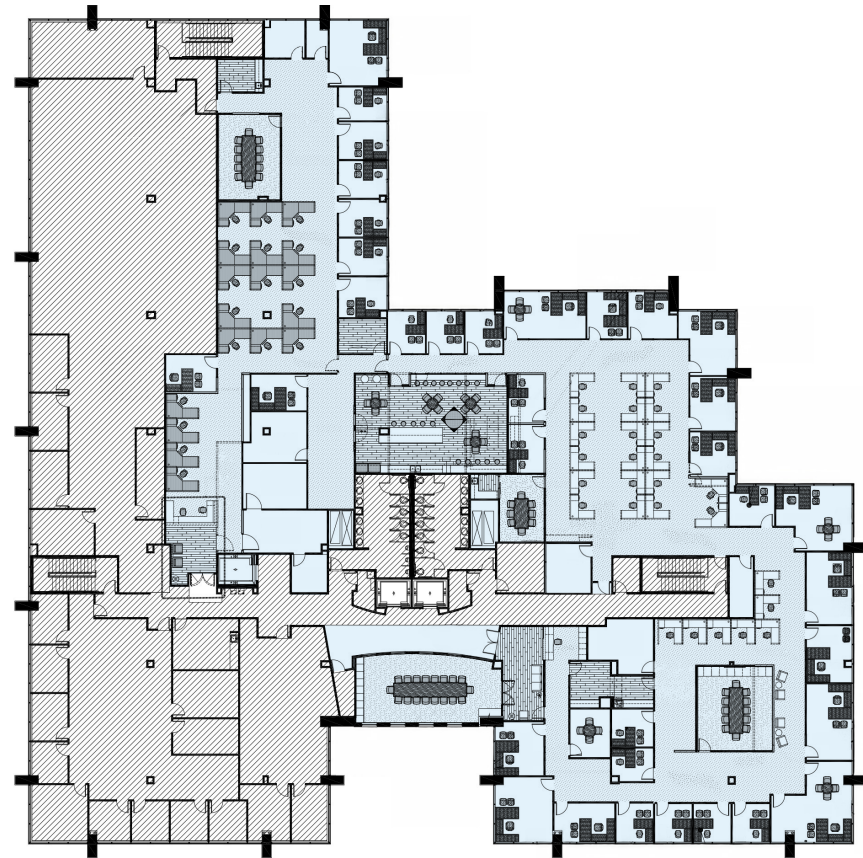
LEASE RATE

\$3.05 RSF/Month, FSG

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□ = Available



Drawing not to scale and may not reflect actual as-built. For illustration purposes only.

Broadhead + Lemmon Office Team

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SUBLEASE EXPIRATION DATE

February 28, 2030



AVAILABLE SF

±21,824 RSF

Potentially divisible to
approximately ±10,000 RSF

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Las Vegas, NV 89135

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Suite 300

AVAILABLE NOVEMBER 1, 2026



±21,824 RSF



West Submarket

LOCATED IN SUMMERLIN, ONE OF THE MOST AFFLUENT AREAS OF LAS VEGAS, NV.



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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Let's Talk!



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