



A PROJECT BY:

ODYSSEY



FOR LEASE

Two Buildings

City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

Twice the flexibility



FOR LEASE

Two Buildings, Twice the Flexibility.

Colliers

City Center West

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Two $\pm 106,000$ SF five-story,
Class A suburban office buildings.

City Center West has strong 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, Harry Reid 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.

Property Highlights

- \$3.10 PSF, FSG
- Covered and Uncovered Parking
- 4:1000 USF Parking Ratio
- Turnkey Tenant Improvements
- Numerous Walkable Amenities
- Move-In Ready Suites
- Monument Signage Available

Suites from $\pm 1,138$ SF

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7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
230	2,945 SPEC	510	1,138 SPEC
240	2,310 SPEC	520	1,744 SPEC
270	2,647	570	2,292

LEASE RATE: \$3.10 PSF, FSG

7251 West Lake Mead Available Suites

Suite #	RSF
250	3,807

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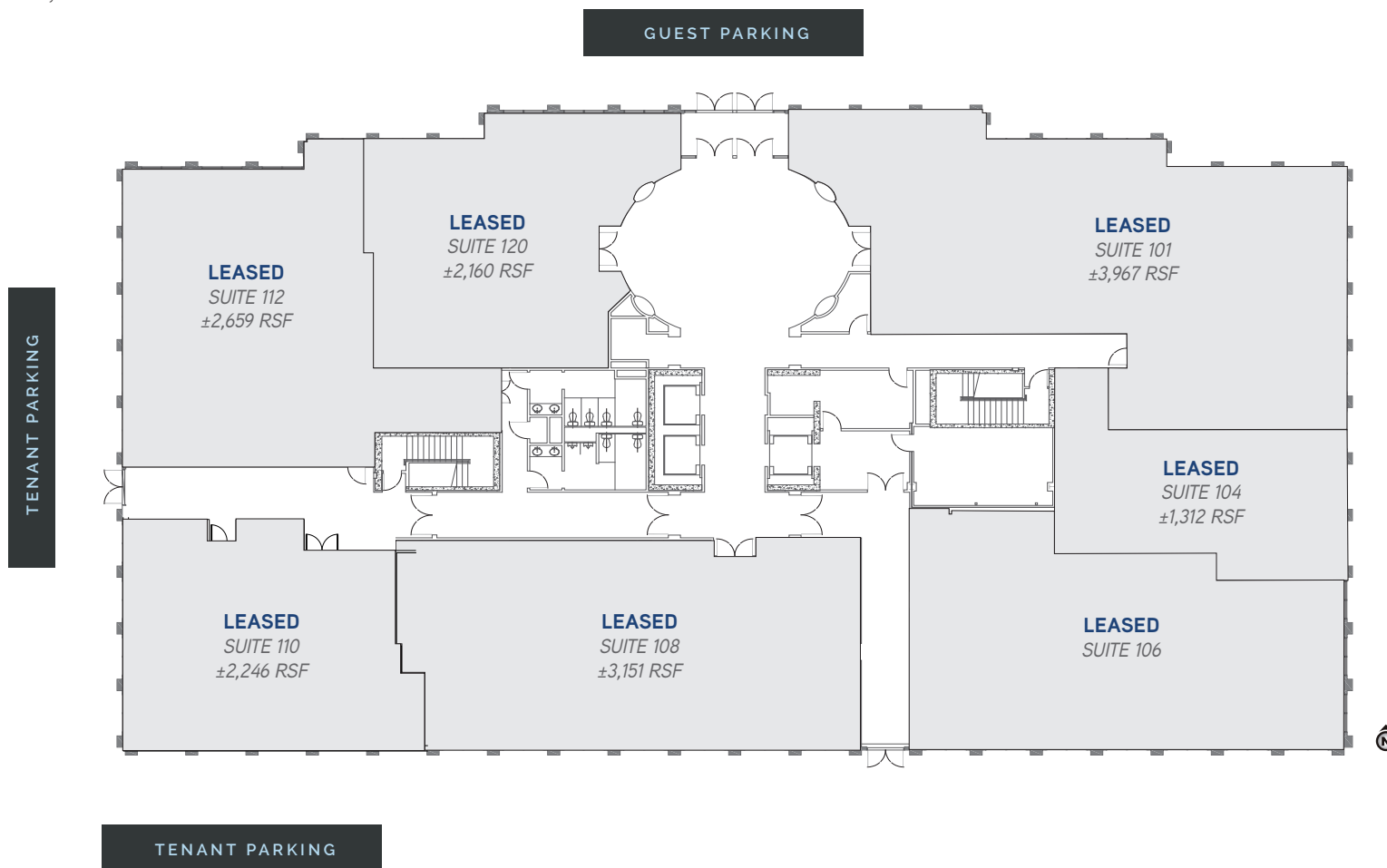
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7201

FIRST FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.



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SECOND FLOOR

WEST LAKE MEAD BOULEVARD

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GUEST PARKING

360°
VIRTUAL TOUR

AVAILABLE
SUITE 230 SPEC
±2,945 RSF

TENANT PARKING

AVAILABLE
SUITE 240 SPEC
±2,310 RSF

LEASED
SUITE 220
±2,131 RSF

LEASED
SUITE 280
±4,661 USF
±5,249 RSF

LEASED
SUITE 245
±1,353 RSF

LEASED
SUITE 250
±2,310 RSF

LEASED
SUITE 260
±2,695 RSF

AVAILABLE 5/1/26
SUITE 270
±2,647 RSF

TENANT PARKING



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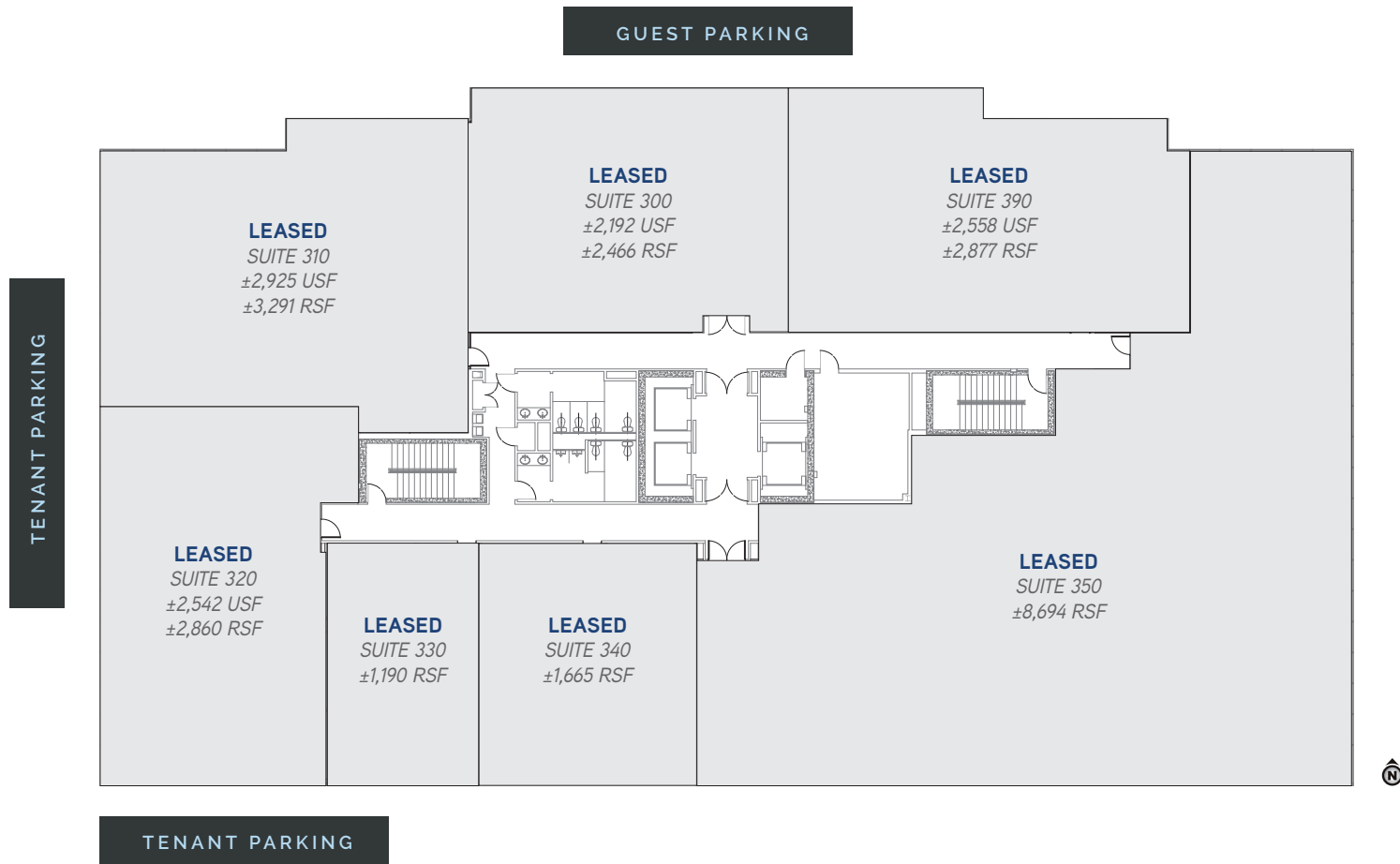
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7201

THIRD FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

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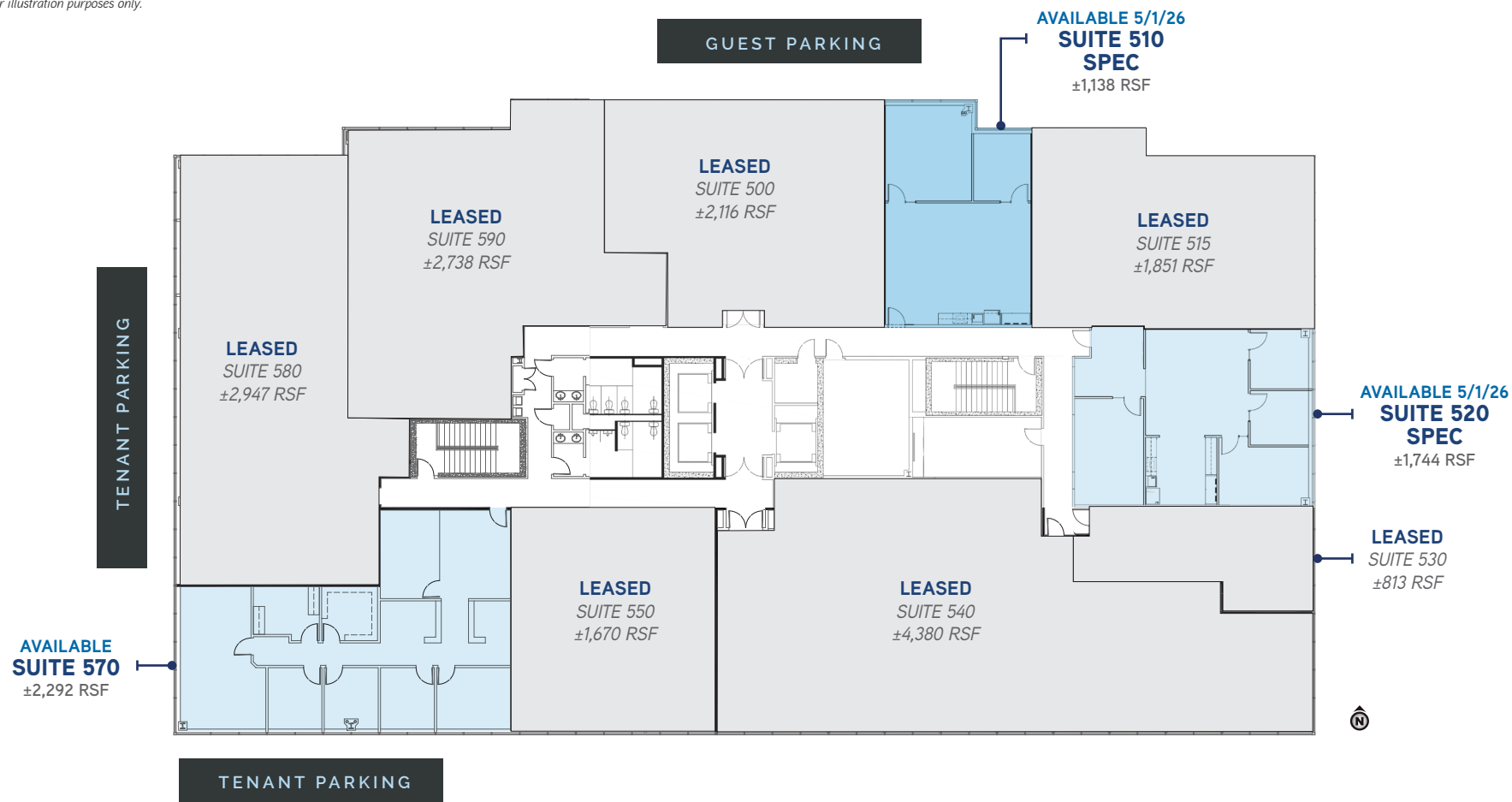
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7201

FIFTH FLOOR

WEST LAKE MEAD BOULEVARD

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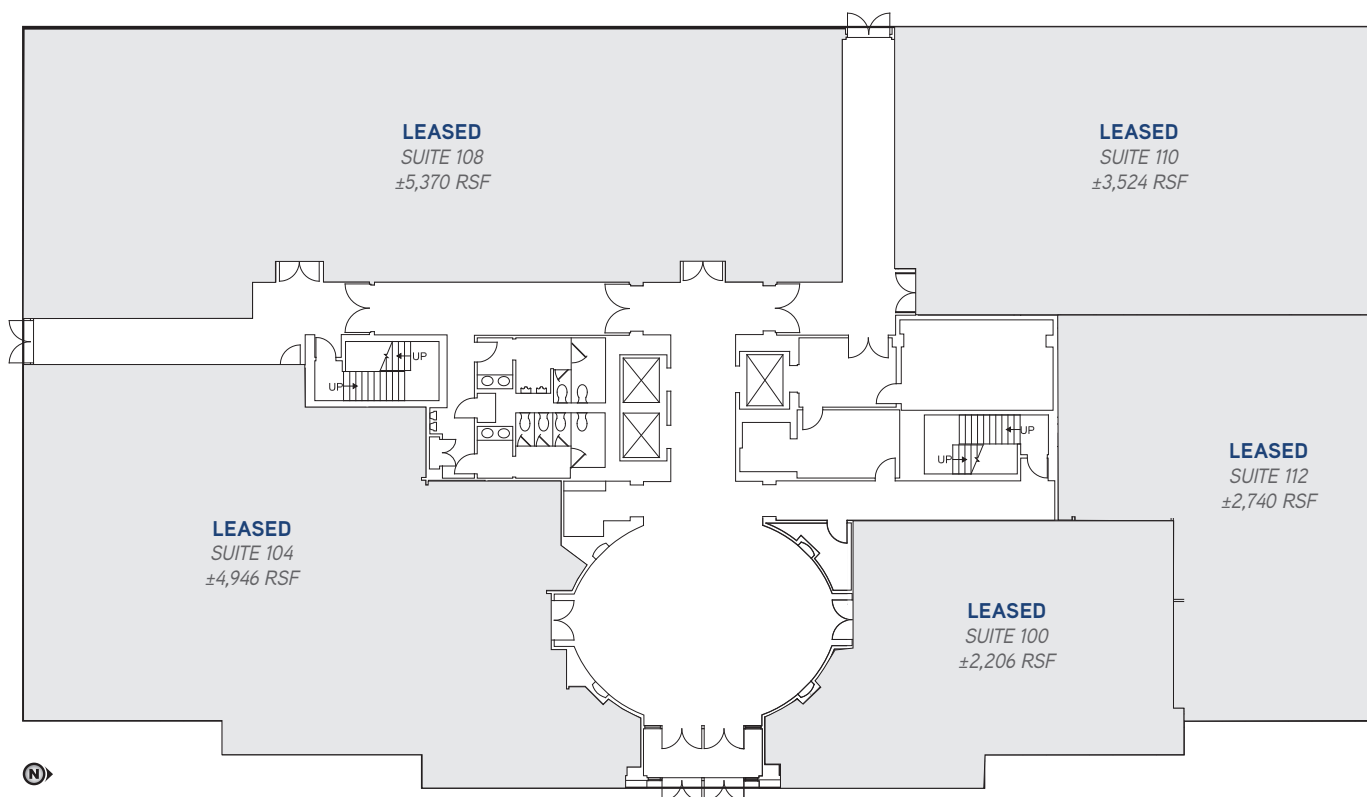
7251

FIRST FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING



TENANT PARKING

WEST LAKE MEAD BOULEVARD

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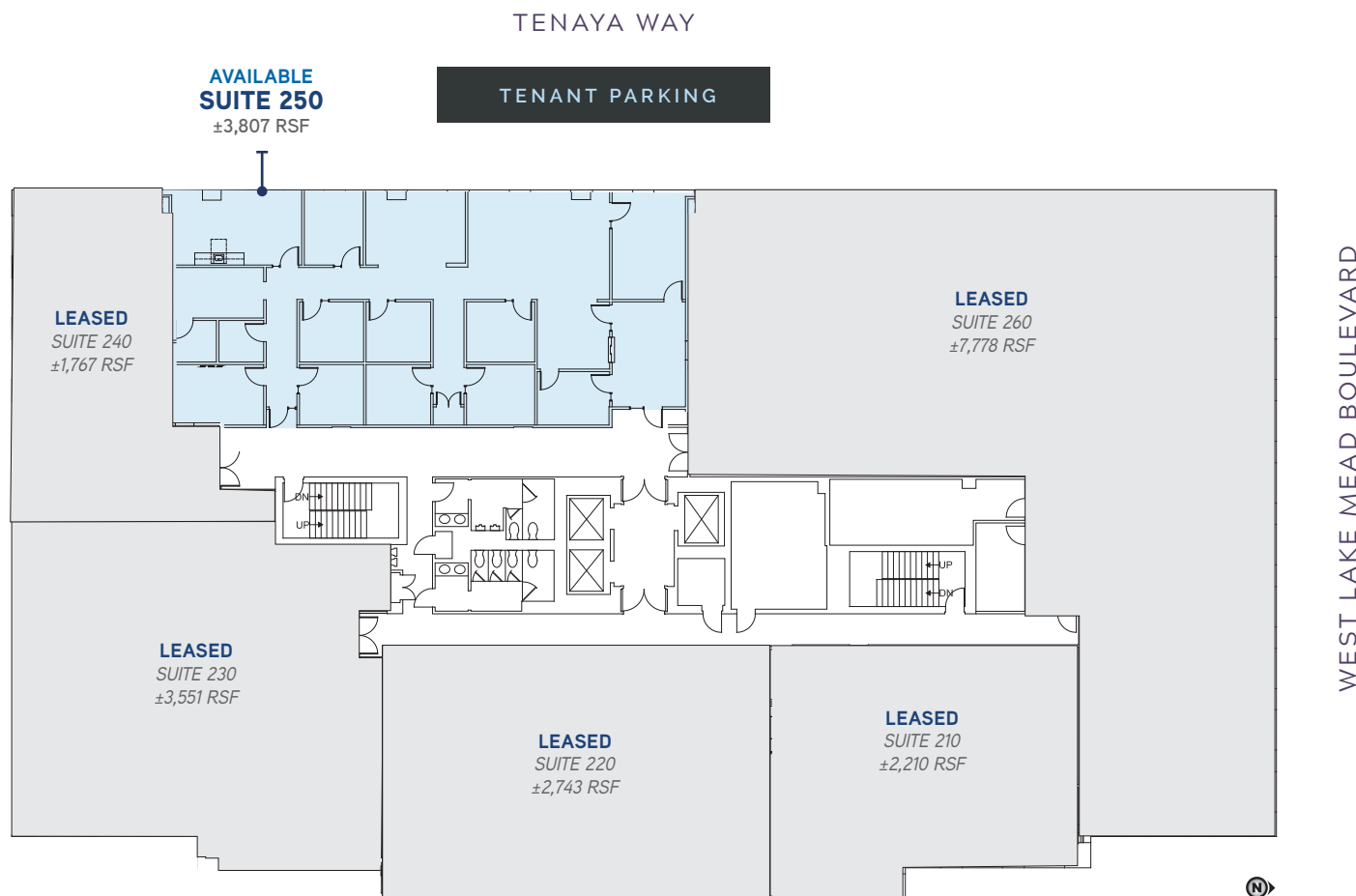
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SECOND FLOOR – FULLY LEASED

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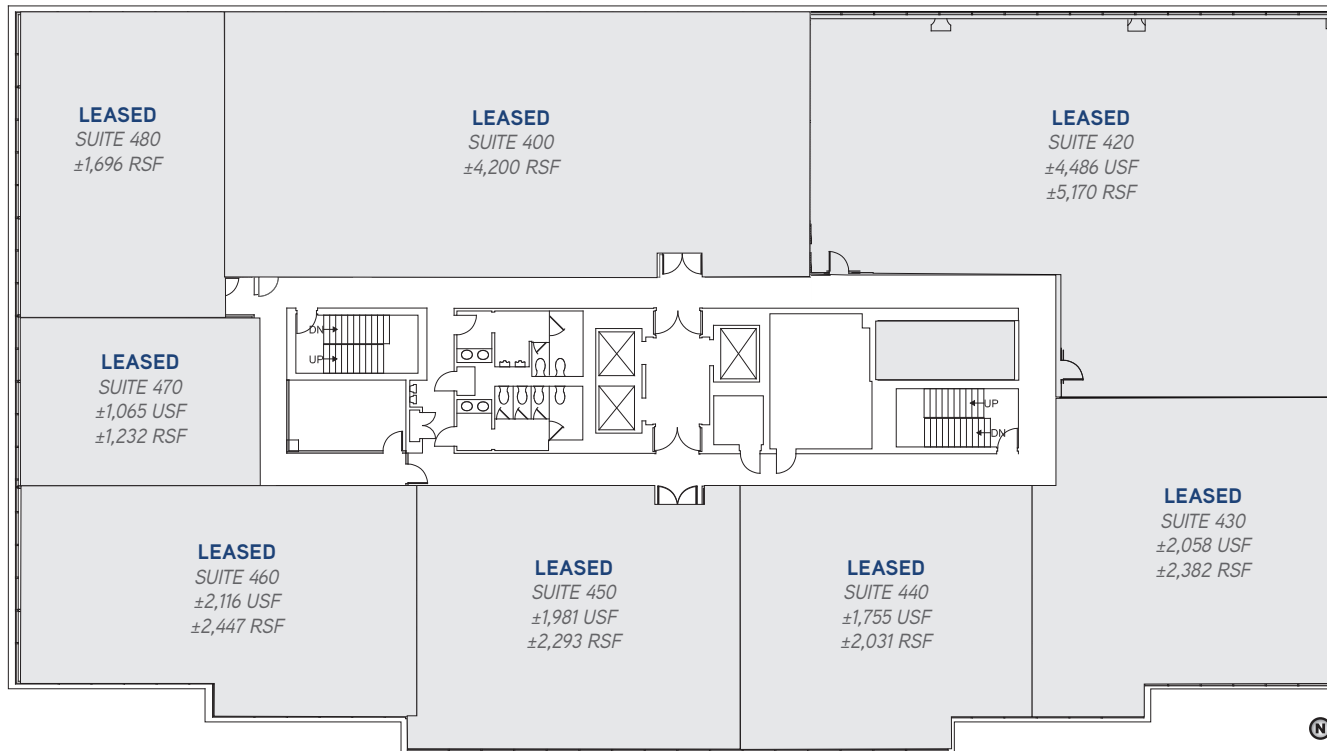
7251

FOURTH FLOOR – FULLY LEASED

TENAYA WAY

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TENANT PARKING



WEST LAKE MEAD BOULEVARD

TENANT PARKING

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FIFTH FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING

LEASED
SUITE 540
±3,181 RSF

LEASED
SUITE 520
±3,732 USF
±4,356 RSF

LEASED
SUITE 510
±2,100 USF
±2,448 RSF

LEASED
SUITE 500
±12,013 RSF

WEST LAKE MEAD BOULEVARD

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