

**± 1,790 SF AVAILABLE**

3440 W Cheyenne Ave  
North Las Vegas, NV 89032



**AVAILABLE**

CALL US FOR  
**MORE INFO**

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# Cheyenne Business Park is a 6-building professional office complex situated directly across from North Las Vegas Airport

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## ±1,790 SF AVAILABLE

- Located in the North Las Vegas submarket, off the Cheyenne Technology Corridor and North Las Vegas Airport commercial district
- Convenient access to both I-11 and I-15
- Cheyenne Ave is a major east-west arterial with 34,000 VPD
- Within the Cheyenne Ave Opportunity Zone



139-08-417-004

APN



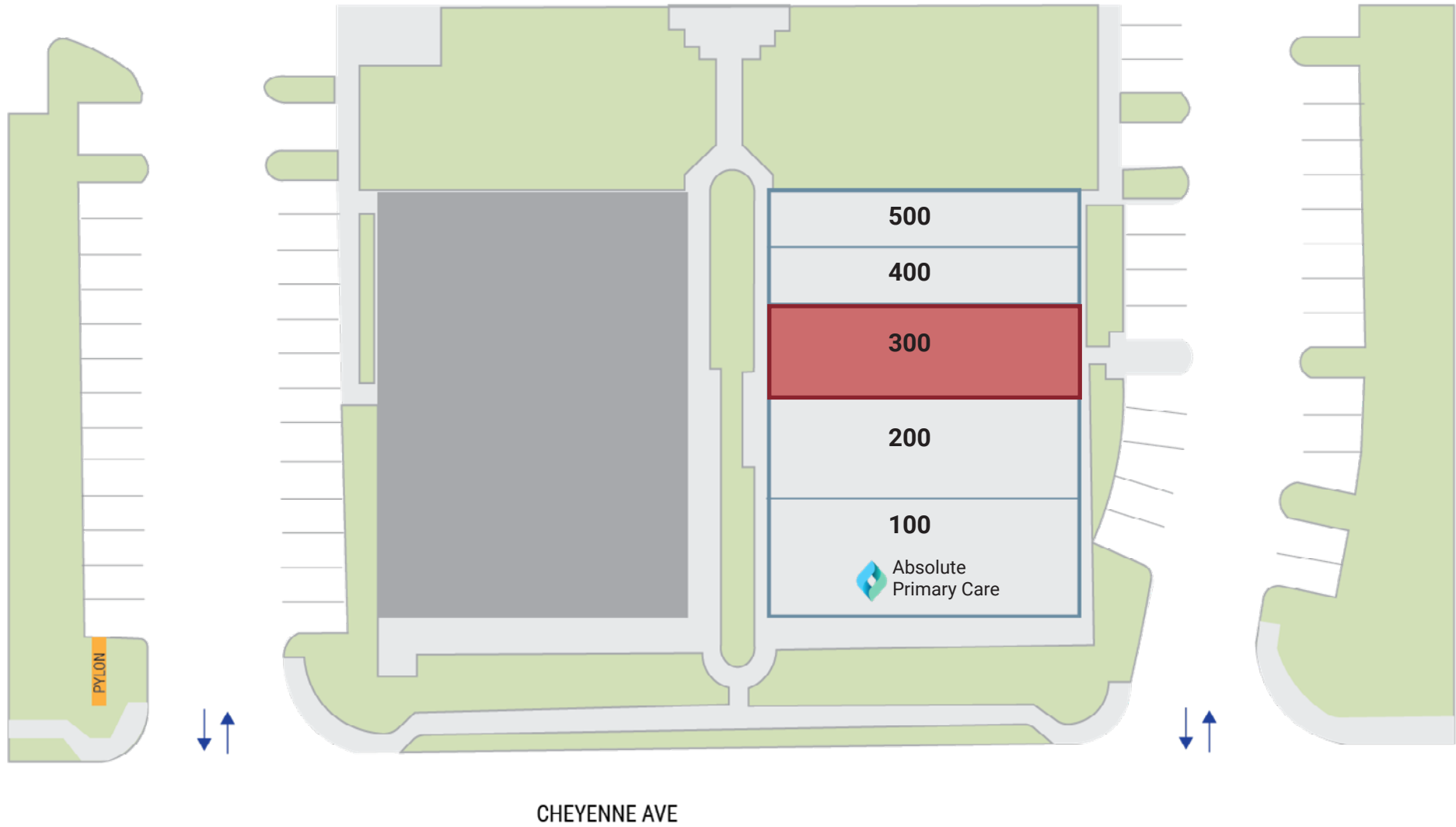
Planned Unit Development

ZONING



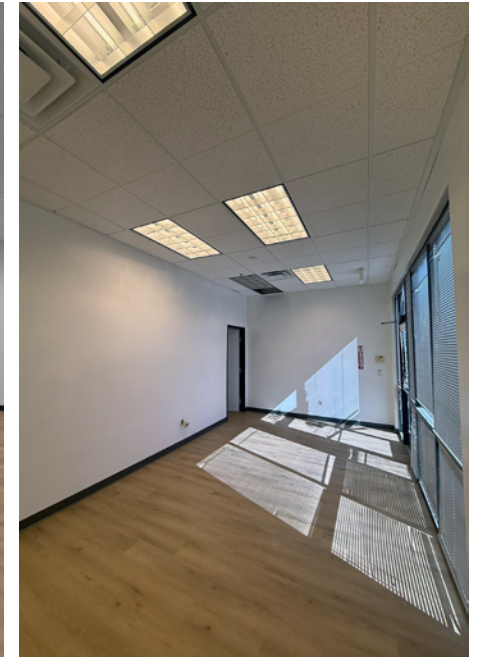
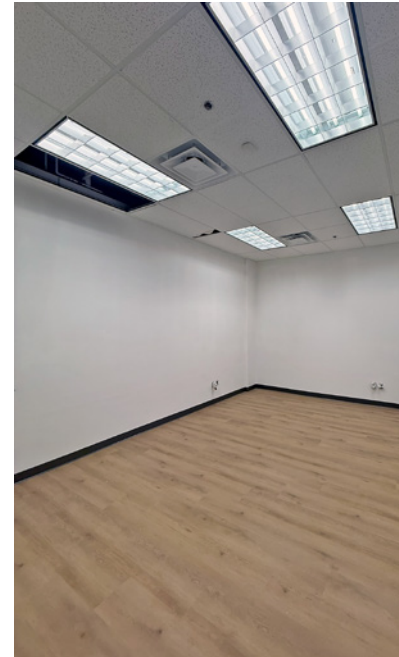
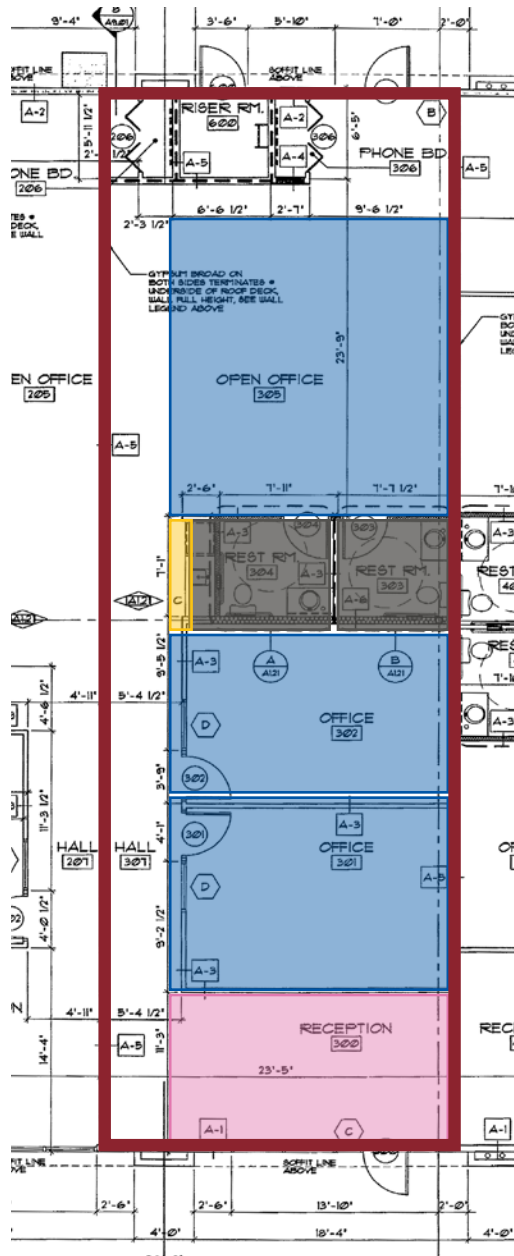
# SITE PLAN

**Cheyenne Business Park**  
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# FLOOR PLAN

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## COLOR KEY

- Lobby
- Kitchen / Breakroom
- Office
- Restroom

## Office Space Summary

- ±1,790 SF
- Reception & Lobby Space
- Open Corridor Area
- 2 Offices
- 2 Restrooms
- Open office in the back

# AREA DEMOGRAPHICS

## ACCESSIBLE & CONNECTED

NORTHWEST SUBMARKET  
HIGH DAYTIME POPULATION ALONG NORTH LAS VEGAS AIRPORT  
COMMERCIAL DISTRICT

CHEYENNE TECHNOLOGY CORRIDOR  
2 MILLION SF OF MIXED-USE INDUSTRIAL AND COMMERCIAL BUILDINGS



### POPULATION

1 Mile	3 Miles	5 Miles
13,970	163,382	500,246



### DAYTIME POPULATION

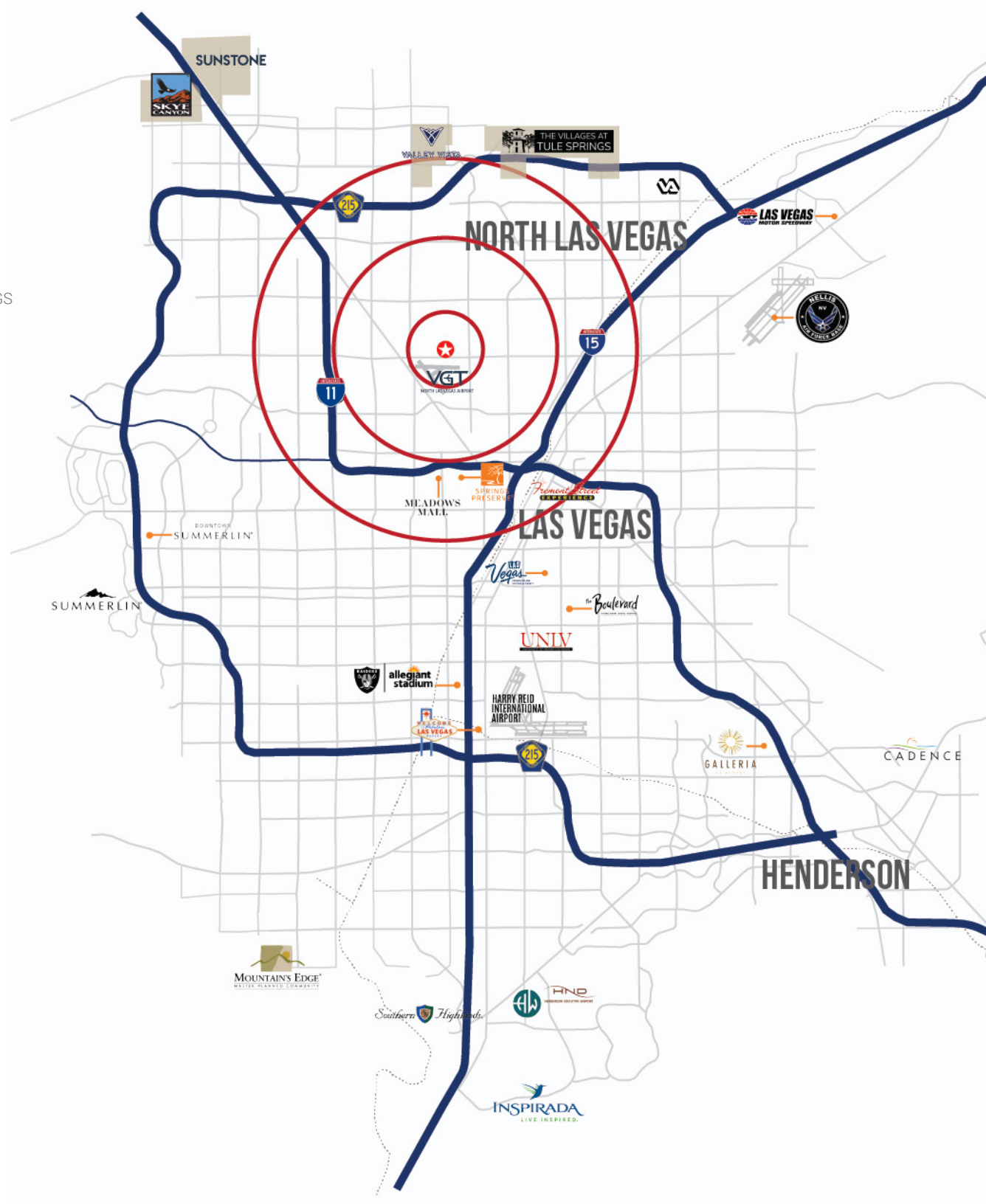
1 Mile	3 Miles	5 Miles
5,533	40,033	157,387



### TRAFFIC COUNTS

Cheyenne Ave
34,500 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024



# CHEYENNE TECHNOLOGY CORRIDOR

**Cheyenne Business Park**  
 3440 W Cheyenne Ave  
 North Las Vegas, NV 89032





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# Cheyenne Business Park




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## FOR MORE INFORMATION


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