

# FOR LEASE

**BUFFALO BUSINESS CENTER**  
2451 S. Buffalo Dr. | Las Vegas, NV 89117



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## FEATURES

+/-1,634 – 6,935 SF Available

Rates from \$0.95 NNN

- Professional built out office spaces
- Highly Visible Pylon Sign
- Covered Parking Available
- Abundant Parking 3.5:1000
- Professionally Managed
- Fire Sprinklers
- Easy Access to Spring Valley, Summerlin Parkway, and US-95



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## AVAILABLE SPACE

Suite	Total Sq. Ft.	Description
125 – 131	5,301	Great professional office space
132	1,634	Great professional office space
125 – 132	6,935	Great professional office space

Demographics	1 mile	3 miles	5 miles
Population	15,269	143,616	316,615
Median Household Income	\$57,429	\$59,764	\$59,027
Total Housing Units	6,009	54,697	122,604

## Traffic Counts

W. Sunset Rd.	Chandler St.	32,000 VPD
N. Stephanie St.	W. Warm Springs Rd.	31,000 VPD
W. Sunset Rd.	Mall Ring Circle	28,840 VPD

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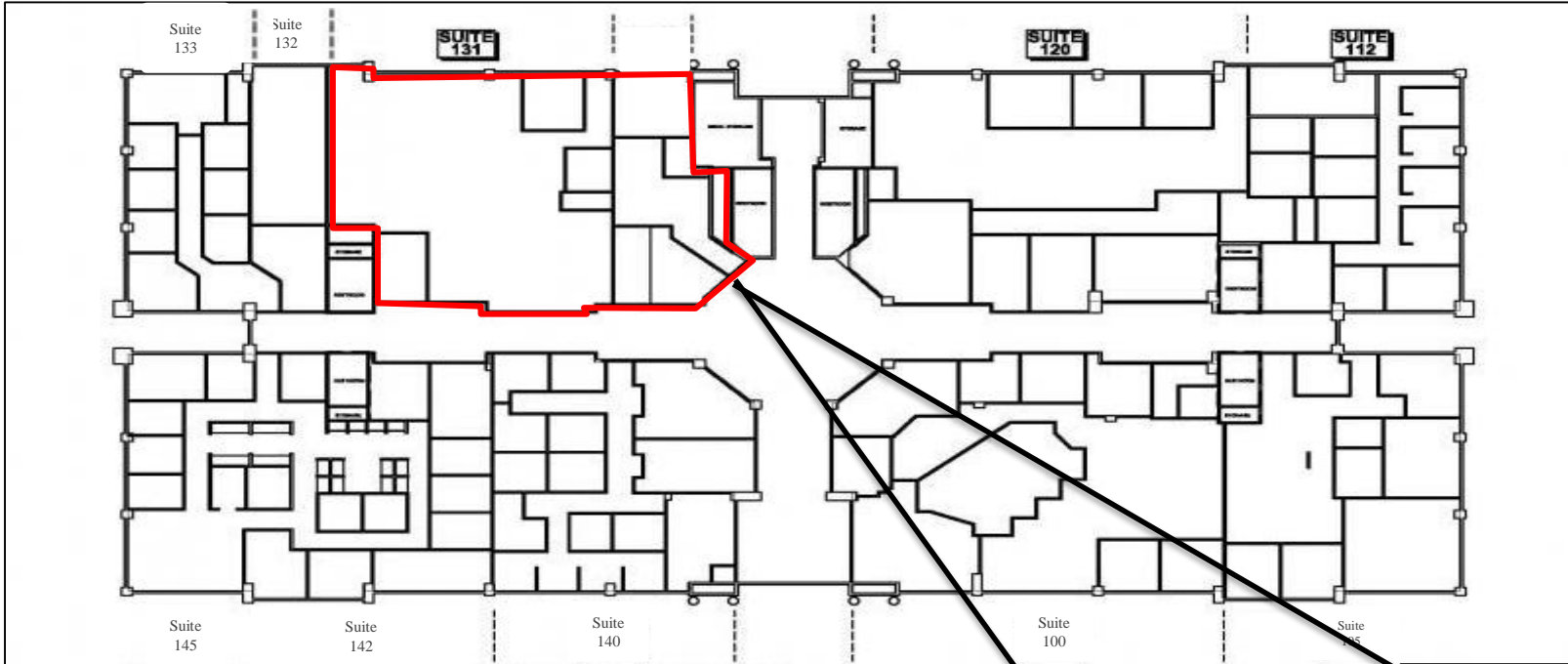
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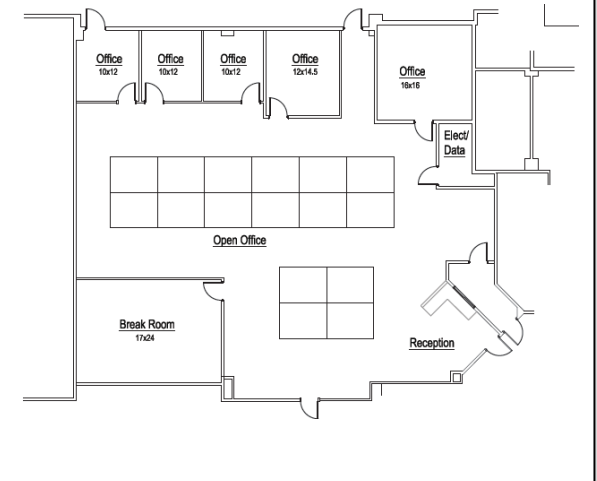
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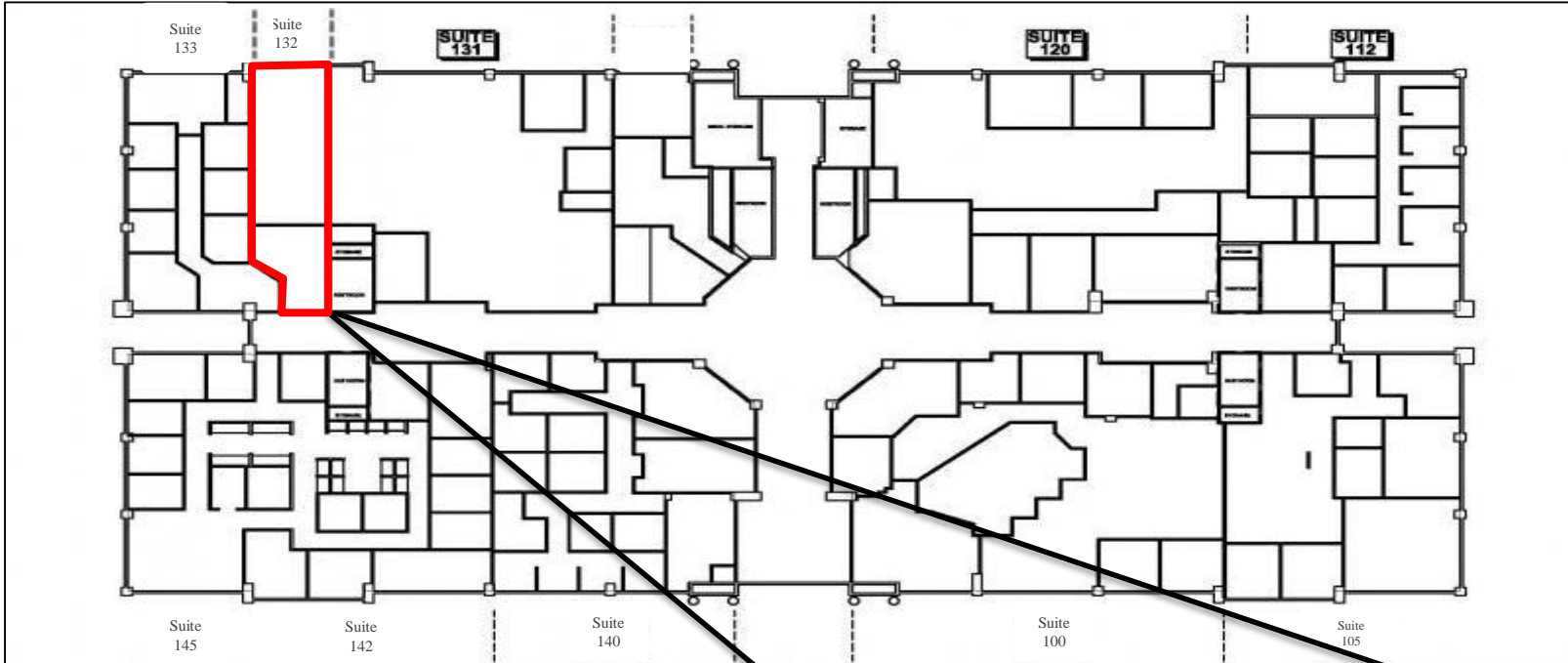
**Suite(s) 125-131 ±5,301 sq. ft.**

- **5 Private Offices**
- **Large General Office**
- **Kitchen/ Break Room**
- **Reception Area**



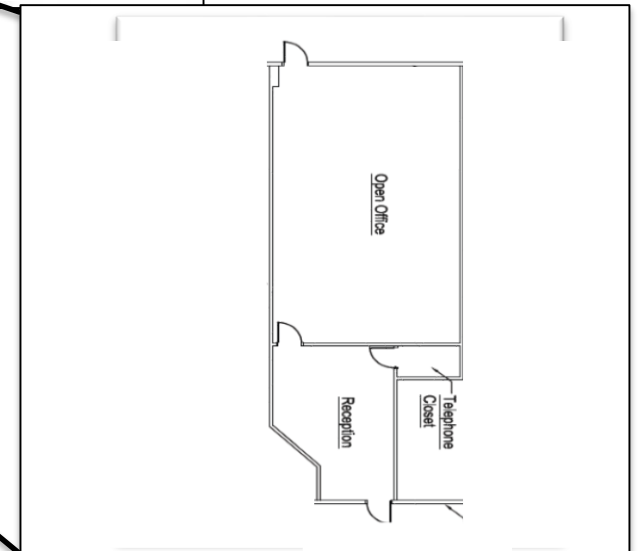
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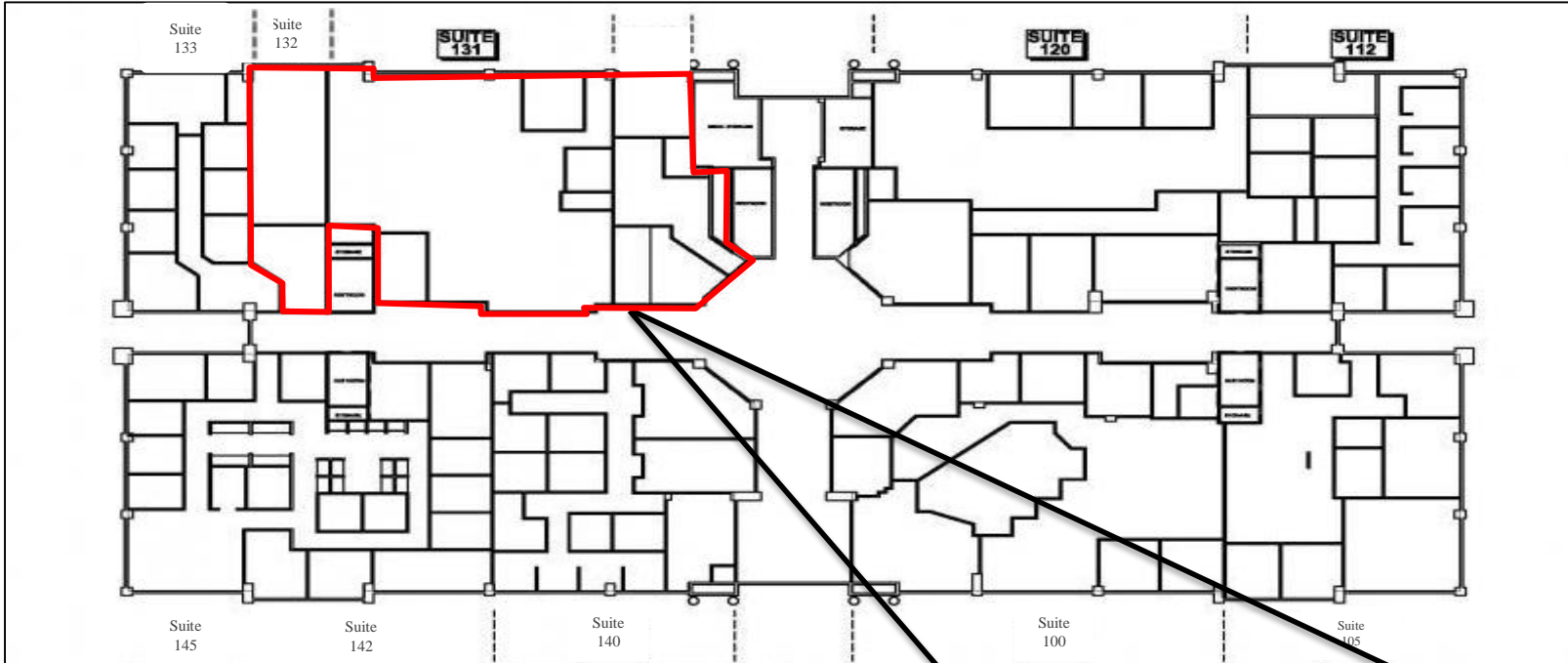
**Suite 132 ±1,634 sq. ft.**

- Private Offices To Suit
- Reception Area



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**Suite(s) 125-132 ±6,935 sq. ft.**

- **Private Offices**
- **Large General Office**
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