

INTRODUCING

# CANYONS CENTER AT SUMMERLIN

Listed By:



Class A Office | **For Lease**

1120–1180 North Town Center Drive | Las Vegas, NV 89144

## ABOUT CANYONS CENTER

Canyons Center at Summerlin is conveniently located south of Summerlin Parkway along North Town Center Drive on a ±13.84 acre site across from The Crossing Business Center. The Canyons Center at Summerlin is a four-building complex of two and three story buildings totaling approximately ±209,386 square feet. The project is accessed via Covington Cross Drive and Canyon Run Drive. The property is located in the #1 rated master planned community of Summerlin, with many nearby amenities such as restaurants, banks, shopping, library, post office, etc.



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# 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
- + Close Proximity to the TPC at Summerlin Golf Course
- + Parking Ratio of between 4:1,000 and 5:1,000

±2,729 SF – ±2,753 SF AVAILABLE

Four Building Office Complex



# CANYONS CENTER

## AT SUMMERLIN

1120 North Town Center Drive  
Las Vegas, Nevada 89144



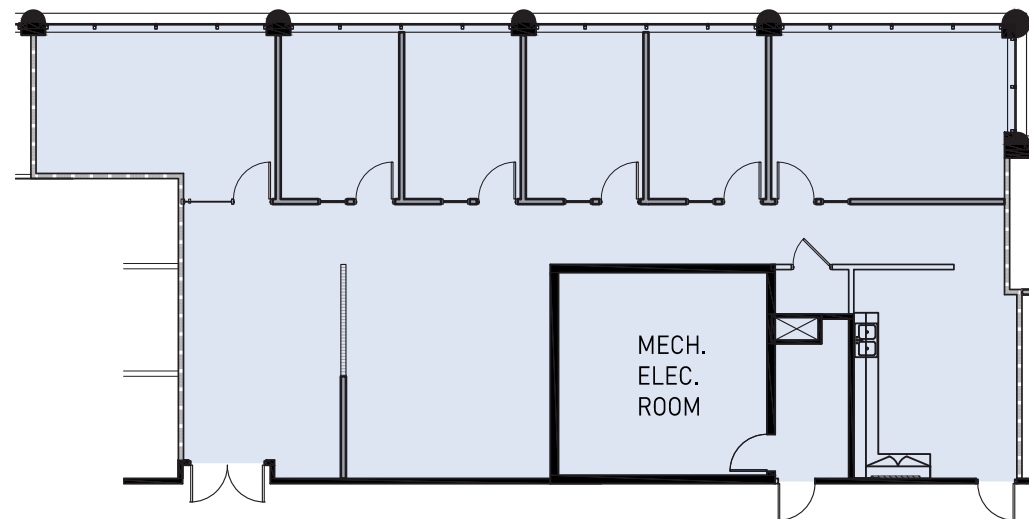
### LEASE RATE

**\$2.90 PSF, FSG**

*Available Now*

## Suite 270

- Reception Area
- Four (4) Private Offices
- One (1) Executive Office
- One (1) Conference Room
- Open Bullpen Area
- Break Room with Sink and IT Room
- Storage Room



### DETAILS

**±2,262 USF | ±2,729 RSF**

### Broadhead + Lemmon Office Team

#### Darren Lemmon, SIOR

Executive Vice President  
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darren.lemmon@colliers.com  
License # NV-S.0045062

#### Randy Broadhead, SIOR

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#### Ryan Broadhead

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*Drawings not to scale. For illustration purposes only.*

# CANYONS CENTER AT SUMMERLIN

1160 North Town Center Drive  
Las Vegas, Nevada 89144



## LEASE RATE

**\$2.90 PSF, FSG**

*Available 01/01/2026*

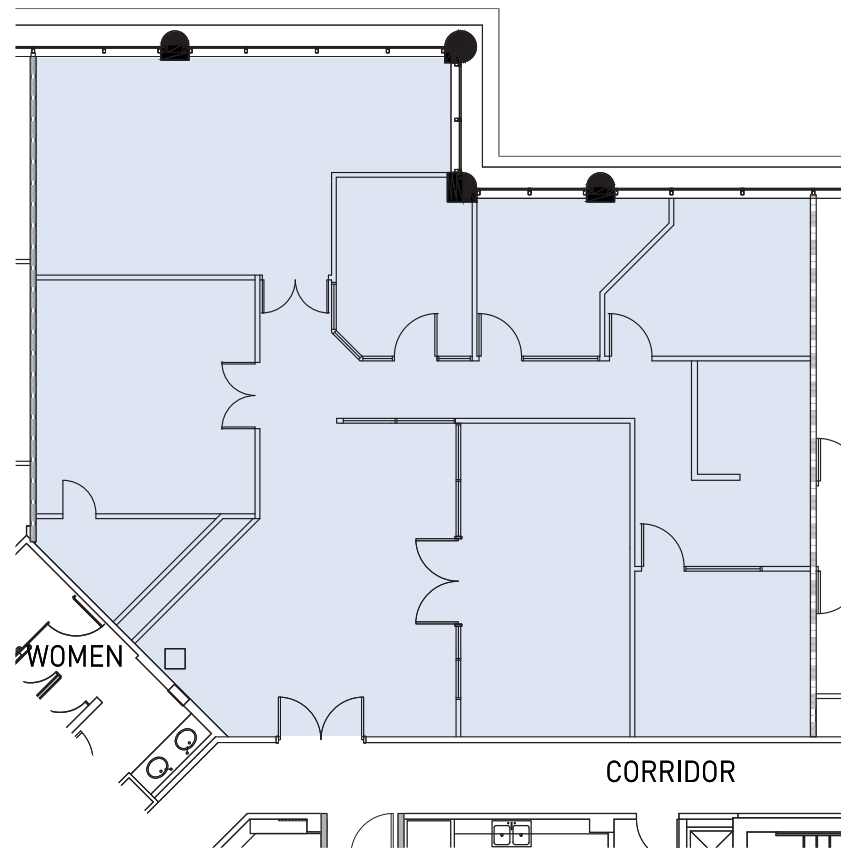
## Suite 350

- Reception Area
- One (1) Large Executive Office
- Four (4) Private Offices
- Two (2) Conference Rooms
- Small Open Bullpen Area
- Small Storage Closet
- Available 01/01/2026



## DETAILS

**±2,325 USF | ±2,753 RSF**



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# STRATEGIC LOCATION

## Desirable Trade Area | For Lease

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# Premier

LAS VEGAS COMMUNITY

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



Award Winning Trails

150+ Miles



Average Household Income

\$154,827



Neighborhood Parks

250+ Parks



Median New Home Price

\$959,000



Award Winning Golf Courses

Ten



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AT SUMMERLIN

Four Building Office Complex



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# Let's Talk!

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