

**AVISON
YOUNG**

CLASS A OFFICE SPACE FOR LEASE



Broker Bonus
New Smart Home System *
or
\$1.00/SF Visa Gift Card

*Minimum 5 year lease term

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702.472.7979 F 702.475.7545



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**3755
BREAKTHROUGH WAY
LAS VEGAS, NV 89135**

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.



3755 Breakthrough Way is a 98,481 square foot Class A LEED Silver Certified professional office building on 3.24 acres. Constructed in 2008, the building is located at the 215 Beltway and Town Center interchange in the Summerlin master-planned community. The building is conveniently situated with immediate access to major thoroughfares and the Beltway, and proximity to service, retail, dining and entertainment amenities (Downtown Summerlin, Red Rock Hotel and Casino, Las Vegas Ballpark, City National Ice Skating Arena and nearby Summerlin Hospital).

PROPERTY HIGHLIGHTS

- 98,481 sf professional Class A office building
- 3-story LEED Silver certified building
- 3.24 acres
- Zoned C-2 (General Commercial)
- 5 story parking structure
- 5.6 : 1,000 parking ratio
- Built in 2008
- Easy access to CC 215 Beltway at Town Center

LEASE RATE: \$2.60/sf FSG

3755

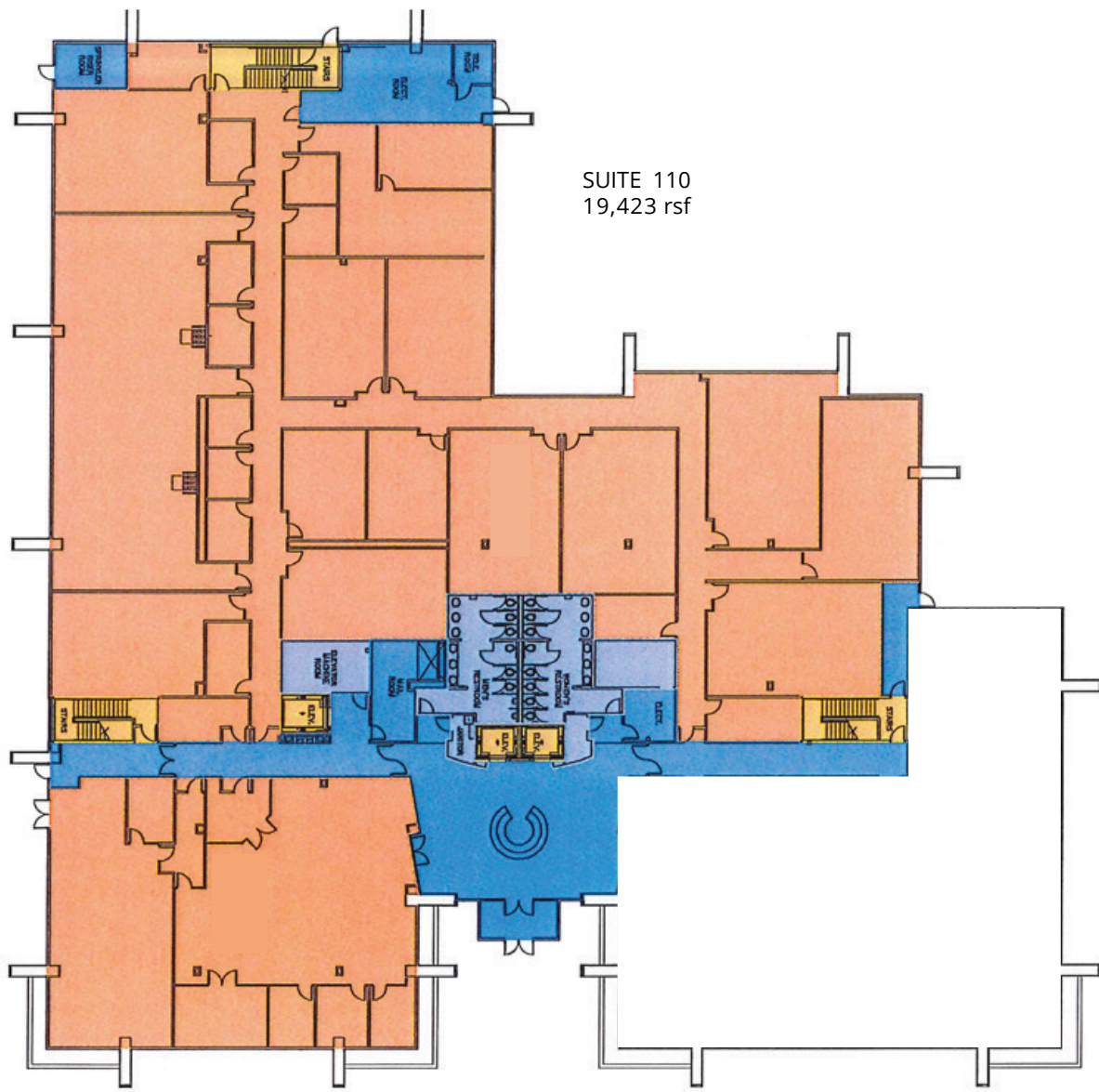
Breakthrough Way
Las Vegas, NV 89135

FIRST FLOOR

AVAILABLE

SUITE 100 : ±4,889 rsf / ±4,143 usf

SUITE 110 : ±19,423 rsf / ±16,460 usf



SUITE 110
19,423 rsf

SUITE 100
4,889 rsf

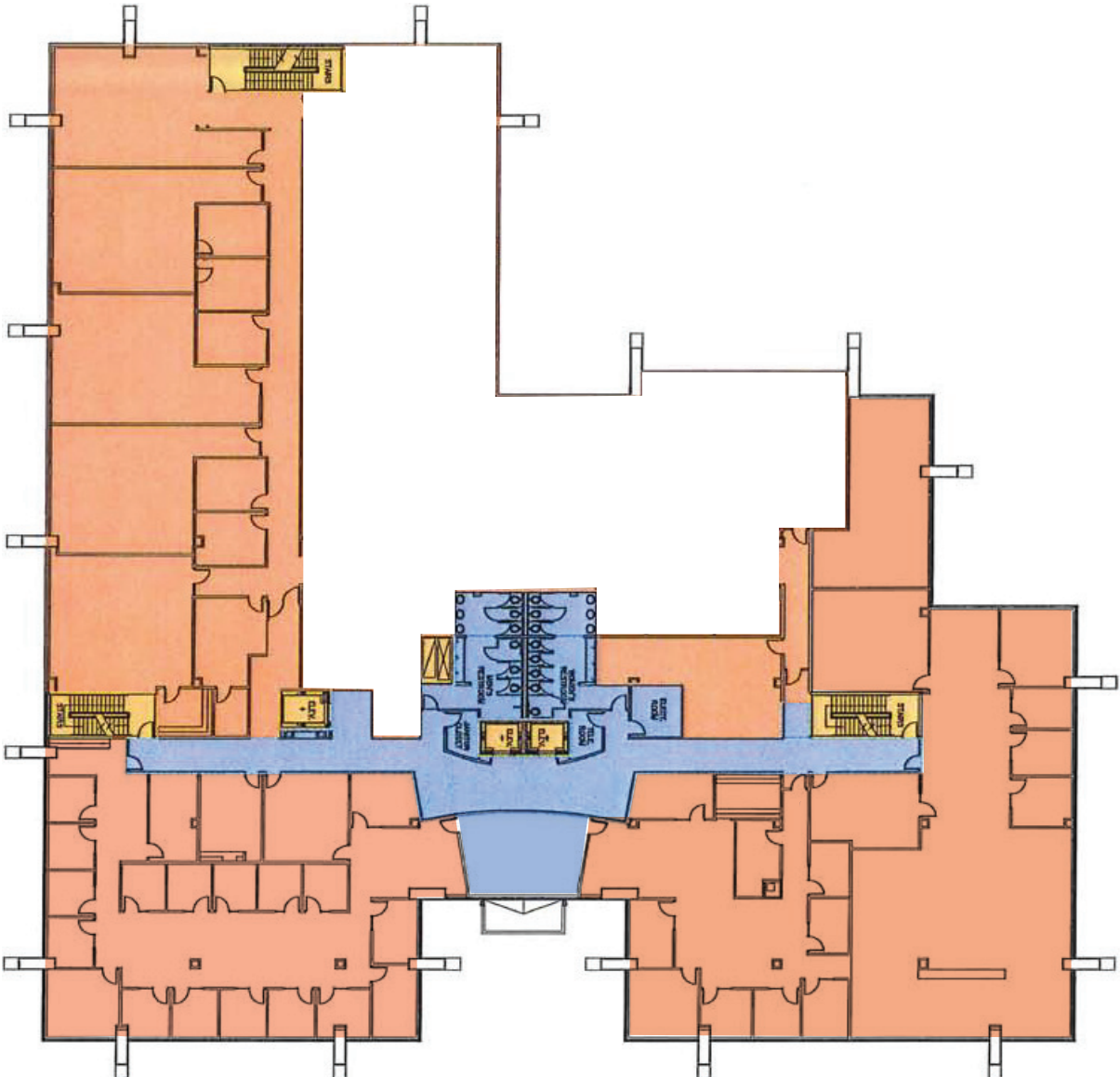
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SECOND FLOOR

AVAILABLE

SUITE 200 : ±18,000 rsf



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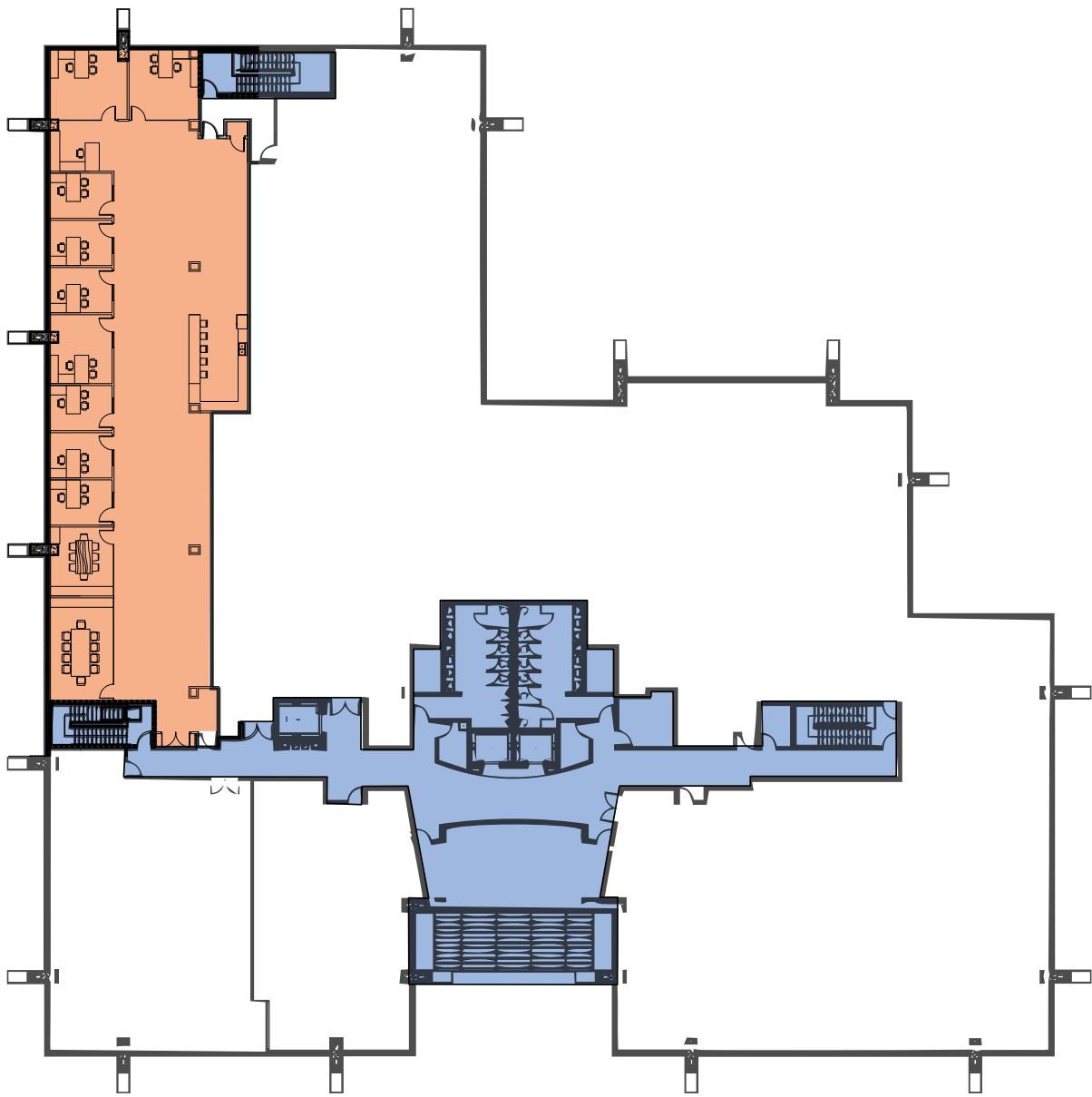
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THIRD FLOOR

AVAILABLE

SUITE 360 : ±6,287 rsf / ±5,328 usf

SUITE 360
6,287 rsf



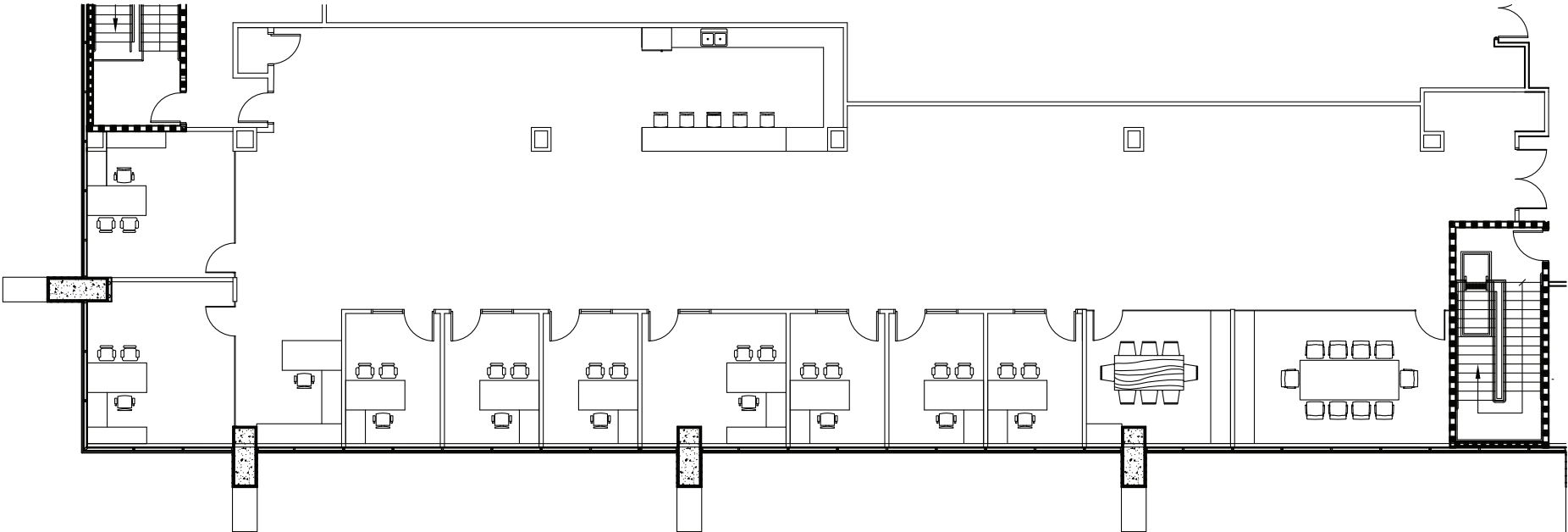
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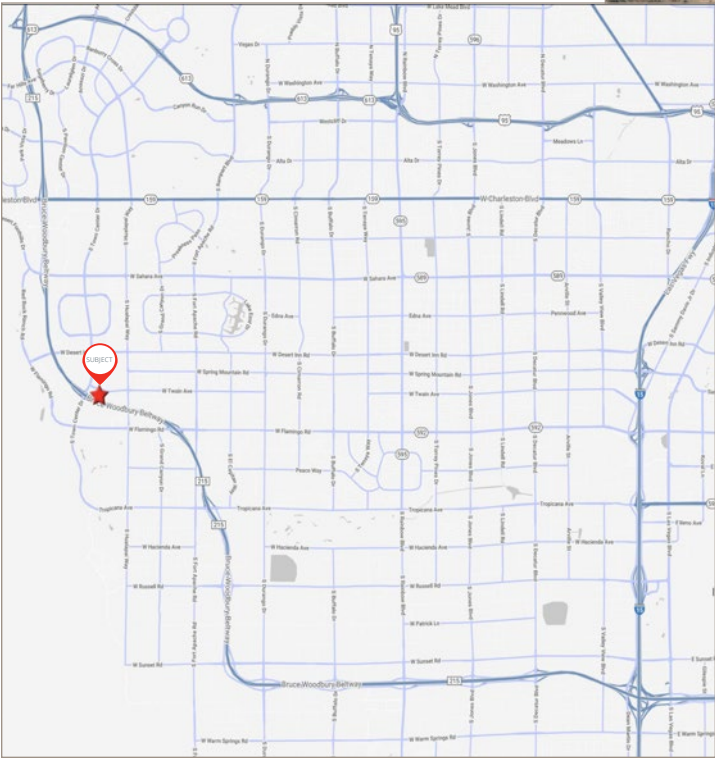
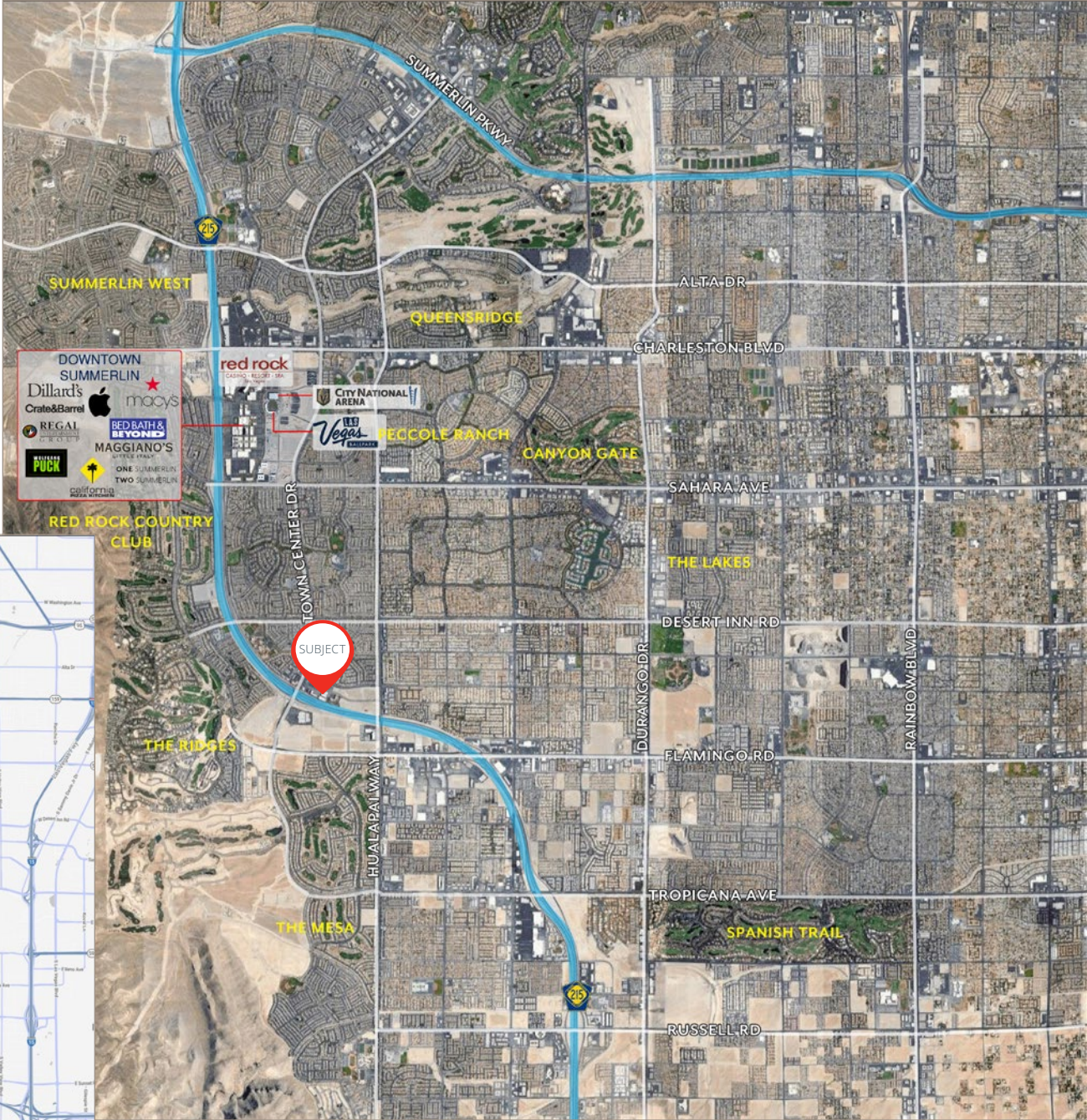
PROPOSED FLOORPLAN

SUITE 360

SPEC PLAN CURRENTLY UNDER CONSTRUCTION



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TOWN CENTER DRIVE



DISCOVERY DR

TWAIN AVE



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