

Class A Office | **For Lease**

1635 & 1645 Village Center Circle
Las Vegas, Nevada 89134

The Plaza at Summerlin

Broadhead + Lemmon Office Team



Listed By:



Class A Office | **For Lease**

The Plaza at Summerlin is conveniently located north of Summerlin Parkway just off N. Town Center Drive on Village Center Circle across from the TPC Summerlin golf course in The Hills Village Center. On this ± 5.36 acre site sits two premier, architecturally distinctive, Class "A" suburban office buildings. Surrounding a landscaped outdoor plaza and auto arrival court, 1645 Village Center Circle totals $\pm 49,468$ SF and 1635 Village Center Circle totals $\pm 38,522$ SF. The surrounding buildings include Summerlin Library and The Nevada Ballet Theatre.



LEASE RATE

\$2.85 PSF, FSG



AVAILABLE SF

$\pm 1,735$ SF – $\pm 6,181$ SF



Listed By:



The Plaza at Summerlin



Class A Office | **For Lease**

Broadhead + Lemmon Office Team

Highlights

- + Class A office environment in the #1 rated master planned community of Summerlin
- + Convenient access to US-95 Highway and the I-215 Beltway via Summerlin Parkway
- + Minutes away from Downtown Summerlin, City National Arena and the Las Vegas Ballpark
- + Many nearby amenities such as restaurants, banks, and shopping
- + Lobby recently upgraded
- + Professional and local property management
- + On-site day porter services
- + Across from the TPC at Summerlin Golf Course

±1,735 SF – ±6,181 SF AVAILABLE



The Plaza at Summerlin

1635

Village Center Circle

2 SUITES AVAILABLE

Convenient access and connectivity to all areas of the Las Vegas valley via the CC-215 Beltway and the US-95 Freeway.

1645

Village Center Circle

1 SUITE AVAILABLE

Listed By:



Availabilities



The Plaza at Summerlin

1635 Village Center Circle
Las Vegas, Nevada 89134



LEASE RATE

\$2.85 PSF, FSG

Available Late Summer 2025

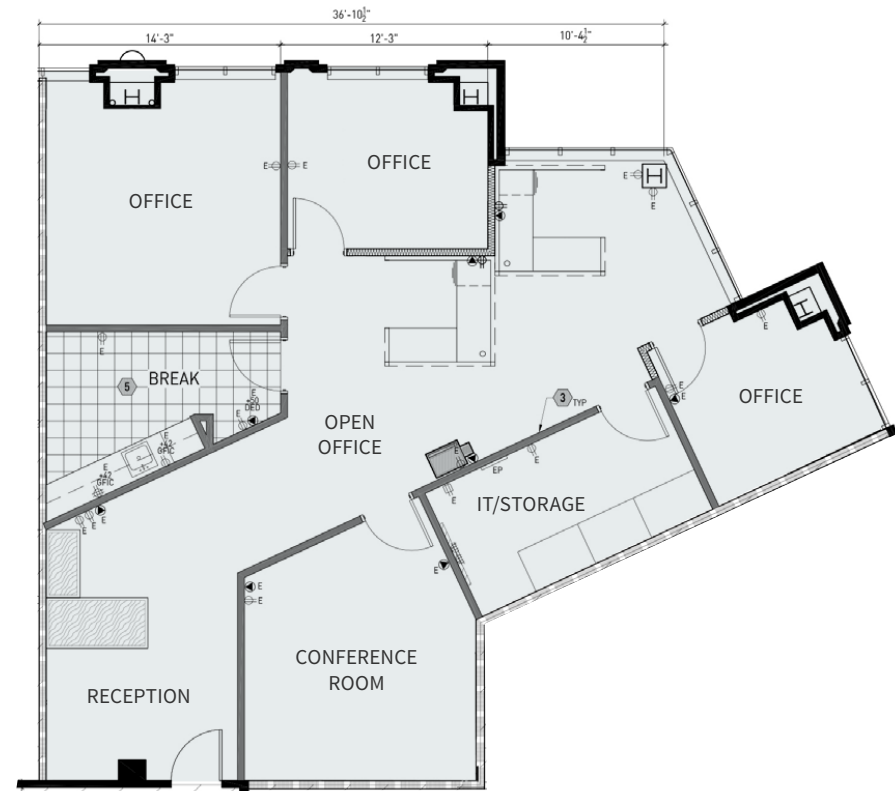
Suite 160

- Reception Area
- Three (3) Private Offices
- One (1) Conference Room
- Break Room with Sink
- Storage/IT Room
- Open Office



DETAILS

±1,505 USF | ±1,735 RSF



Broadhead + Lemmon Office Team

Randy Broadhead, SIOR
Executive Vice President
+ 1 702 336 7100
randy.broadhead@colliers.com
License # NV-S.0056748

Darren Lemmon, SIOR
Executive Vice President
+ 1 702 355 4800
darren.lemmon@colliers.com
License # NV-S.0045062

Ryan Broadhead
Associate
+ 1 702 286 9424
ryan.broadhead@colliers.com
License # NV-S.0200616

The Plaza at Summerlin

1635 Village Center Circle
Las Vegas, Nevada 89134



LEASE RATE

\$2.85 PSF, FSG

Available 11/01/2025

Suite 270

- Reception Area
- Five (5) Private Offices
- One (1) Conference Room (or Executive Office)
- One (1) Breakroom
- One (1) IT/Data Room
- Wellness Room
- Open Office Area
- Available 11/01/2025



DETAILS

±2,281 USF | ±2,628 RSF



Broadhead + Lemmon Office Team

Randy Broadhead, SIOR
Executive Vice President
+ 1 702 336 7100
randy.broadhead@colliers.com
License # NV-S.0056748

Darren Lemmon, SIOR
Executive Vice President
+ 1 702 355 4800
darren.lemmon@colliers.com
License # NV-S.0045062

Ryan Broadhead
Associate
+ 1 702 286 9424
ryan.broadhead@colliers.com
License # NV-S.0200616

The Plaza at Summerlin

1645 Village Center Circle
Las Vegas, Nevada 89134



LEASE RATE

\$2.85 PSF, FSG

Available Now

Suite 150

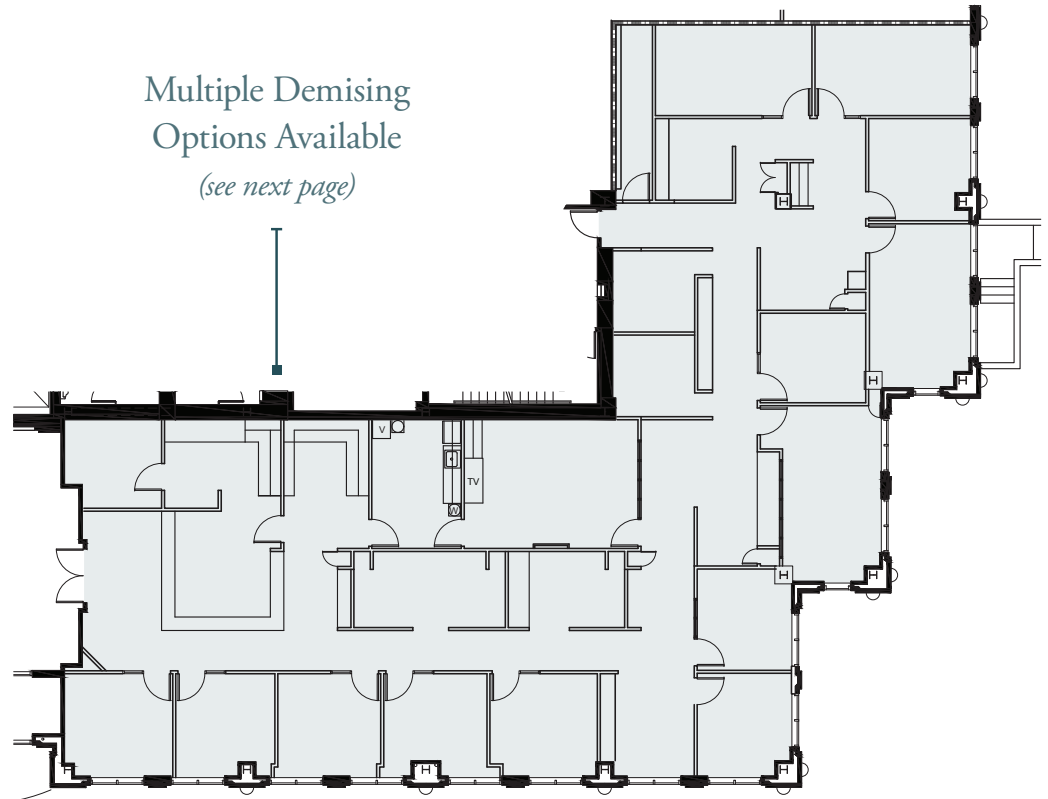
- Off Lobby Entrance
- Reception Area
- Conference Room
- Four (4) Executive Offices
- Eight (8) Private Offices
- Multiple Work Stations
- Work Room
- Break Room



DETAILS

±5,253 USF | ±6,181 RSF

Multiple Demising
Options Available
(see next page)



Broadhead + Lemmon Office Team

Randy Broadhead, SIOR
Executive Vice President
+ 1 702 336 7100
randy.broadhead@colliers.com
License # NV-S.0056748

Darren Lemmon, SIOR
Executive Vice President
+ 1 702 355 4800
darren.lemmon@colliers.com
License # NV-S.0045062

Ryan Broadhead
Associate
+ 1 702 286 9424
ryan.broadhead@colliers.com
License # NV-S.0200616

Drawings not to scale. For illustration purposes only.

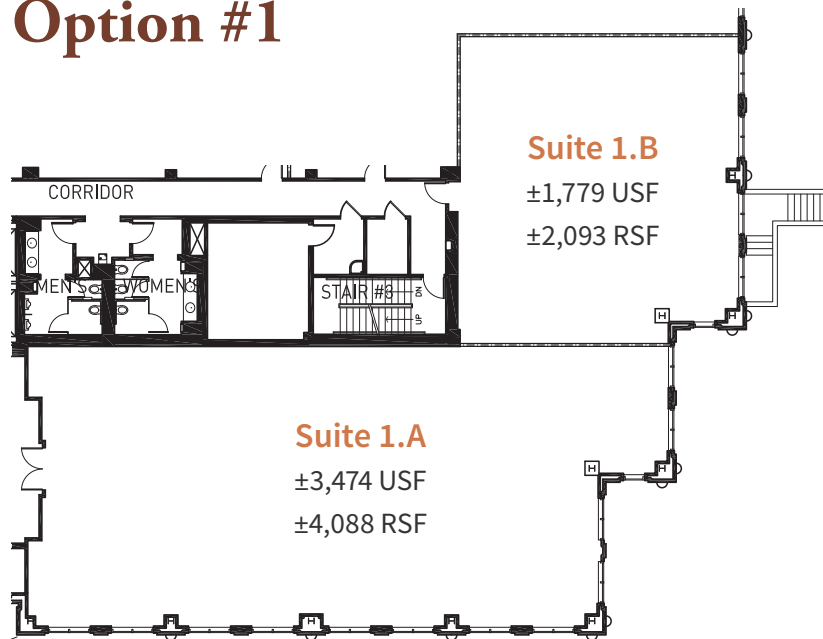
The Plaza at Summerlin

1645 Village Center Circle
Las Vegas, Nevada 89134

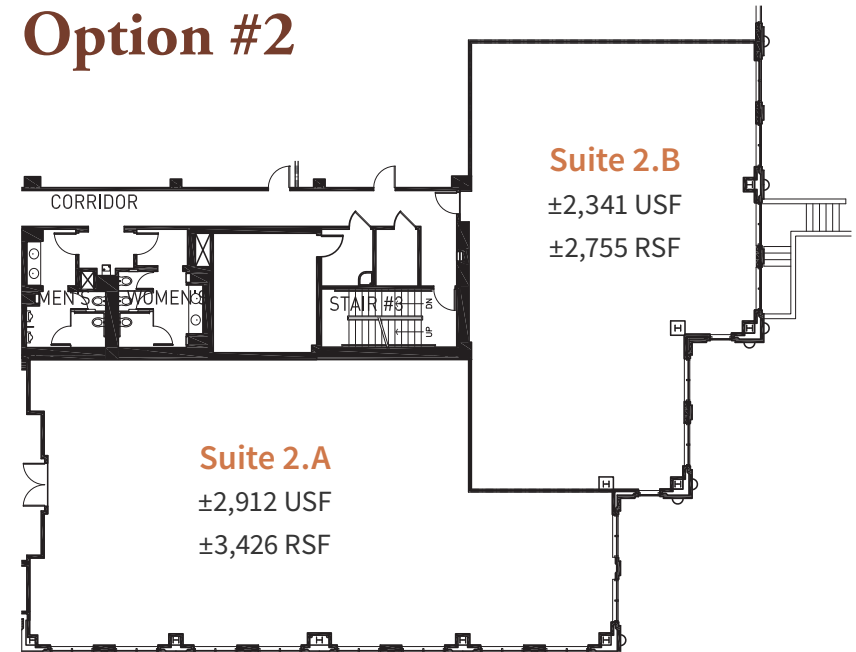
Suite 150

Demising Options

Option #1



Option #2



Broadhead + Lemmon Office Team

Randy Broadhead, SIOR
Executive Vice President
+ 1 702 336 7100
randy.broadhead@colliers.com
License # NV-S.0056748

Darren Lemmon, SIOR
Executive Vice President
+ 1 702 355 4800
darren.lemmon@colliers.com
License # NV-S.0045062

Ryan Broadhead
Associate
+ 1 702 286 9424
ryan.broadhead@colliers.com
License # NV-S.0200616

Contact us to discuss demising options

Strategic Location | Desirable Trade Area | For Lease

Listed By: **Colliers**



The property is situated in Las Vegas' premier submarket location, in the center of one of the country's most vibrant and breathtaking master-planned communities, Summerlin.



Total Community Acreage

22,500



Average Household Income

\$154,827



Median New Home Price

\$959,000



Award Winning Trails

150+ Miles



Neighborhood Parks

250+ Parks



Award Winning Golf Courses

Ten

Summerlin is the Top Selling Master-Planned Community
in Las Vegas and 3rd Best Seller Nationally

Summerlin




SUMMERLIN®

Listed By:

Colliers



Two premier, architecturally distinctive,
Class "A" suburban office buildings.

Class A Office | **For Lease**

Let's Talk!

Randy Broadhead, SIOR

Executive Vice President
+ 1 702 336 7100
randy.broadhead@colliers.com
License # NV-S.0056748

Darren Lemmon, SIOR

Executive Vice President
+ 1 702 355 4800
darren.lemmon@colliers.com
License # NV-S.0045062

Ryan Broadhead

Associate
+ 1 702 286 9424
ryan.broadhead@colliers.com
License # NV-S.0200616

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Listed By:



The Plaza at Summerlin