



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.

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City Center West

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Two ±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

- \$3.00 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 ±813 SF

Patti Dillon,  SIR
+1 702 836 3790
patti.dillon@colliers.com
License # NV-S.0047352

Taber Thill,  SIR
+1 702 836 3796
taber.thill@colliers.com
License # NV-S.0051684

Megan McInerney
+1 702 836 3700
megan.mcinerney@colliers.com
License # NV-S.0188475



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7201



7251

7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
240	2,310 SPEC	550	1,670
500	6,849	570	2,292
530	813 SPEC	590	2,738 SPEC

LEASE RATE: \$3.00 PSF, FSG

7251 West Lake Mead Available Suites

Suite #	RSF
110	3,524 SPEC
480	1,696 SPEC

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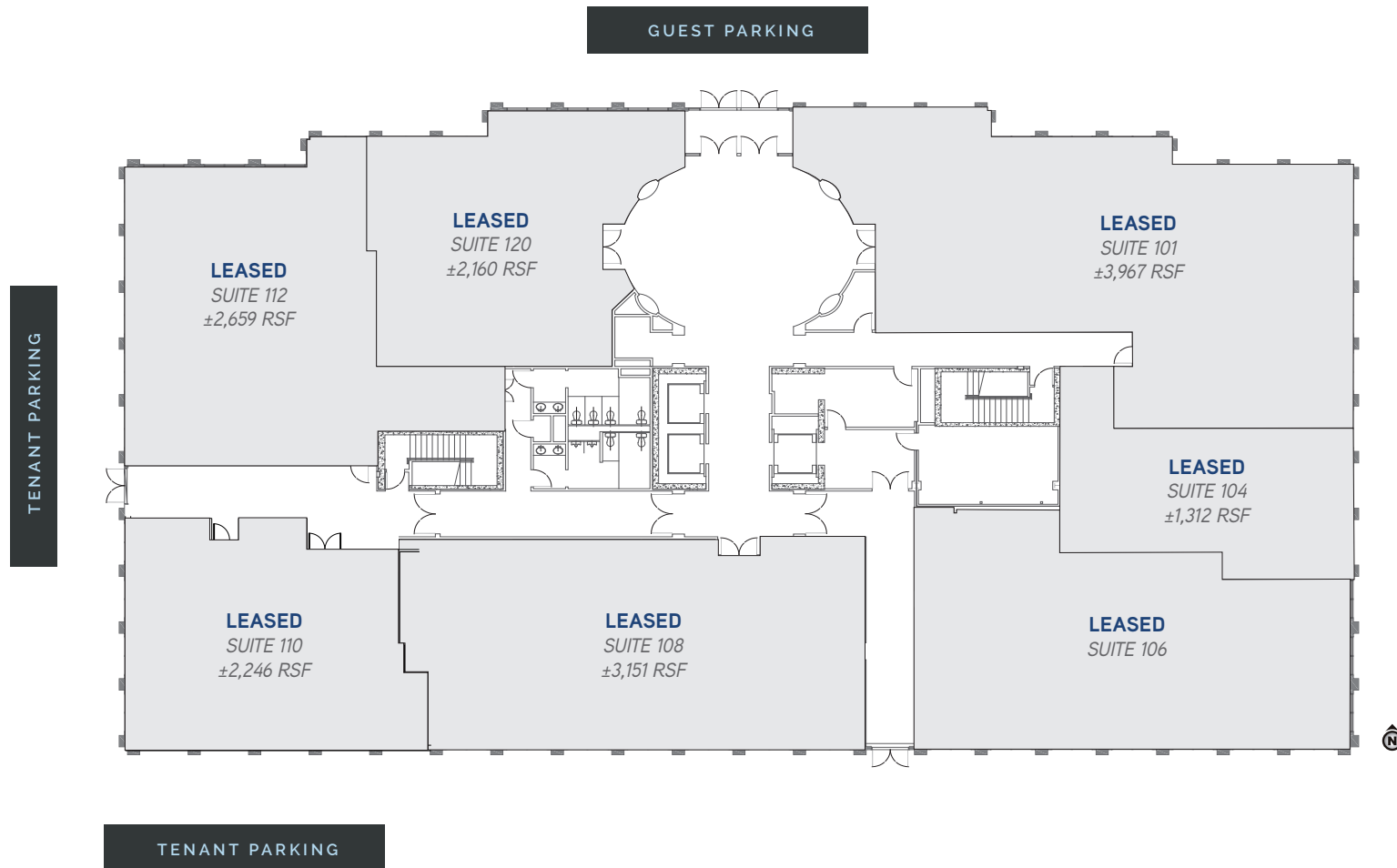
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7201

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

TENANT PARKING

AVAILABLE 6/1/25
SUITE 240 SPEC
±2,310 RSF

LEASED
SUITE 230
±2,945 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

LEASED
SUITE 270
±2,350 USF
±2,647 RSF

TENANT PARKING



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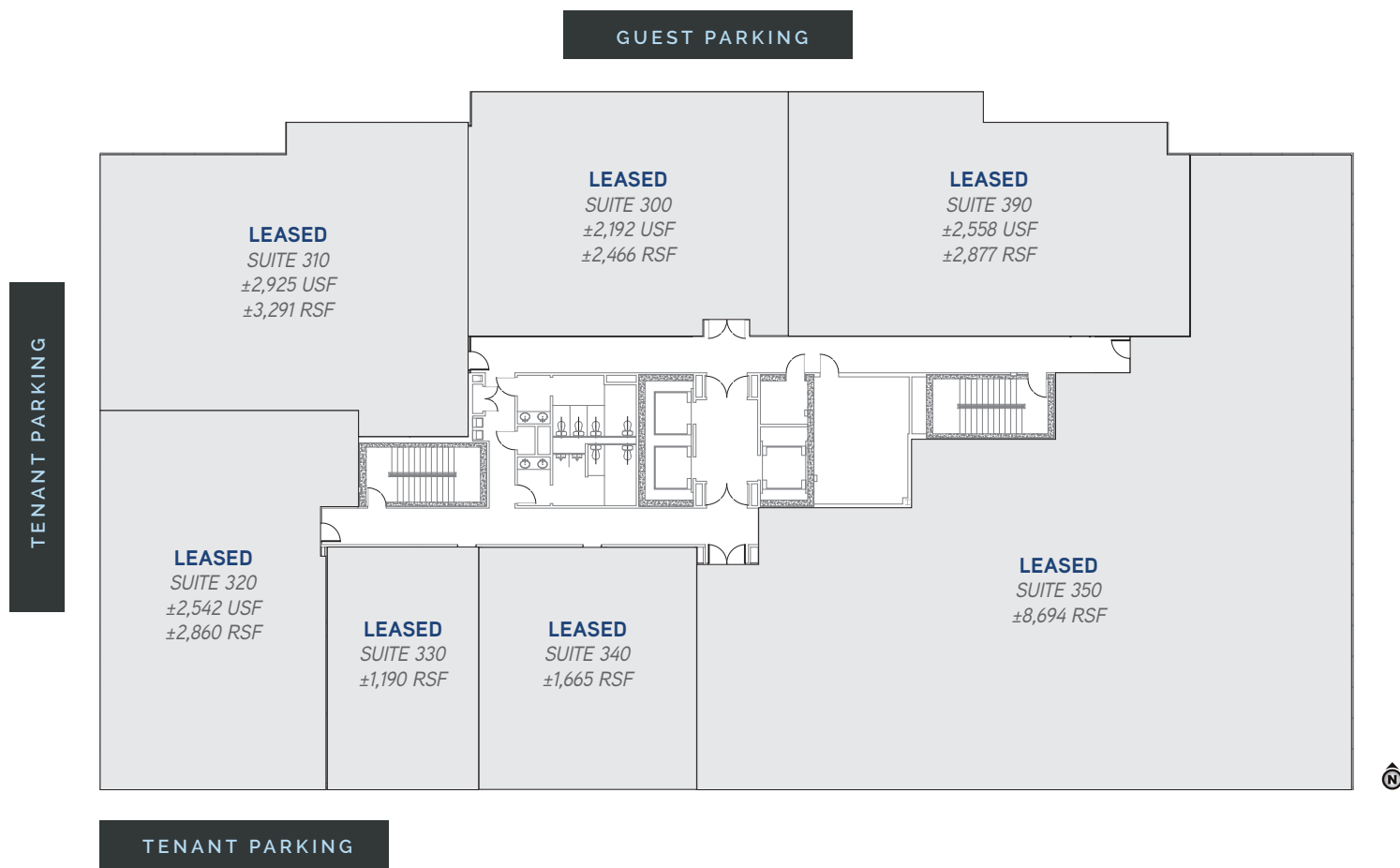
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THIRD FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

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FIFTH FLOOR

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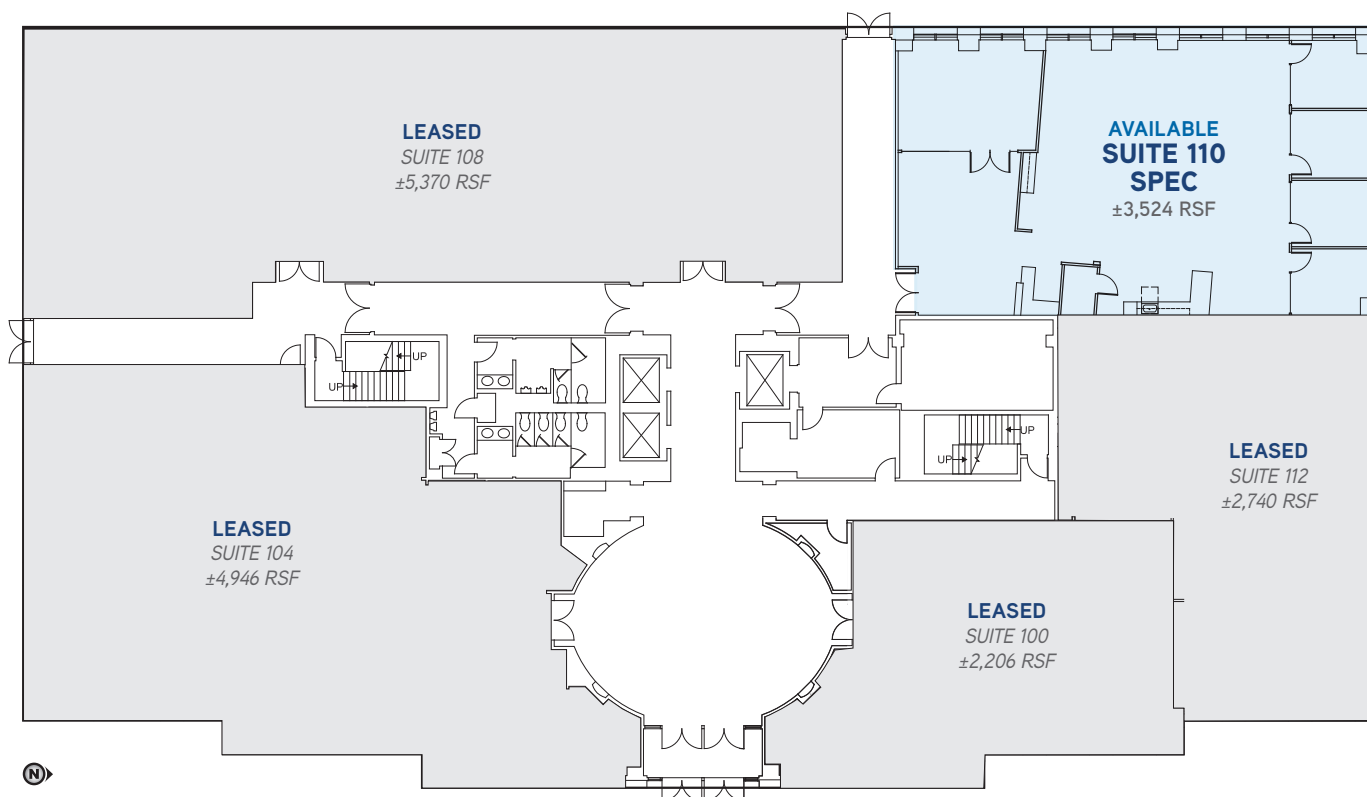
7251

FIRST FLOOR

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TENAYA WAY

TENANT PARKING



WEST LAKE MEAD BOULEVARD

TENANT PARKING

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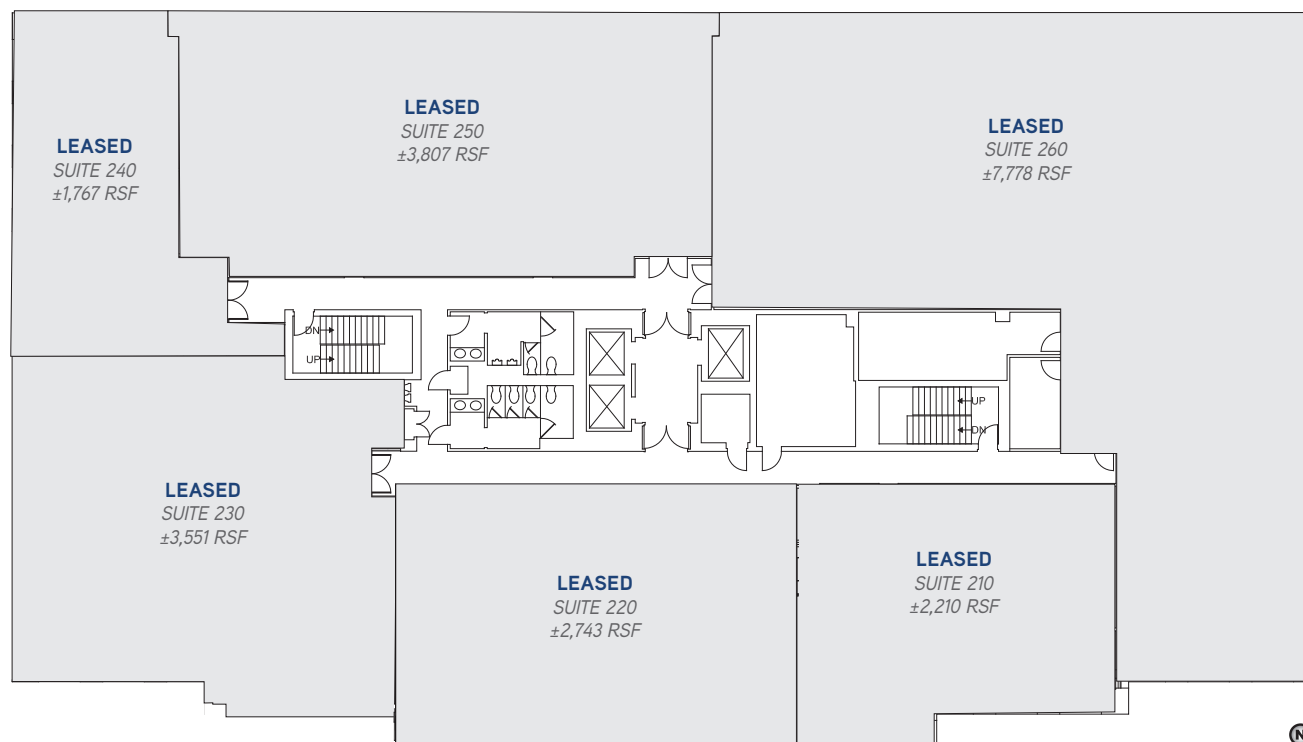
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SECOND FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING



TENANT PARKING

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FOURTH FLOOR

TENAYA WAY

TENANT PARKING

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**AVAILABLE
SUITE 480 SPEC**
±1,696 RSF

**LEASED
SUITE 470**
±1,065 USF
±1,232 RSF

**LEASED
SUITE 400**
±4,200 RSF

**LEASED
SUITE 420**
±4,486 USF
±5,170 RSF

**LEASED
SUITE 460**
±2,116 USF
±2,447 RSF

**LEASED
SUITE 450**
±1,981 USF
±2,293 RSF

**LEASED
SUITE 440**
±1,755 USF
±2,031 RSF

**LEASED
SUITE 430**
±2,058 USF
±2,382 RSF

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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

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