

Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

Office for Lease

±1,629 – 1,982 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

Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

Office for Lease

±1,629 – 1,982 SF



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 – 1,982 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

Tom Wagener, CCIM
(702) 751-4084
tom.wagener@lpc.com

Denn Hamilton
(312) 662-9532
denn.hamilton@lpc.com

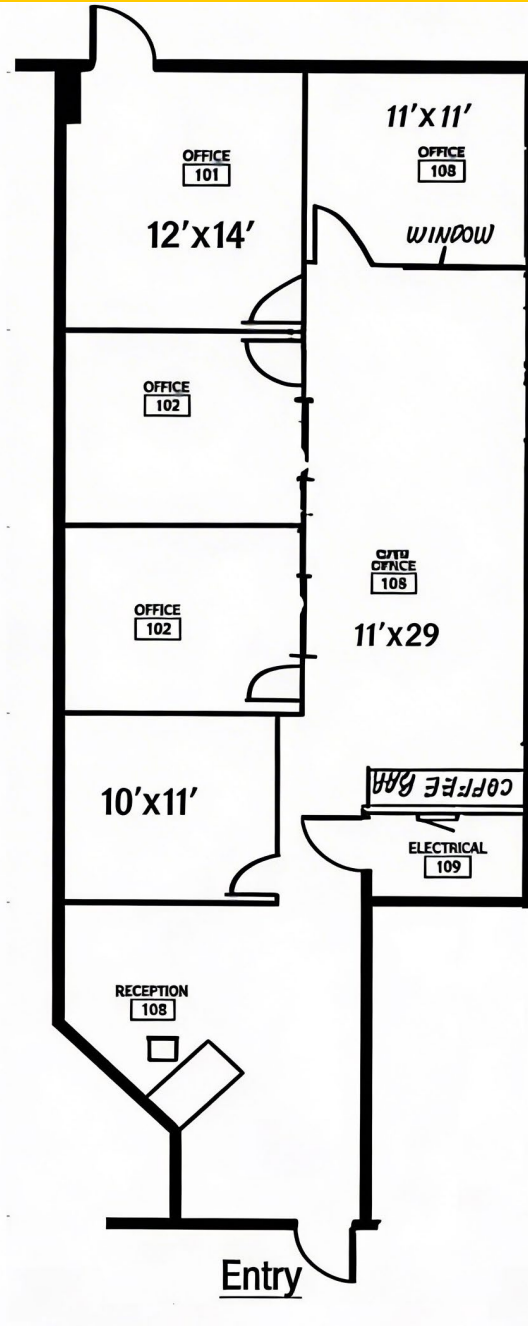
Lincoln

Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

Office for Lease

±1,629 – 1,982 SF



Available Space(s)

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

Tom Wagener, CCIM
(702) 751-4084
tom.wagener@lpc.com

Denn Hamilton
(312) 662-9532
denn.hamilton@lpc.com

Lincoln

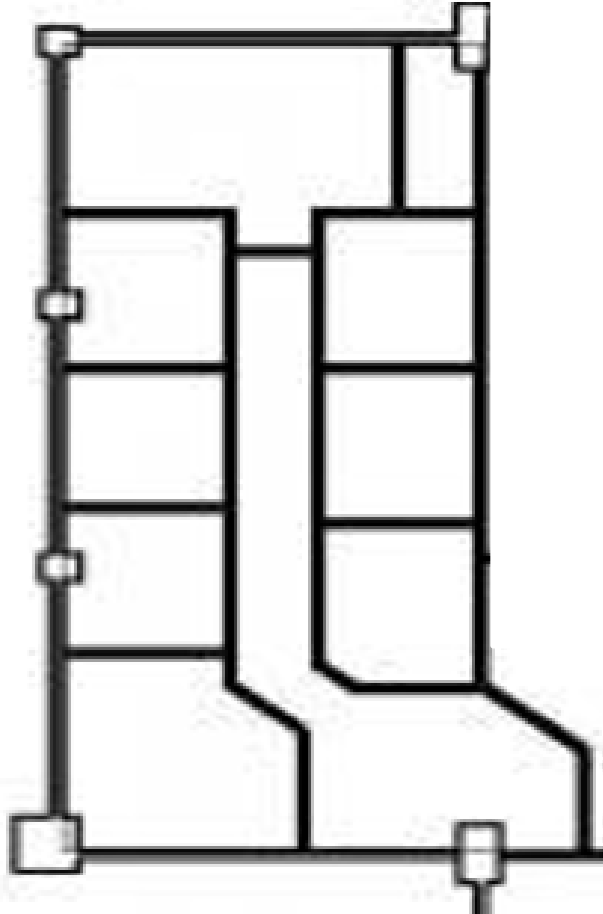
Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

Office for Lease

±1,629 – 1,982 SF

Suite 133



Available Space(s)

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

Tom Wagener, CCIM
(702) 751-4084
tom.wagener@lpc.com

Denn Hamilton
(312) 662-9532
denn.hamilton@lpc.com

Lincoln

Buffalo Business Center

2451 S. Buffalo | Las Vegas, NV 89117

Office for Lease

±1,629 – 1,982 SF



Tom Wagener, CCIM
(702) 751-4084
tom.wagener@lpc.com

Denn Hamilton
(312) 662-9532
denn.hamilton@lpc.com

Lincoln