



2,144 RSF± CLASS "A" OFFICE SPACE AVAILABLE

FOR LEASE

2500 N. BUFFALO DR.

LAS VEGAS, NV 89128

2500 N. Buffalo Dr. is a Class "A", 88,118 SF± office building situated in the Las Vegas Technology Center, a prime Northwest submarket corporate location. The project has undergone recent renovations that include updated common areas, landscaping and parking lot resurfacing. Situated between Lake Mead Blvd. & Cheyenne Ave., the property provides excellent access to US-95, Summerlin Pkwy. and tons of retail & restaurant options. Ideal location for companies looking for abundant parking.



BOB HAWKINS

+1 702-470-0785

bhawkins@rcadvs.com

NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



BOB HAWKINS

+1 702-470-0785

bhawkins@rcadv.com

NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road

Suite 120

Las Vegas, Nevada 89119

+702-515-1010

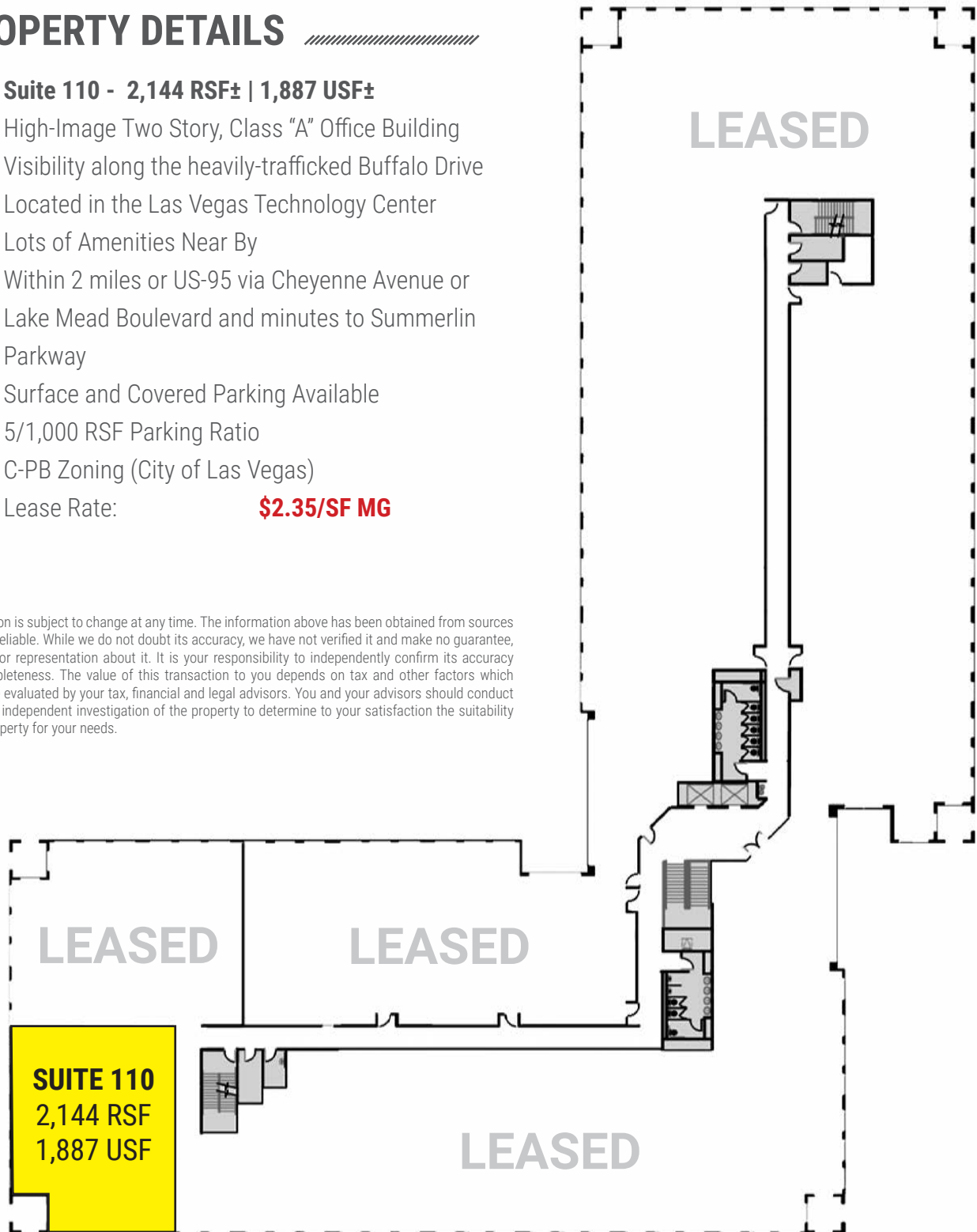
www.realcommadvisors.com



PROPERTY DETAILS

- **Suite 110 - 2,144 RSF± | 1,887 USF±**
- High-Image Two Story, Class "A" Office Building
- Visibility along the heavily-trafficked Buffalo Drive
- Located in the Las Vegas Technology Center
- Lots of Amenities Near By
- Within 2 miles or US-95 via Cheyenne Avenue or Lake Mead Boulevard and minutes to Summerlin Parkway
- Surface and Covered Parking Available
- 5/1,000 RSF Parking Ratio
- C-PB Zoning (City of Las Vegas)
- Lease Rate: **\$2.35/SF MG**

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



BOB HAWKINS

+1 702-470-0785

bhawkins@rcadvs.com

NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road

Suite 120

Las Vegas, Nevada 89119

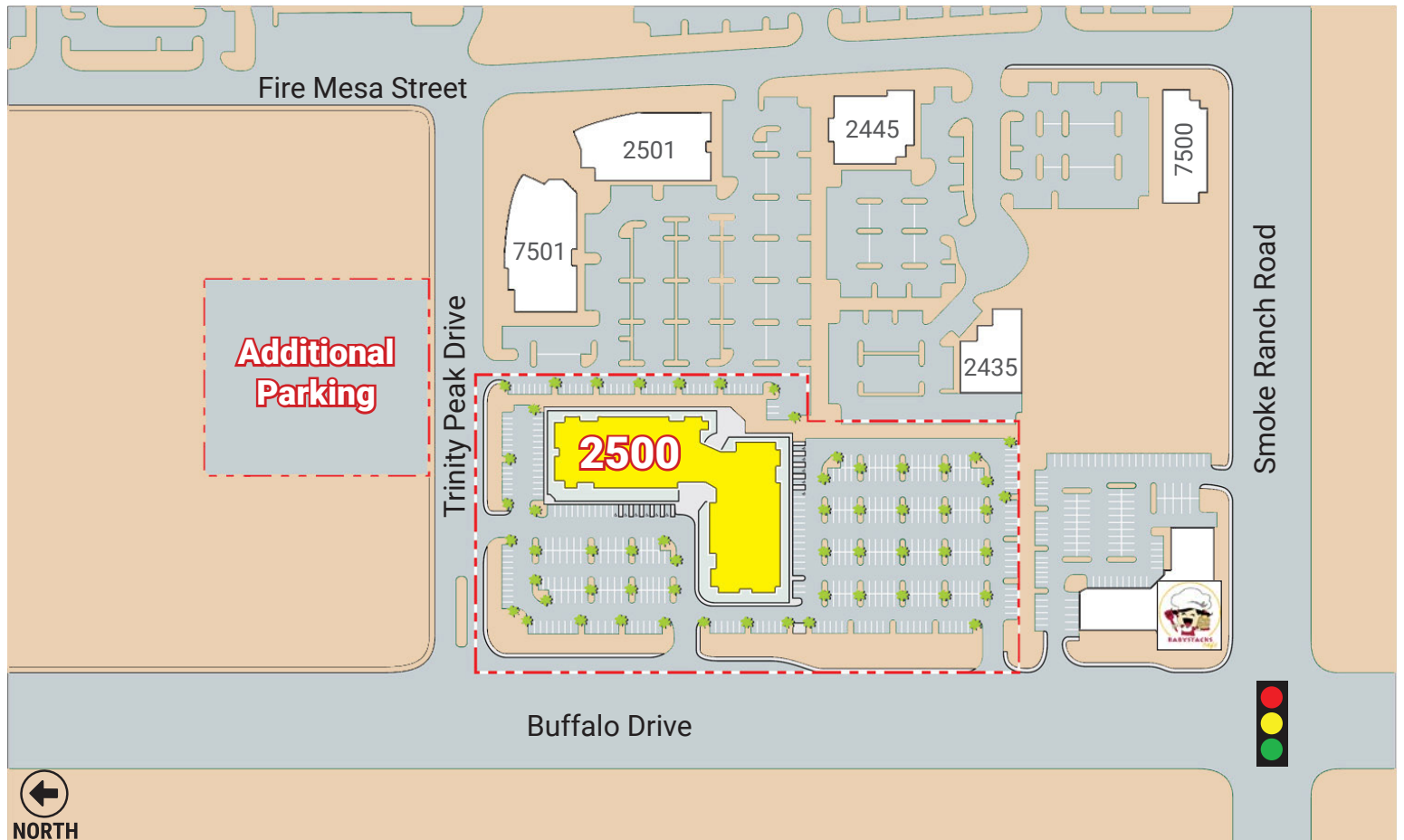
+702-515-1010

www.realcommadvisors.com



2500 N. BUFFALO DR. | LAS VEGAS, NV 89128

FOR LEASE



BOB HAWKINS

+1 702-470-0785

bhawkins@rcadvs.com

NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road

Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com

