

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

±2,140 SF – ±2,936 SF AVAILABLE

Four Building Office Complex



CANYONS CENTER

AT SUMMERLIN

1120 North Town Center Drive
Las Vegas, Nevada 89144



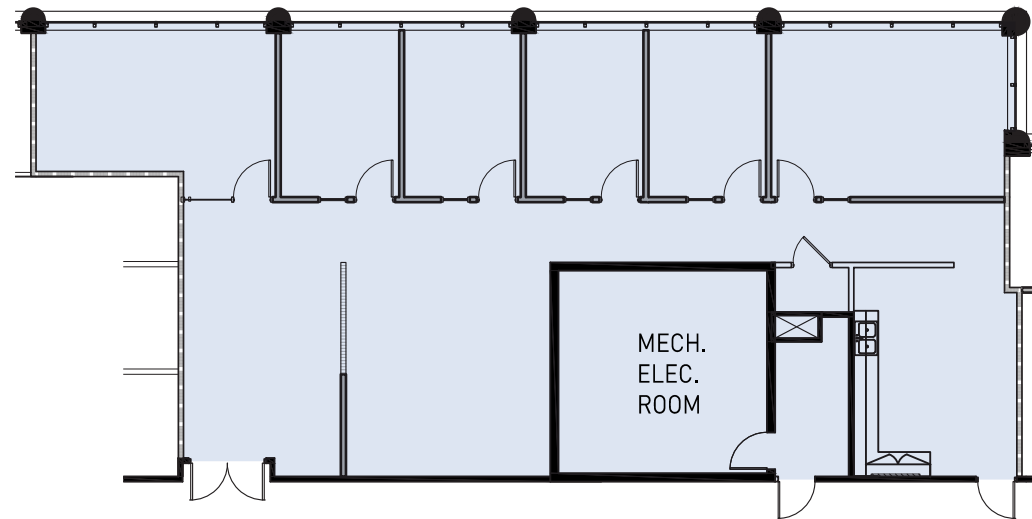
LEASE RATE

\$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

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Randy Broadhead, SIOR

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Drawings not to scale. For illustration purposes only.

CANYONS CENTER AT SUMMERLIN

1140 North Town Center Drive
Las Vegas, Nevada 89144



LEASE RATE

\$2.90 PSF, FSG

Available 07/01/2025

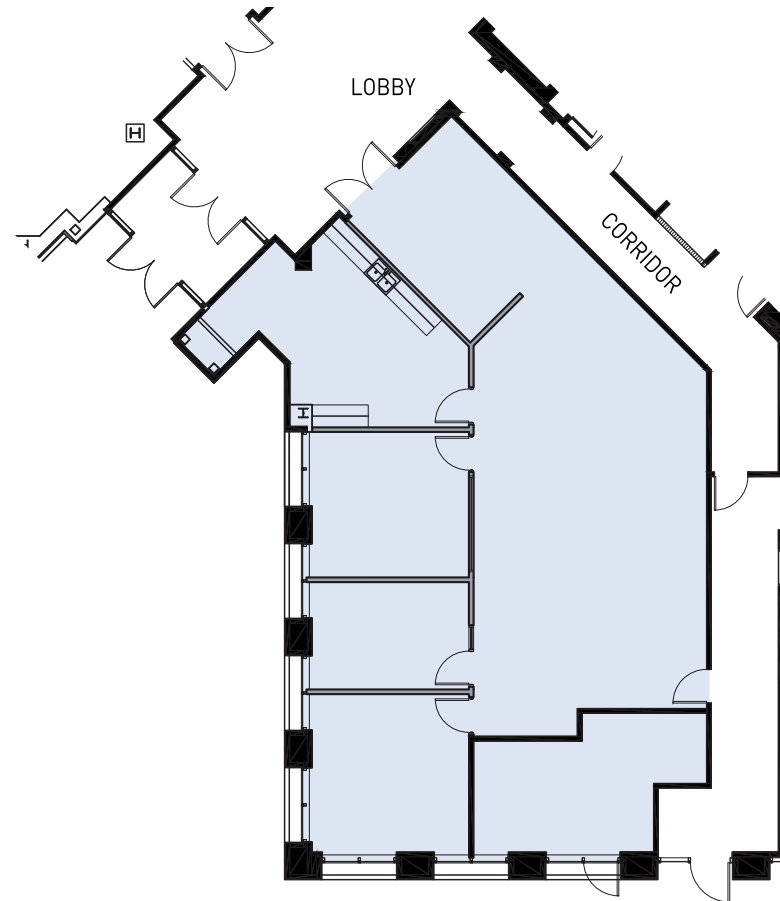
Suite 100

- Reception Area
- Two (2) Private Offices
- One (1) Conference Room
(or Large Executive Office)
- Open Bullpen Area
- Break with sink and cabinets / Server /
File & Storage / IT Room
- Available 07/01/2025



DETAILS

±1,870 USF | ±2,140 RSF



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CANYONS CENTER AT SUMMERLIN

1160 North Town Center Drive
Las Vegas, Nevada 89144



LEASE RATE

\$2.90 PSF, FSG

Available 01/01/2026

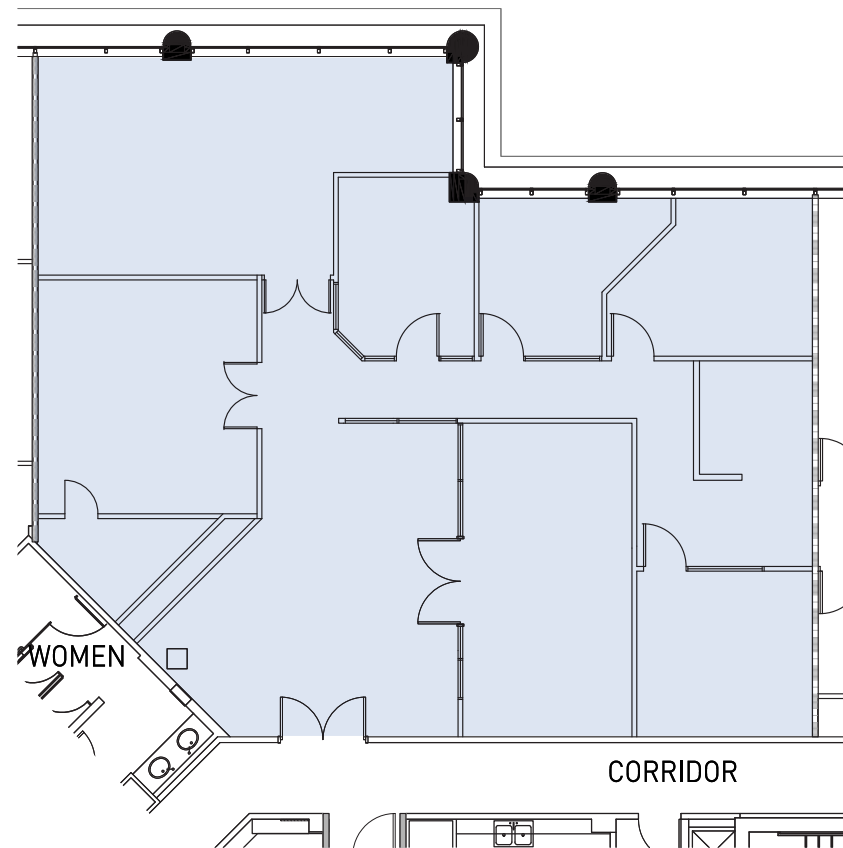
Suite 350

- 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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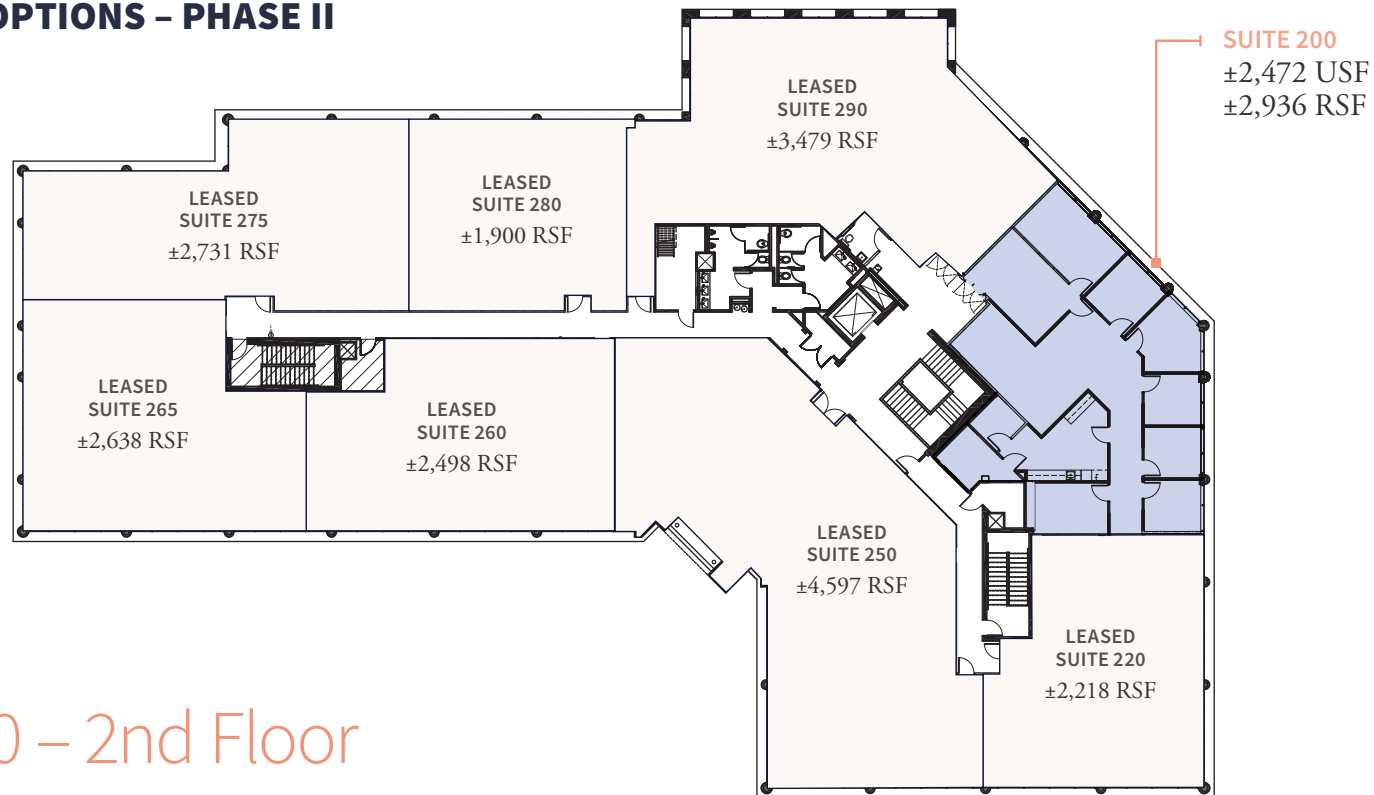
LEASE RATE

\$2.95 PSF, FSG

Phase II –

Suites Available Now

SPEC SUITES OPTIONS – PHASE II



Bldg 1180 – 2nd Floor

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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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Four Building Office Complex



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Let's Talk!

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