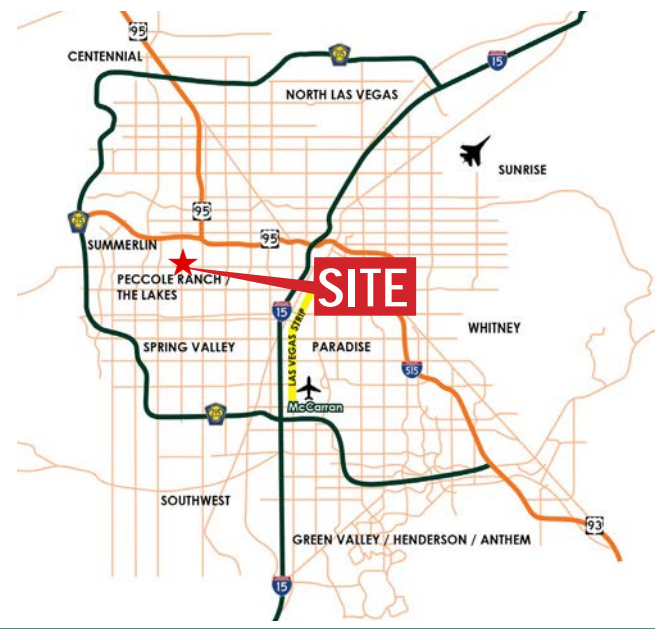




PROPERTY HIGHLIGHTS

This elegant colonial style two story office building features upgraded finishes, a large open lobby area, high ceilings, and card-lock security. The building features high ceilings and wide hallways throughout, as well as a very elegant double stairway.

This property is in an excellent location, directly at the Durango Drive on-ramp to Summerlin Parkway, providing instant freeway access. This property is located as close to Summerlin as can be, without being in the medical services restriction zone. The recreational centers of the Darling Tennis Center, and the Kellogg/Zaher Sports Complex are the nearest neighbors across the freeway overpass. Services are available via a short trip to Boca Park, Tivoli Village, and the entire Charleston shopping corridor.



DEMOGRAPHICS

	2021	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		16,223	173,839	456,176
Estimated Households		6,390	69,858	174,702
INCOME				
Est. Median HH Income	\$56,390	\$60,476	\$62,092	
Est. Average HH Income	\$72,164	\$88,154	\$88,547	

Source: STDB

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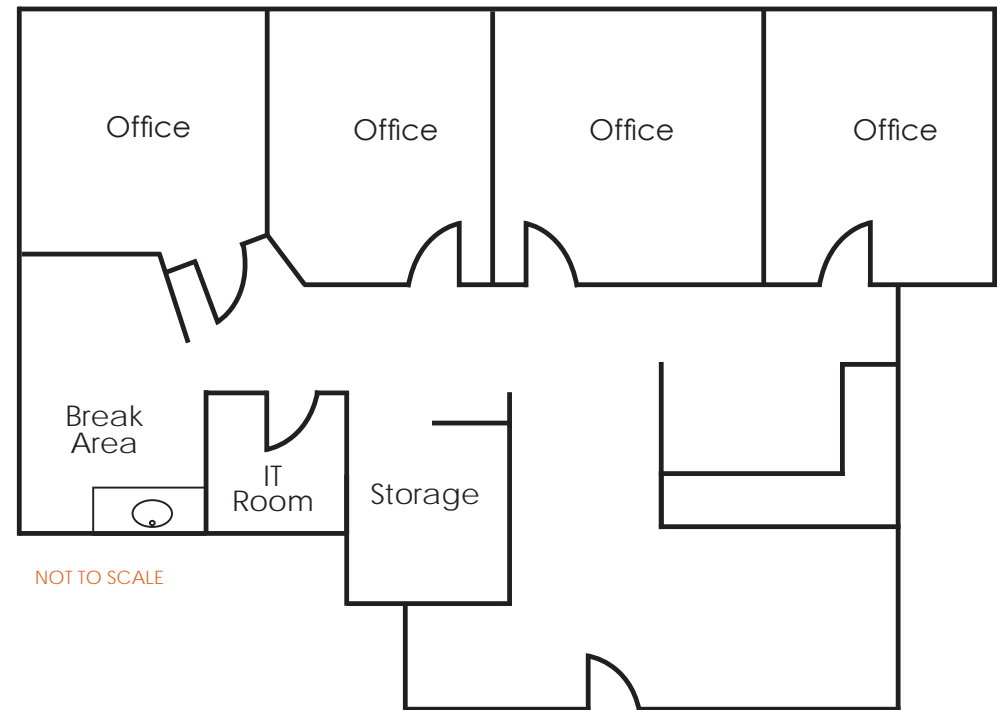
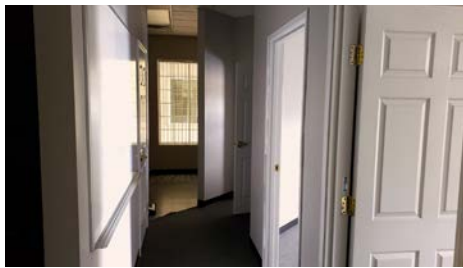
Exclusively listed by Sun Commercial Real Estate, Inc.

150 N. Durango Drive | Suite 250

±985 Rentable Square Feet



This efficient suite features a reception and waiting room, four offices, an office nook with a built-in counter, an IT room, a storage room, and a breakroom. Amenities offered with this lease includes a shared break room, and a very large conference room. This suite offers gorgeous views of Red Rock Canyon from all individual offices.



DURANGO CORPORATE CENTER
150 N. DURANGO DRIVE,
LAS VEGAS, NEVADA 89145

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