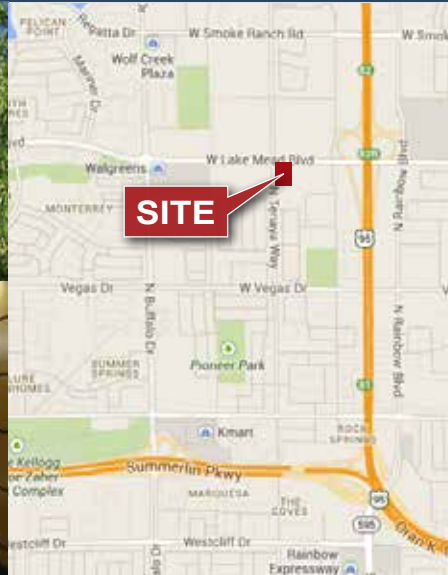


**FOR LEASE**

# City Center West

7251 West Lake Mead Boulevard, Las Vegas, NV 89128



## Property Description

City Center West is a highly visible 5-story office building featuring Class A amenities and image for its wide variety of professional tenants. Suites feature sweeping, unobstructed views of the Las Vegas valley and are available for immediate occupancy. This property continues to be very popular with budget-conscious tenants seeking one of the premier Class A buildings in Las Vegas.

## Area Description

Located on well known West Lake Mead Boulevard, City Center West offers immediate access to US-95 and the Summerlin area. The property is surrounded by nationally recognized restaurants, banks and business service amenities within walking distance of the property. City Center West is also in close proximity to popular residential developments, providing tenants with a strong employee and customer base.

## Property Highlights

- Immediate access to US-95
- Located at the gateway to Summerlin
- High image, Class A building
- Immediate occupancy
- Unobstructed views of the valley
- Strong ownership capable of providing turn-key improvement packages

## Building Highlights

Building Square Feet	±106,700
Available Square Feet	±1,216 to 17,228
Lease Rate	\$2.35 psf/month
Lease Type	Full Service Gross
Lease Terms	3-5 Years
T.I. Allowance	Negotiable
Zoning	C-1
Parking	4:1,000

Suites Available	Square Footage
Suite 110	3,524
Suite 210	1,216
Suite 220	4,507
Suite 230	3,076
Suite 240	1,503
Suite 260	7,801
Suite 400	2,979
Suite 401	17,228
Suite 510	3,504
Suite 520	2,484
Suite 550	2,756

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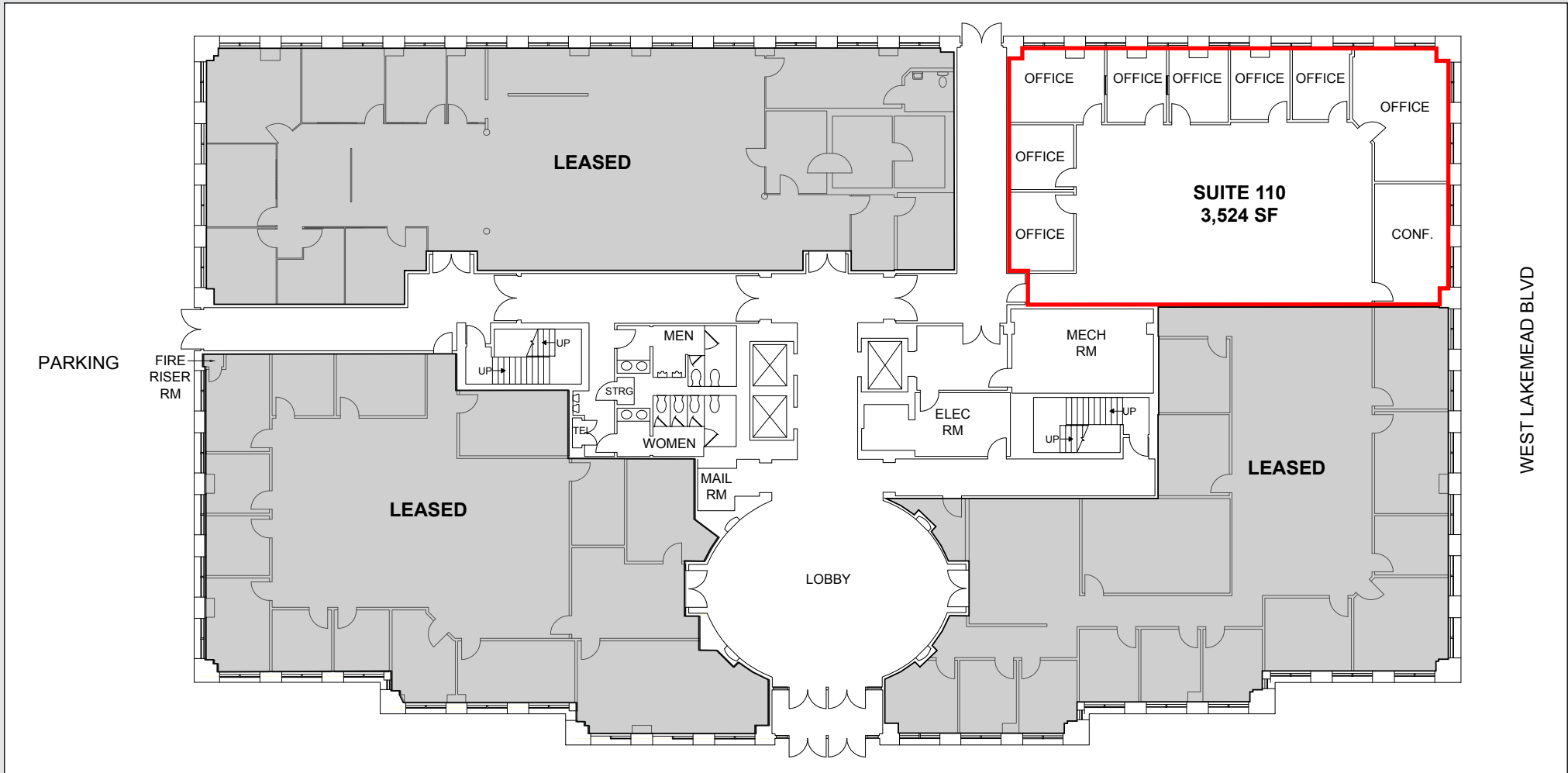
6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118  
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**FOR LEASE**

**City Center West**

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**First Floor**

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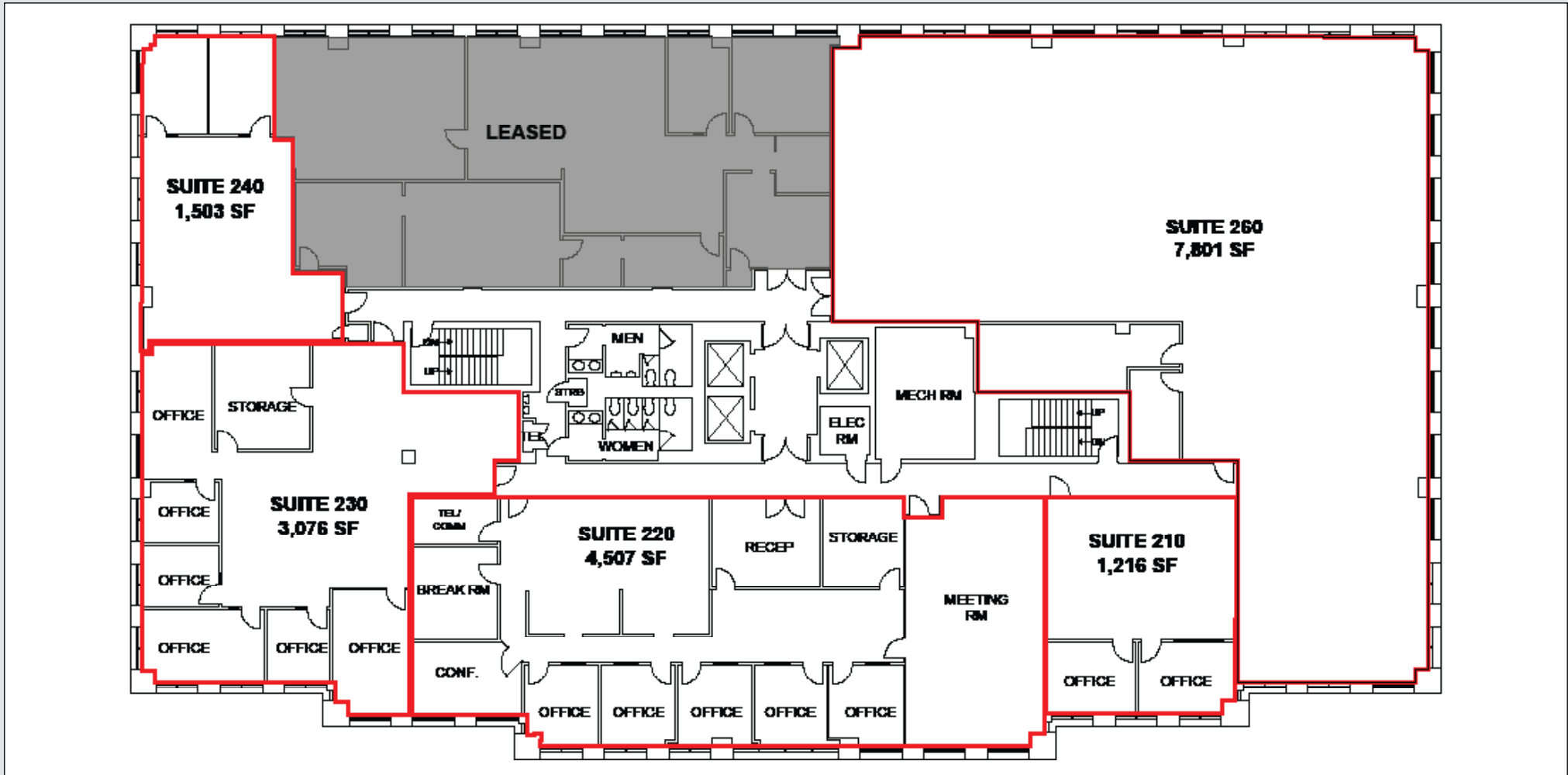
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**City Center West**

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**Second Floor**

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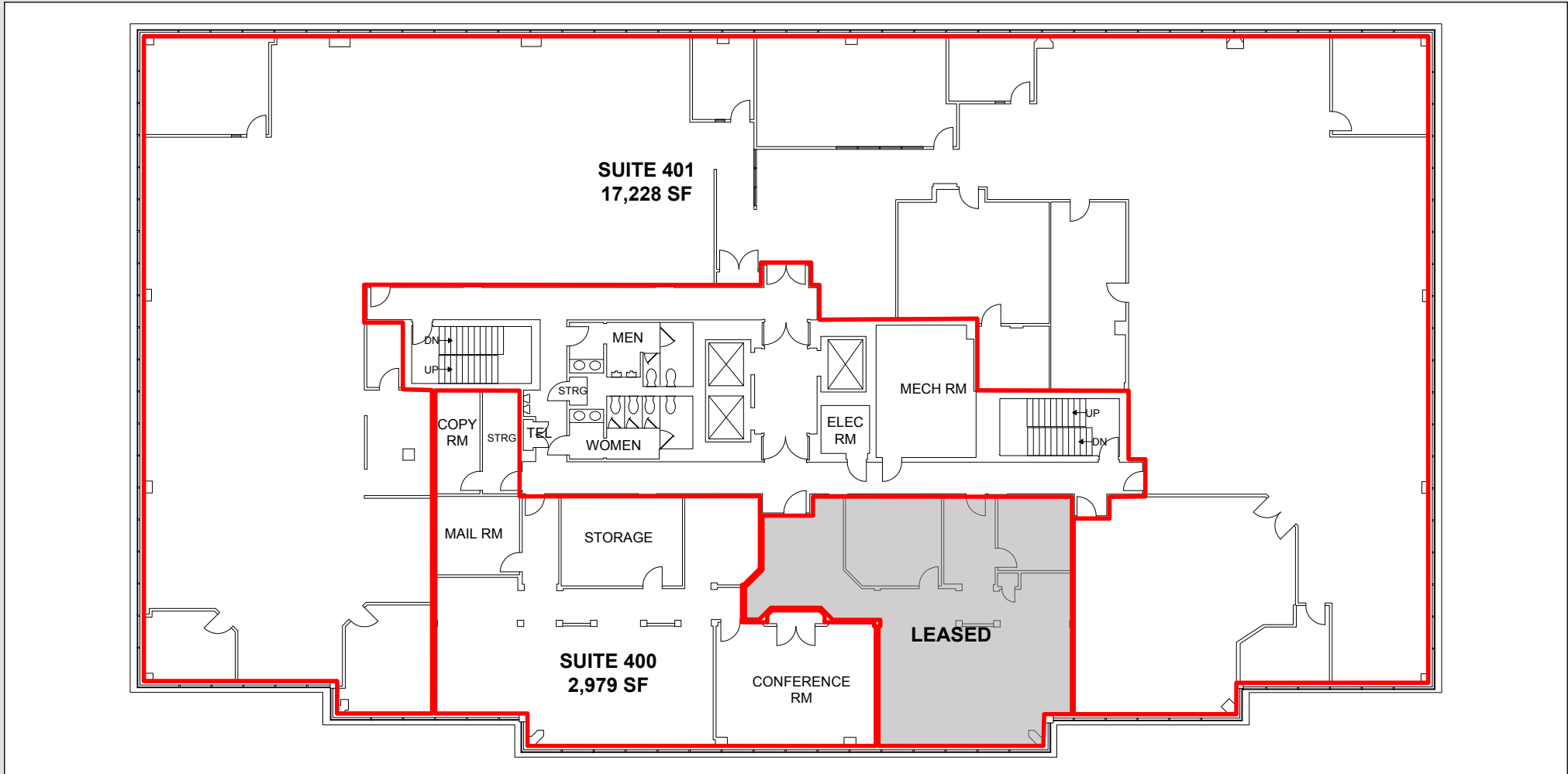
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**City Center West**

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**Fourth Floor**

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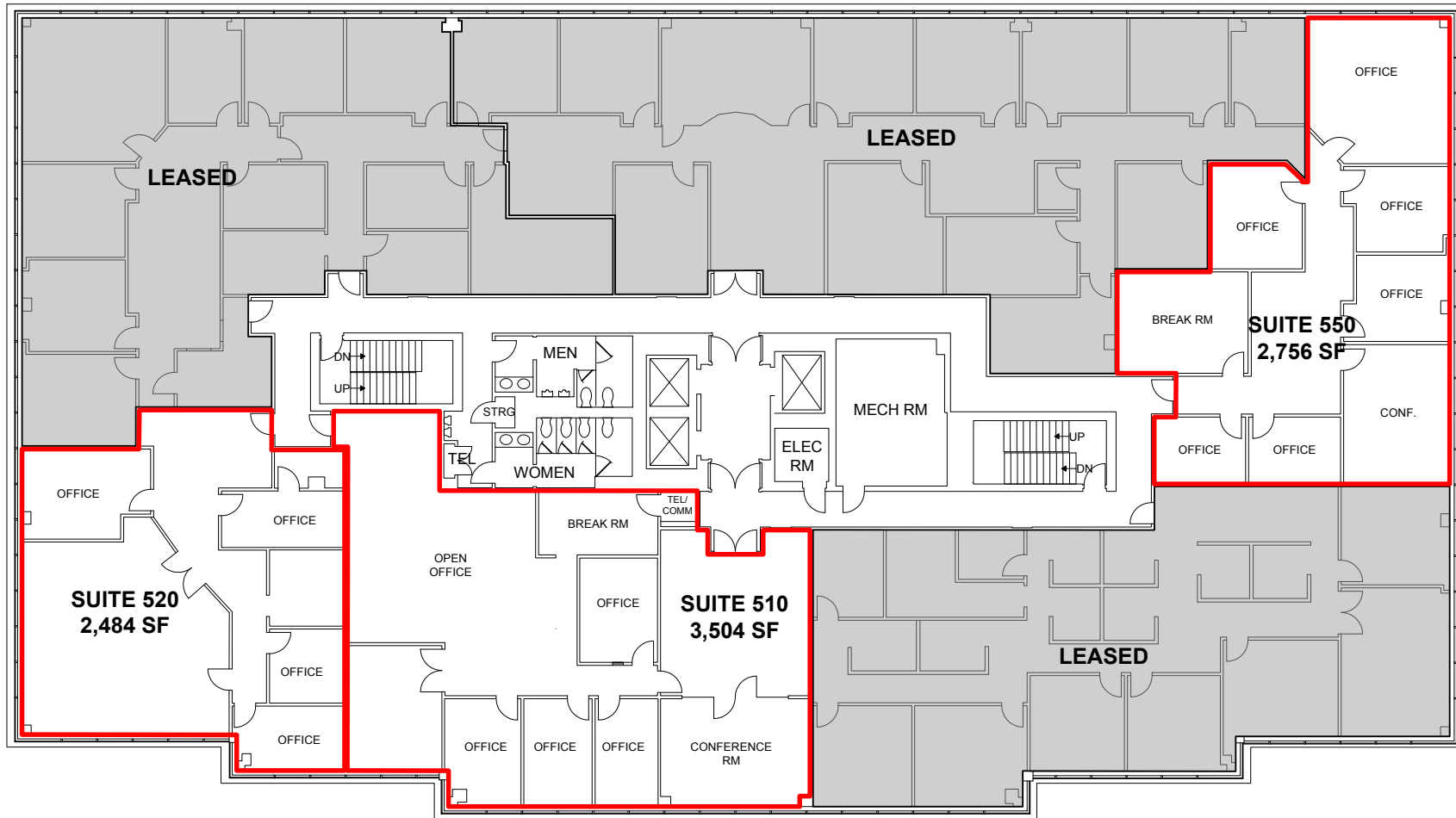
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**FOR LEASE**

**City Center West**

7251 West Lake Mead Boulevard, Las Vegas, NV 89128



**Fifth Floor**

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