

A PROJECT BY:



Two Buildings

FOR LEASE

City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Twice the flexibility

www.citycenterwestlv.com



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Two ±106,000 SF five-story,
Class A suburban office buildings.

City Center West has strong new local ownership delivering turnkey tenant improvements, remodeled common areas, and newly designed move-in-ready suites.

Location

City Center West is located in the Northwest submarket of Las Vegas. With direct US-95 freeway access, tenants and their visitors can easily access the Buildings as well as Summerlin Parkway, the I-15 and I-215 Interstates, McCarran International Airport, the downtown court systems, several area hospitals, and the Las Vegas "Strip". The property is within walking distance of a high concentration of retail, dining, business services and banking amenities. It is also in close proximity to a number of residential, business, and medical developments providing tenants with a strong employee and customer base.

www.citycenterwestlv.com

Property Highlights

- \$2.25-\$2.50 PSF, FSG
- Covered and Uncovered Parking
- Turnkey Tenant Improvements
- Numerous Nearby Amenities
- Move-In Ready Suites

Ranging from

±1,300 - ±45,000 RSF

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Taber Thill,  SIOR

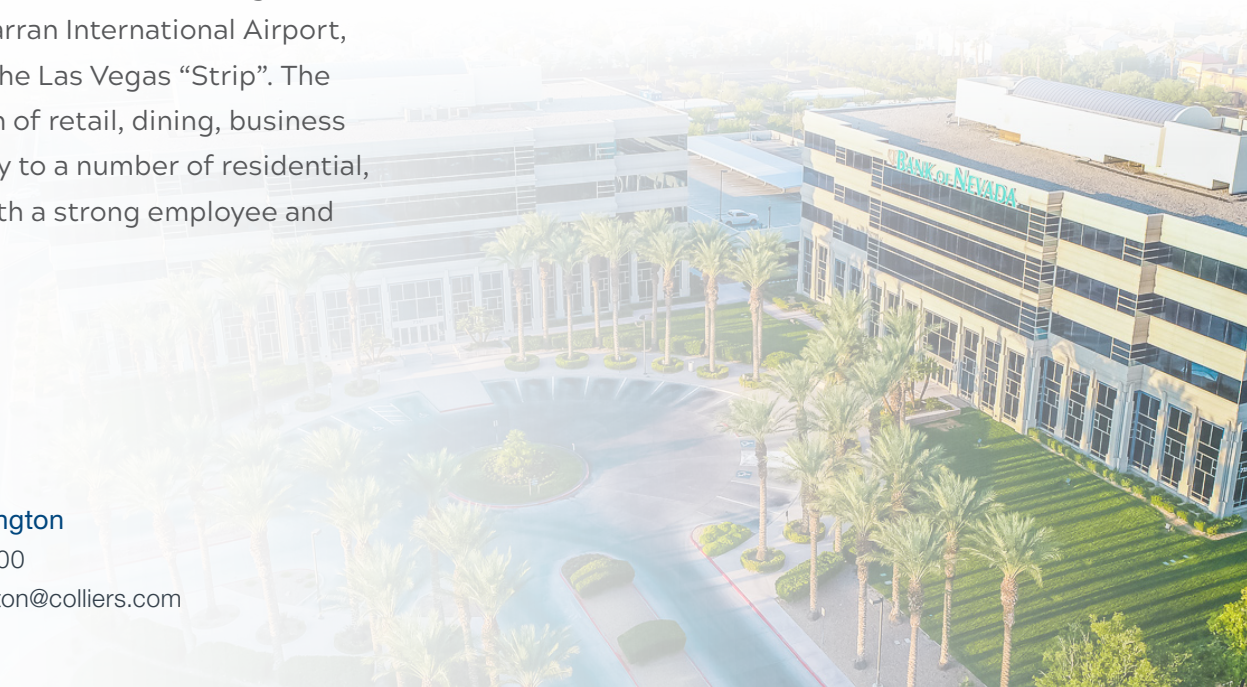
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7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
104	1,312	300	21,933
108	3,151 SPEC	550	1,670
200	1,529	590	2,738 SPEC
203	2,982	CONTIGUOUS COMBINED SUITES	
204	3,521	203 & 204	6,503
207	2,611	204 - 210	12,086
208	3,691	210 & 212	5,135
210	2,263		
212	2,872		
220	2,131		

RATE: \$2.25-\$2.50 PSF, FSG



7251 West Lake Mead Available Suites

Suite #	RSF
220	2,734
240	1,767 SPEC
400	22,012 WHITE BOX
500	21,998 WHITE BOX

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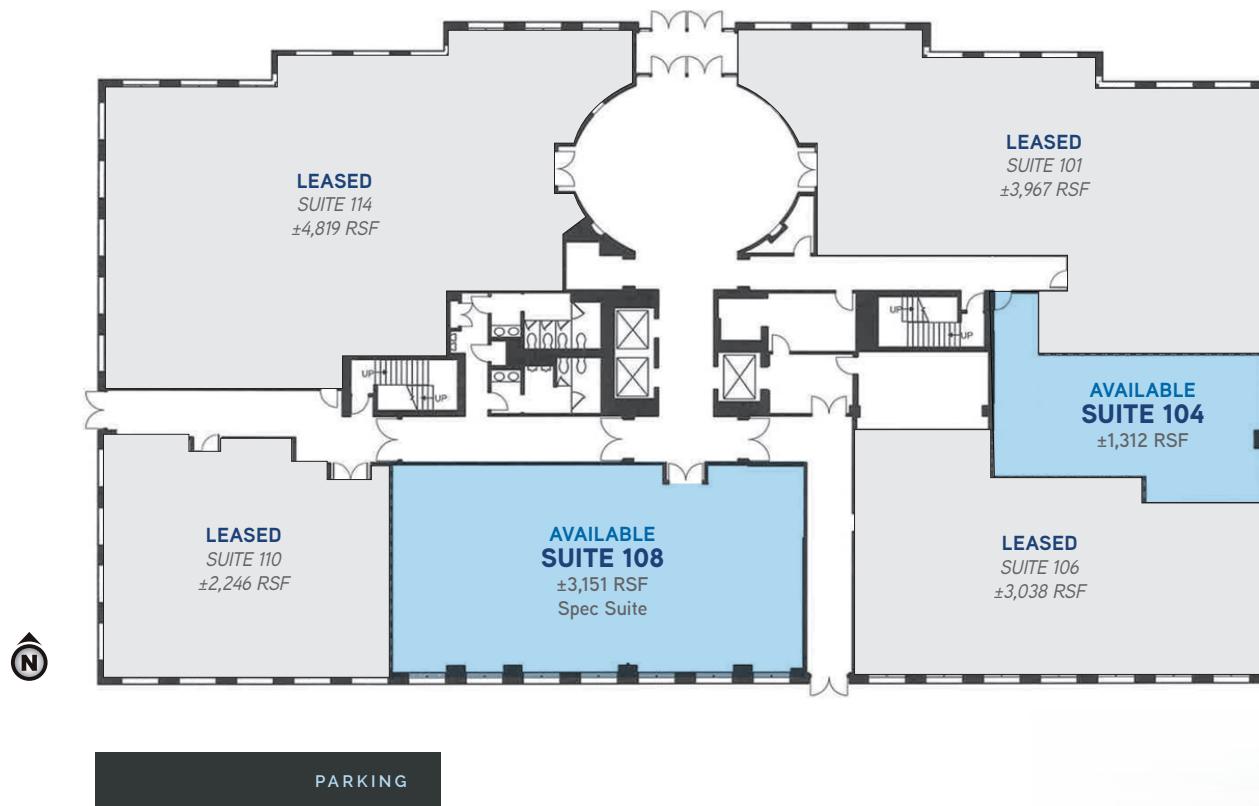
City Center West

7201 WEST LAKE MEAD BOULEVARD

7201

FIRST FLOOR

WEST LAKE MEAD BOULEVARD



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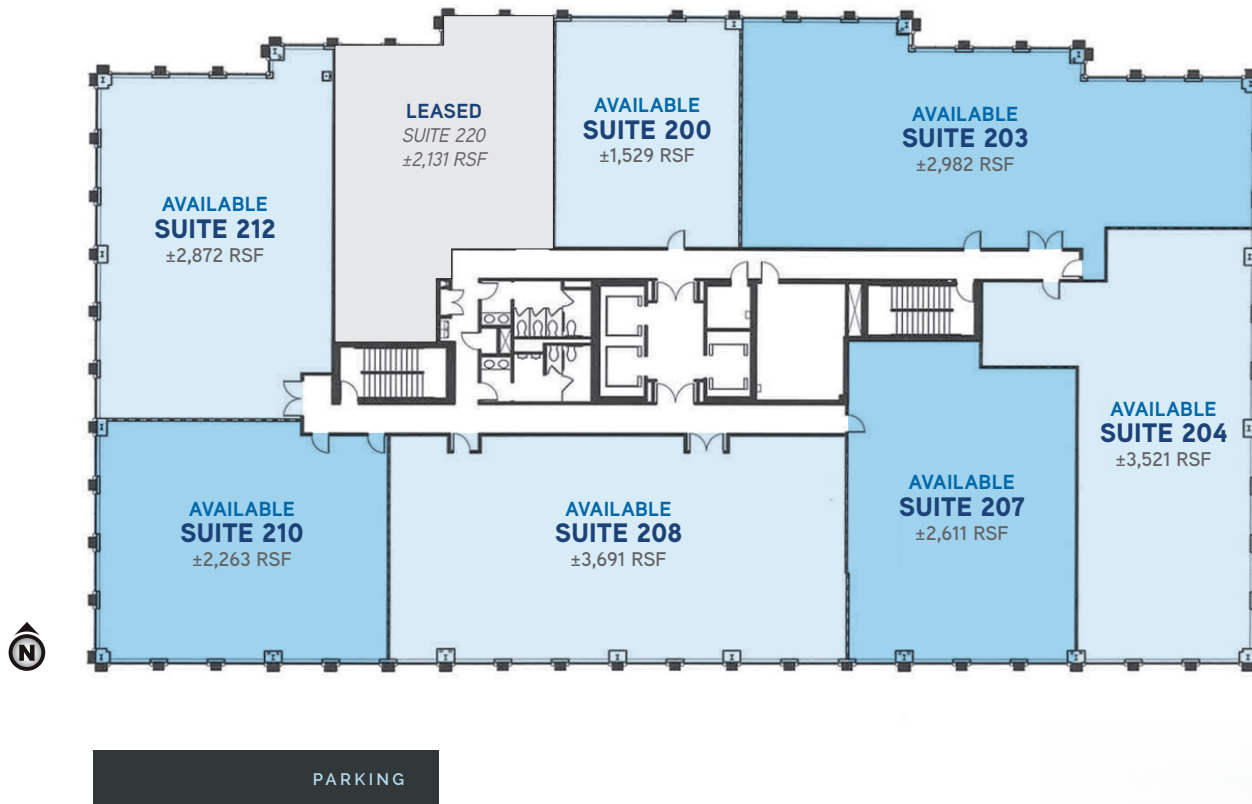
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7201

SECOND FLOOR

WEST LAKE MEAD BOULEVARD

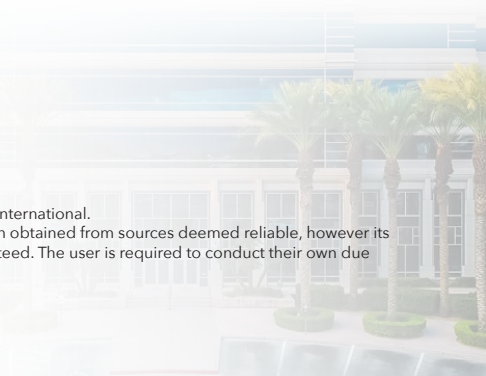


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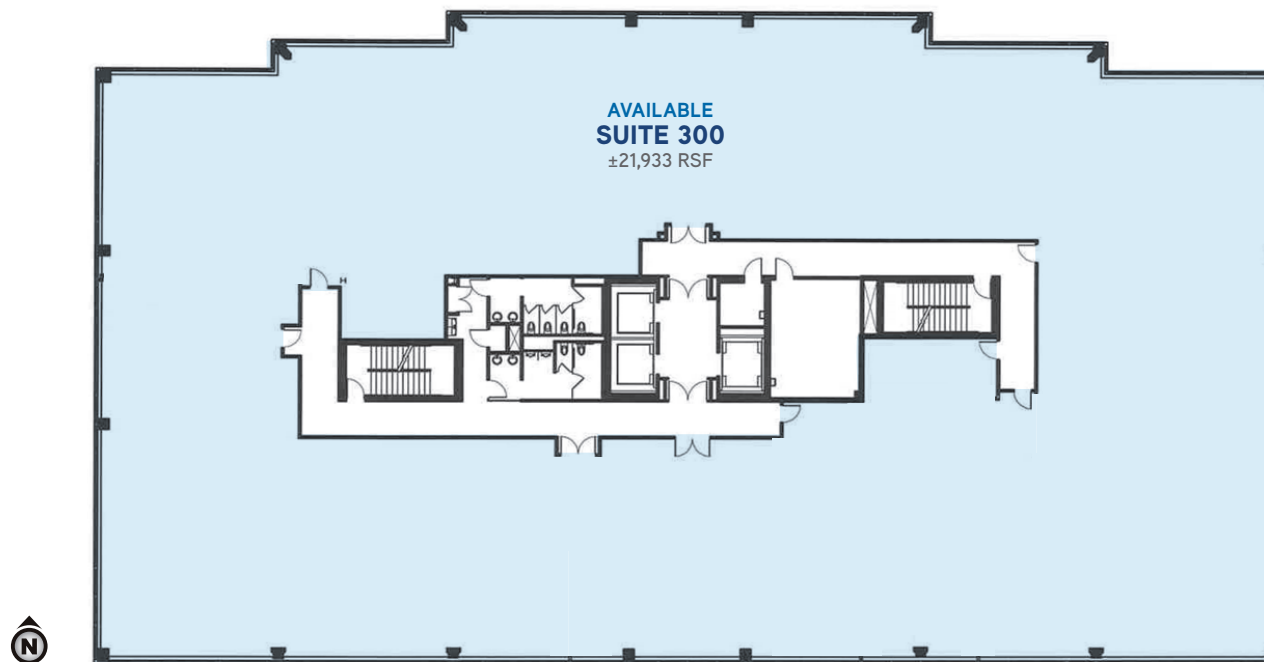
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THIRD FLOOR

WEST LAKE MEAD BOULEVARD



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FIFTH FLOOR

WEST LAKE MEAD BOULEVARD



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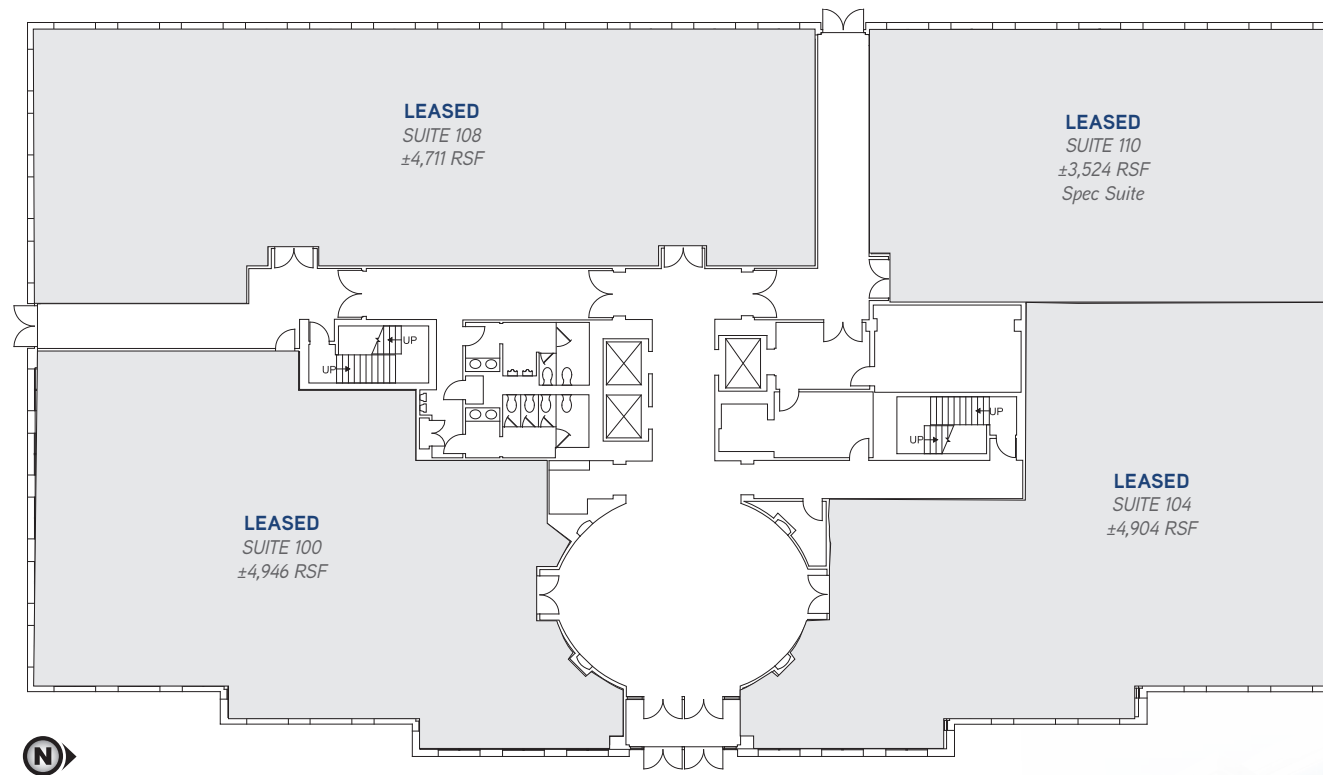
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FIRST FLOOR

PARKING



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7251

SECOND FLOOR

**AVAILABLE
SUITE 240**
±1,767 RSF
Spec Suite

**LEASED
SUITE 250**
±3,807 RSF

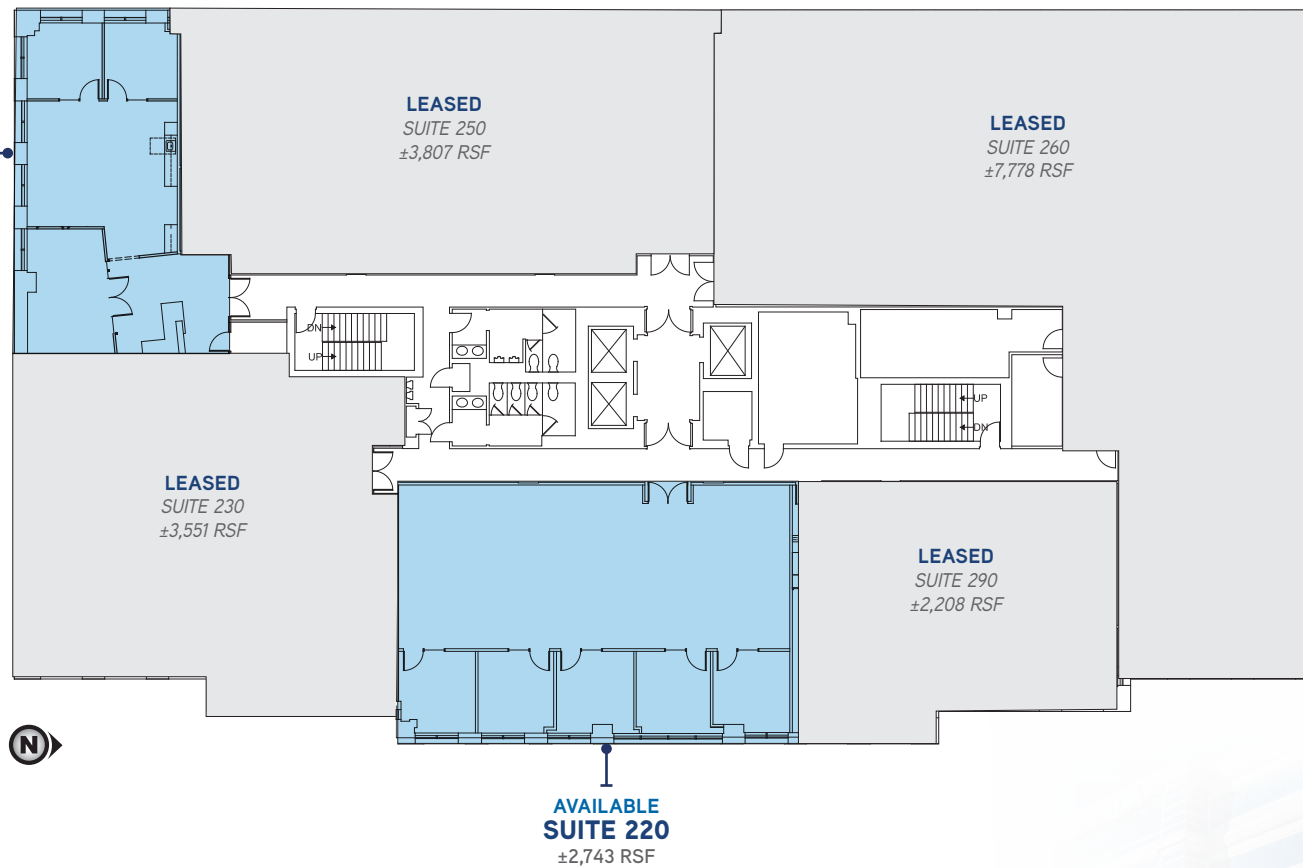
**LEASED
SUITE 260**
±7,778 RSF

PARKING

**LEASED
SUITE 230**
±3,551 RSF

**LEASED
SUITE 290**
±2,208 RSF

WEST LAKE MEAD BOULEVARD



**AVAILABLE
SUITE 220**
±2,743 RSF

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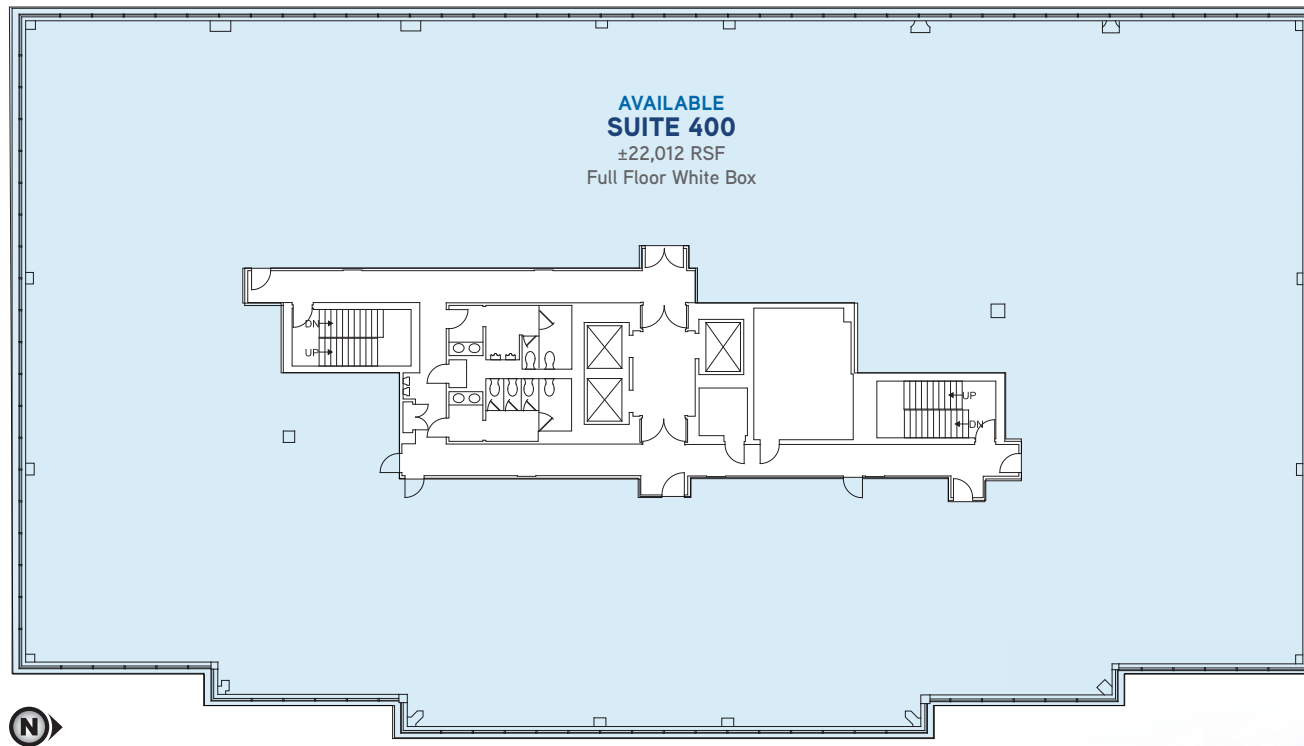
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FOURTH FLOOR

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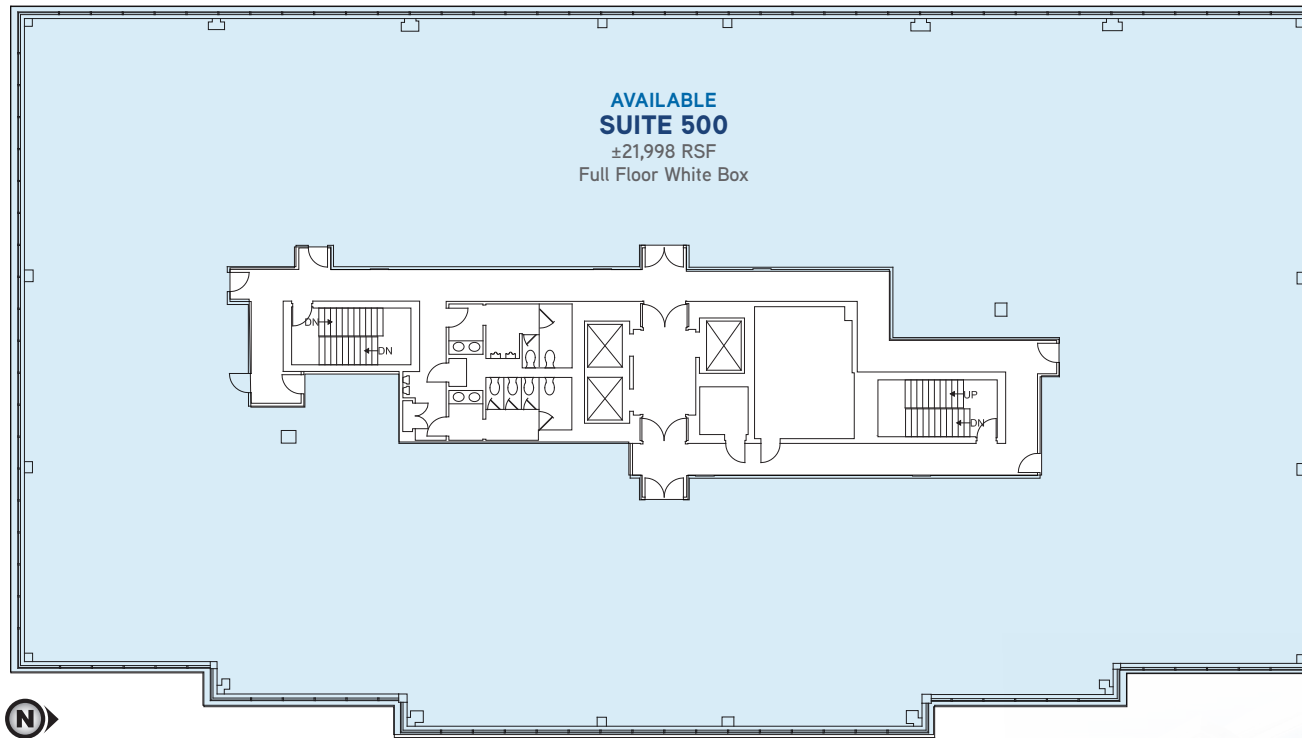
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FIFTH FLOOR

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