



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

7201 & 7251 WEST LAKE MEAD BOULEVARD

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.

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

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

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



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD



7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
230	2,945 SPEC	510	1,138 SPEC
240	2,310 SPEC	570	2,292

LEASE RATE: \$3.10 PSF, FSG

7251 West Lake Mead Available Suites

Suite #	RSF
250	3,807
500	12,013

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

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

Copyright © 2026 Colliers Las Vegas.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

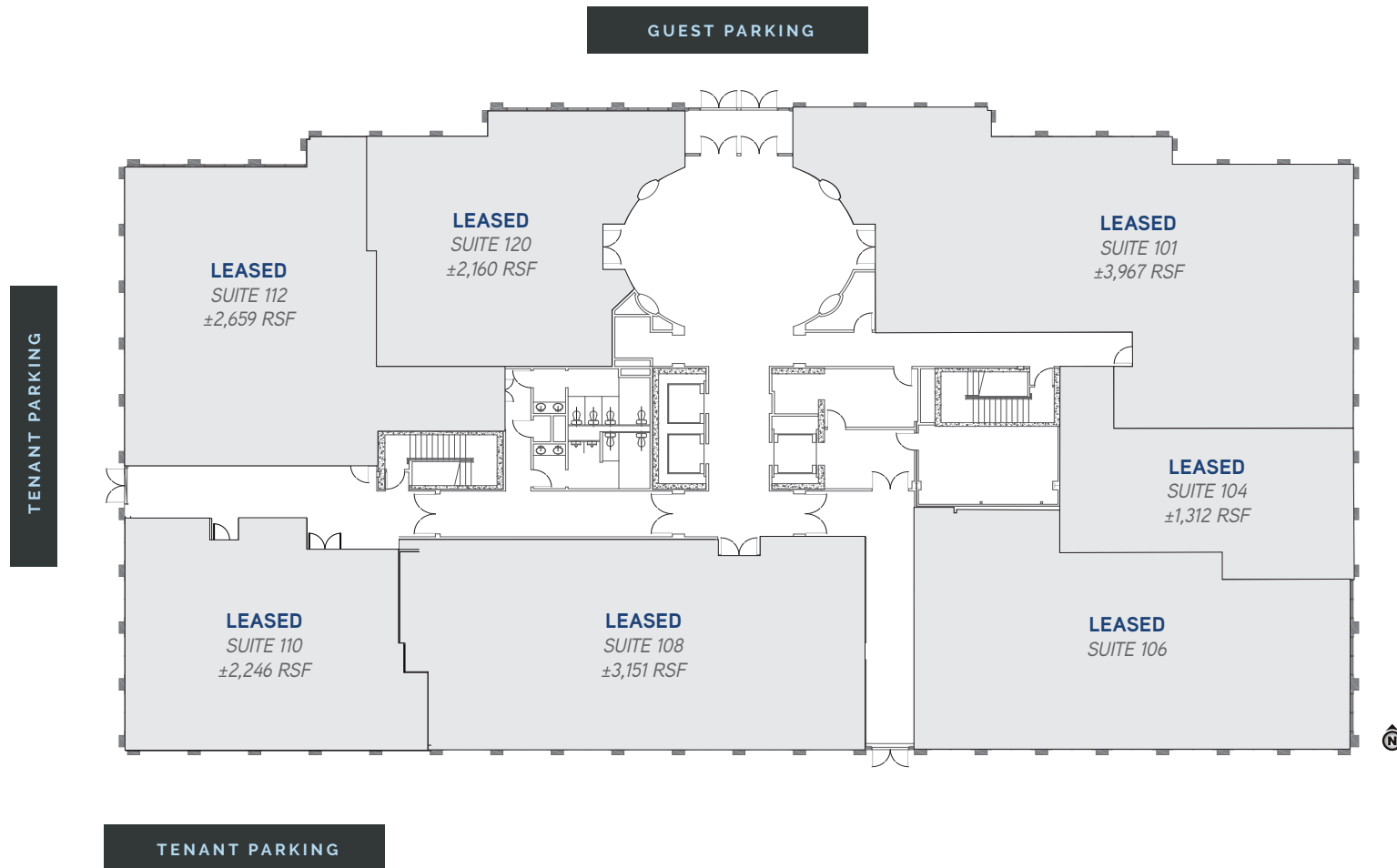
7201 & 7251 WEST LAKE MEAD BOULEVARD

7201

FIRST FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

7201

SECOND FLOOR

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.

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

LEASED
SUITE 270
±2,647 RSF

TENANT PARKING



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

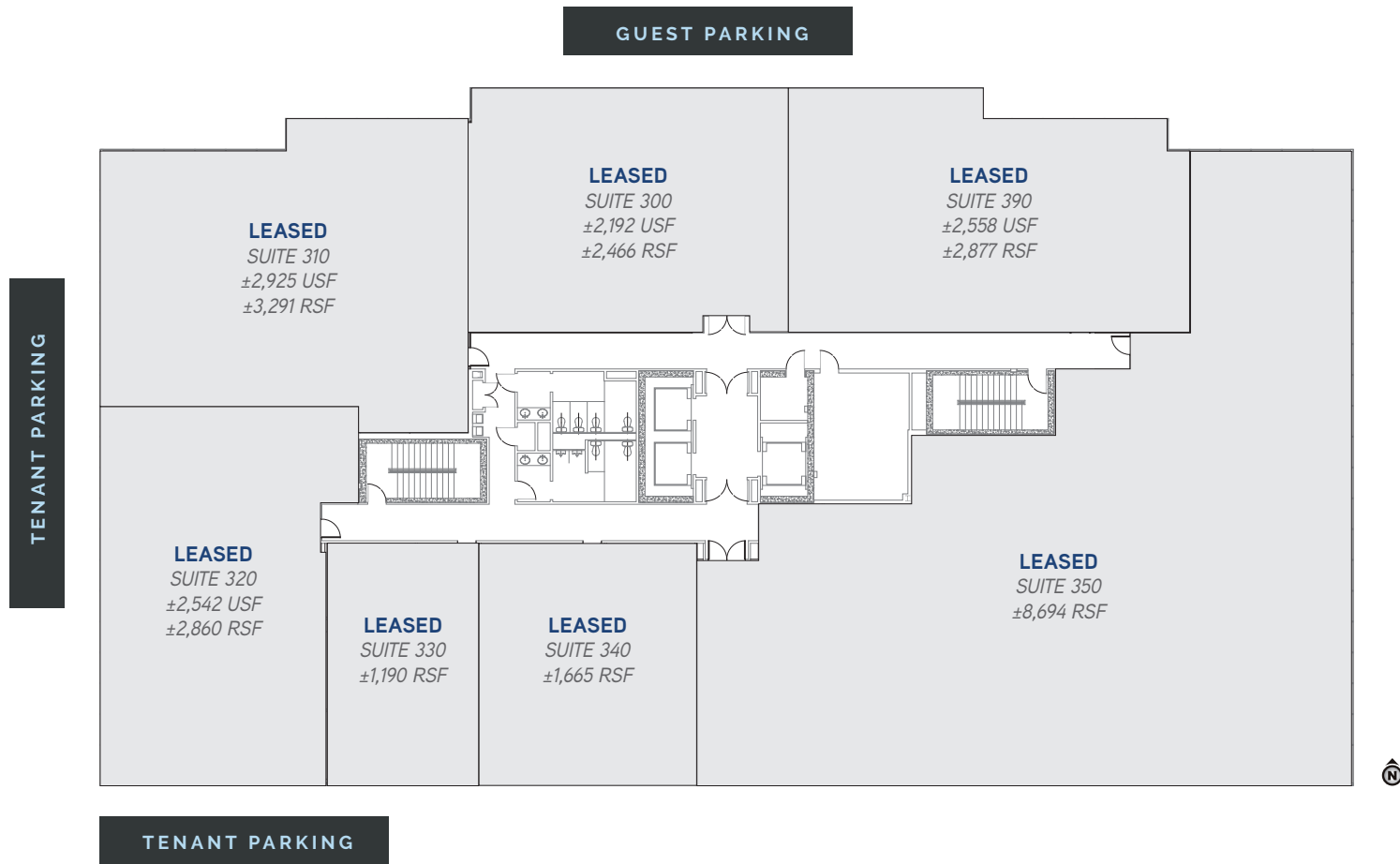
7201 & 7251 WEST LAKE MEAD BOULEVARD

7201

THIRD FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

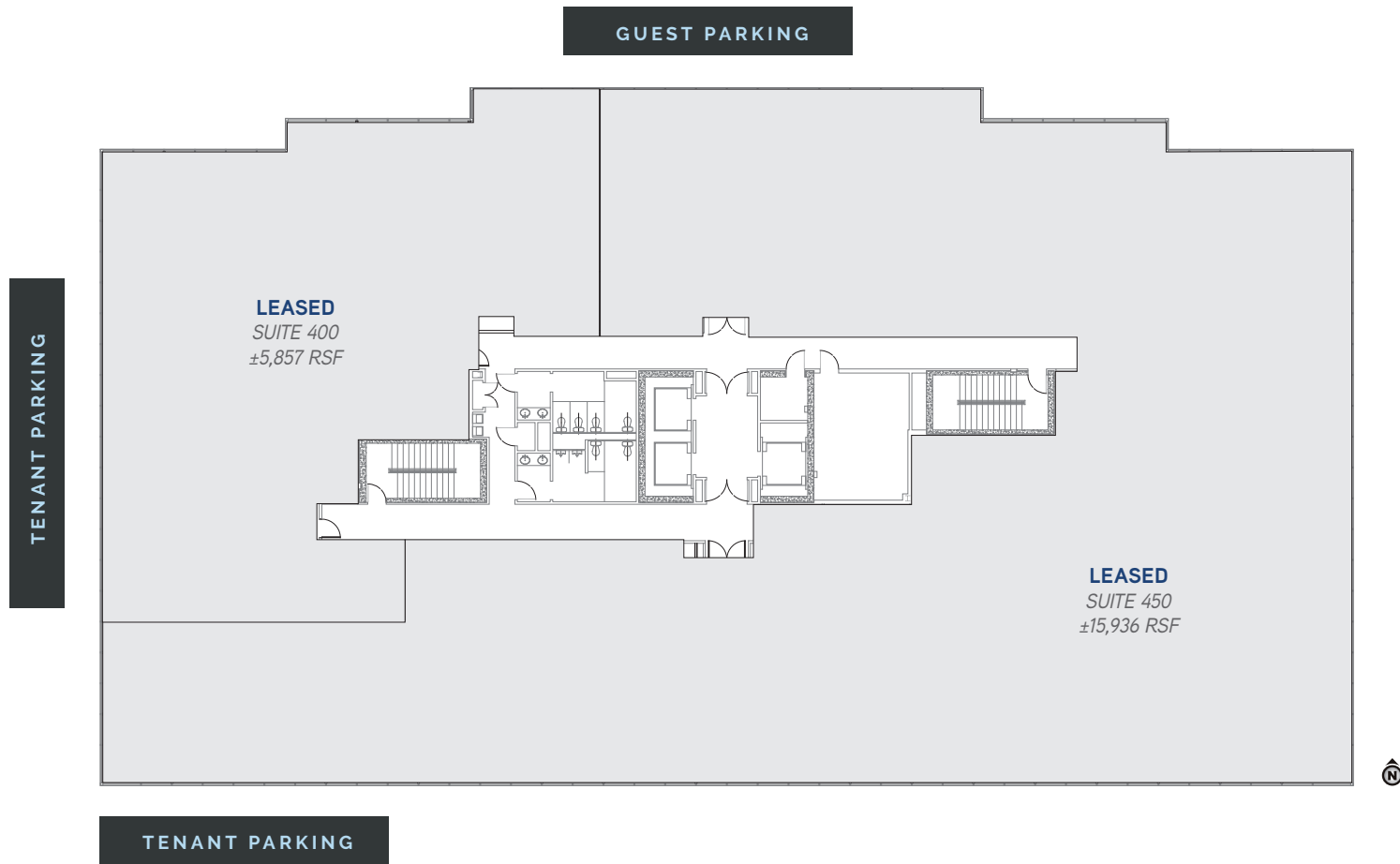
7201 & 7251 WEST LAKE MEAD BOULEVARD

7201

FOURTH FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

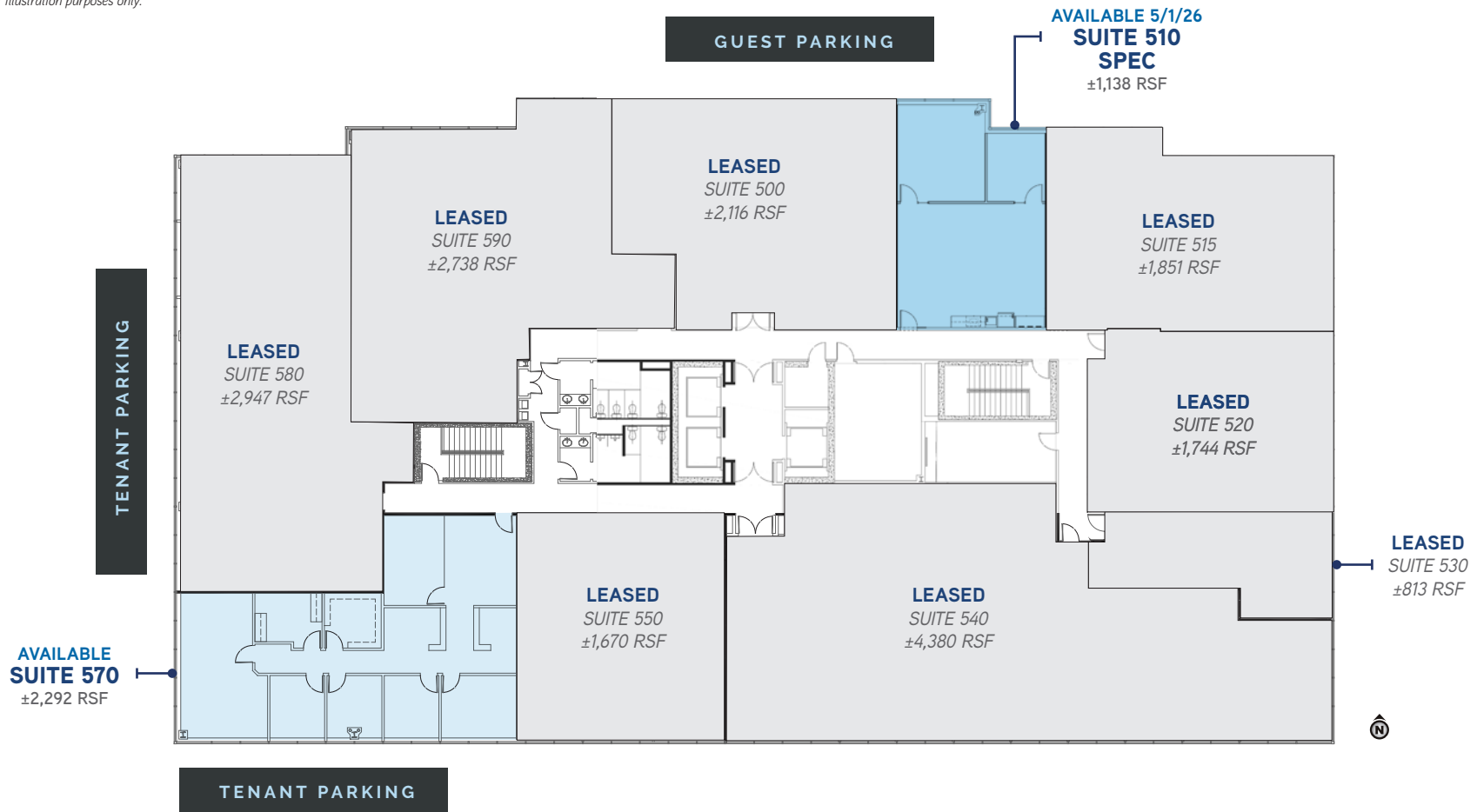
7201 & 7251 WEST LAKE MEAD BOULEVARD

7201

FIFTH FLOOR

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

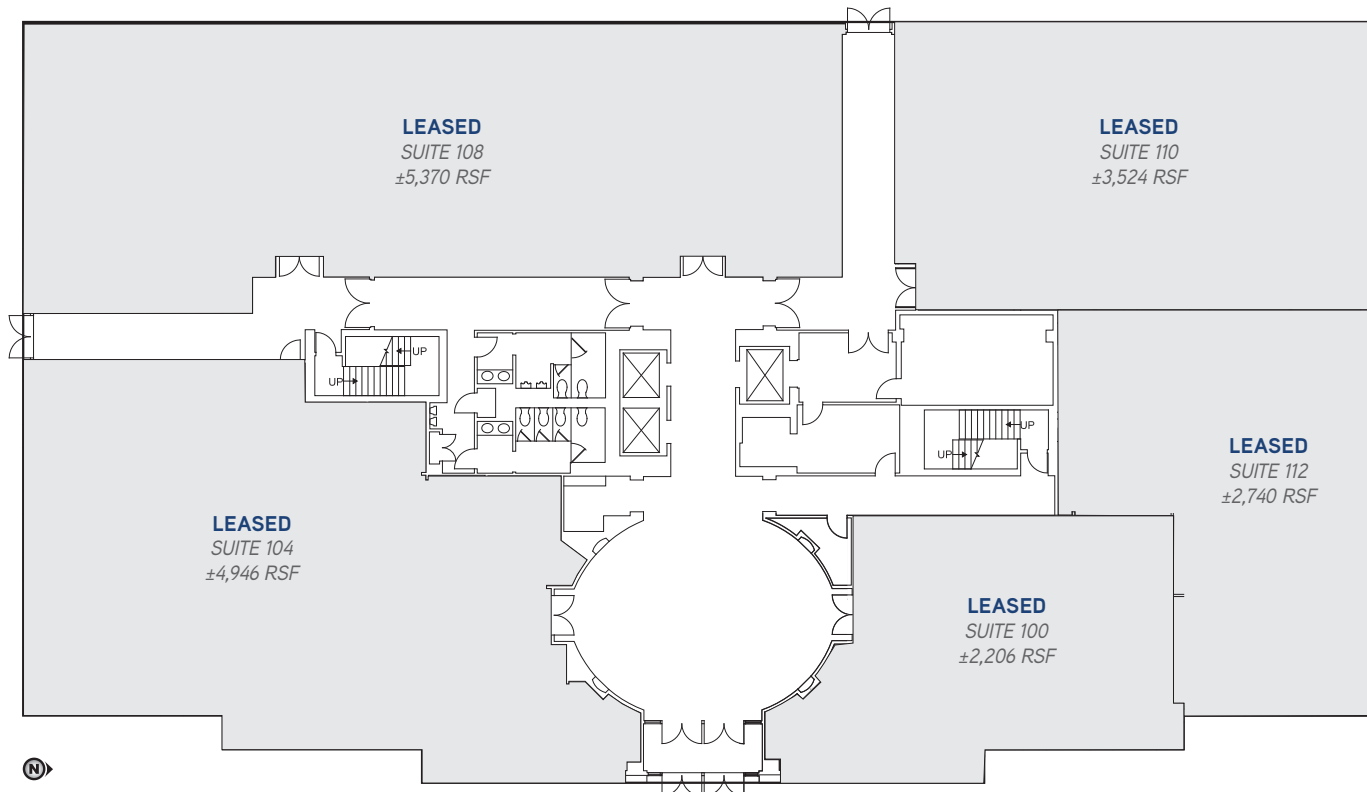
7251

FIRST FLOOR – FULLY LEASED

Not to scale. For illustration purposes only.

TENAYA WAY

TENANT PARKING



WEST LAKE MEAD BOULEVARD

TENANT PARKING

FOR LEASE

Two Buildings, Twice the Flexibility.



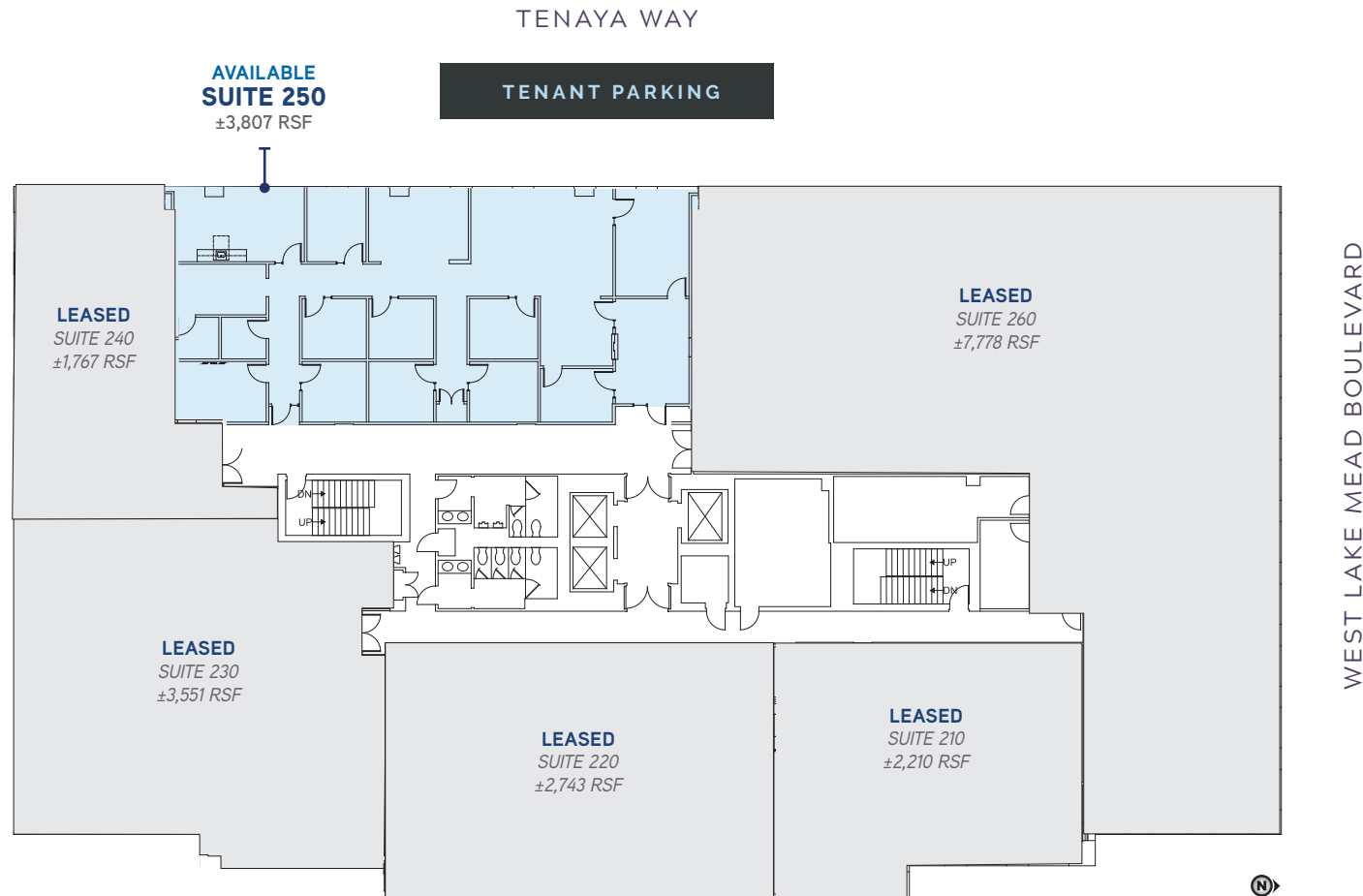
City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

7251

SECOND FLOOR – FULLY LEASED

Not to scale. For illustration purposes only.



FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

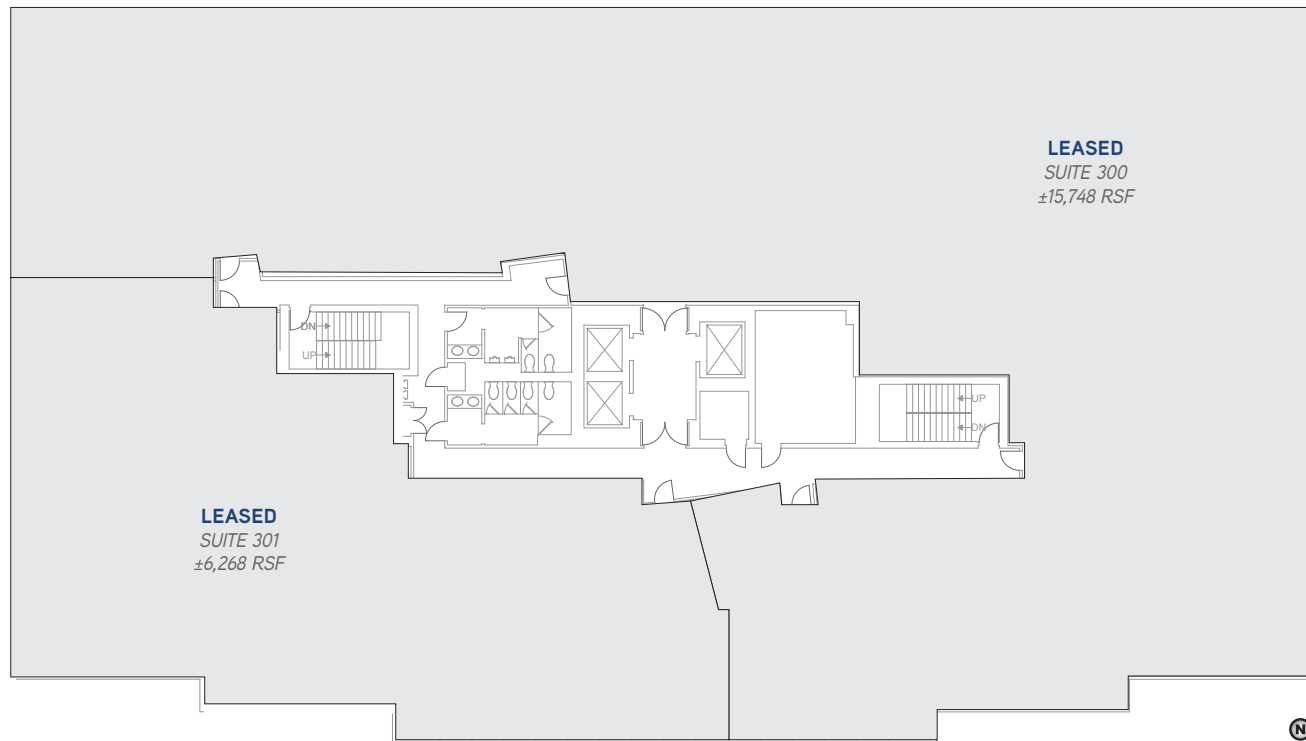
7251

THIRD FLOOR – FULLY LEASED

Not to scale. For illustration purposes only.

TENAYA WAY

TENANT PARKING



TENANT PARKING

WEST LAKE MEAD BOULEVARD

FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

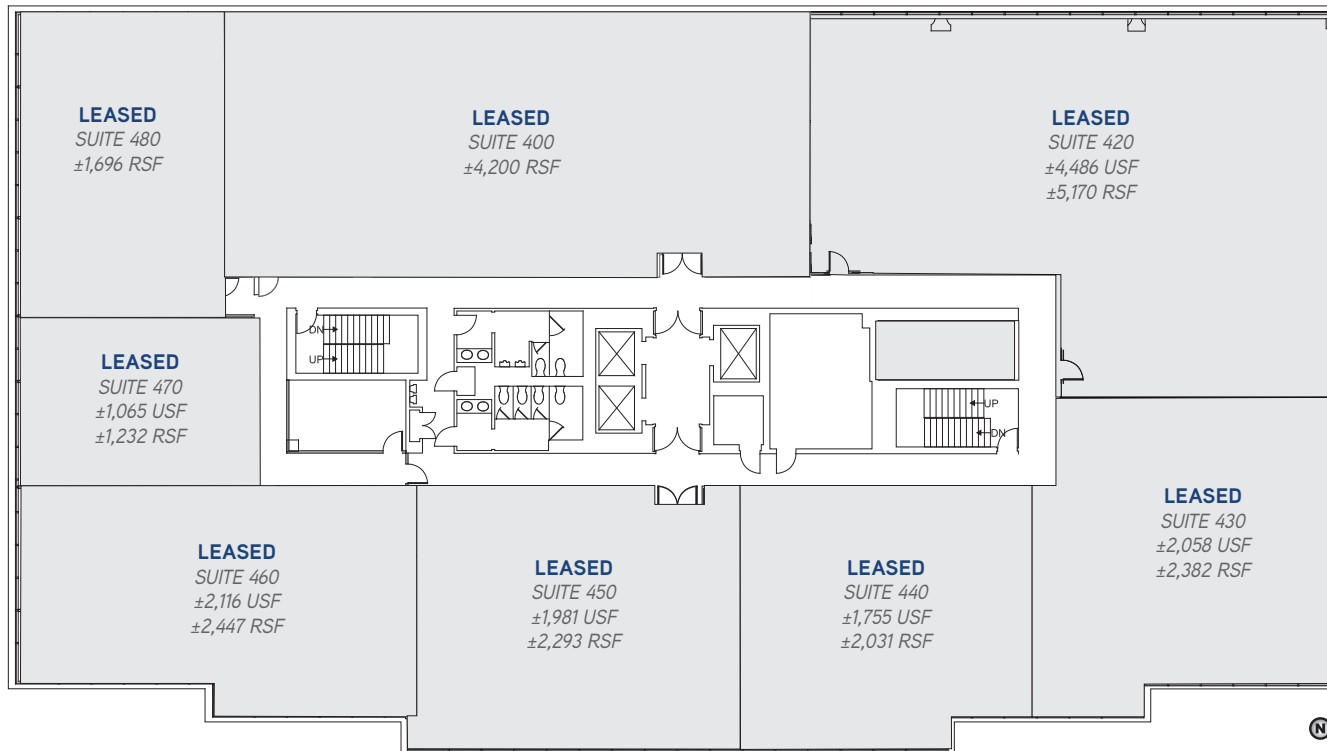
7251

FOURTH FLOOR – FULLY LEASED

TENAYA WAY

Not to scale. For illustration purposes only.

TENANT PARKING



WEST LAKE MEAD BOULEVARD

TENANT PARKING

FOR LEASE

Two Buildings, Twice the Flexibility.



City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD

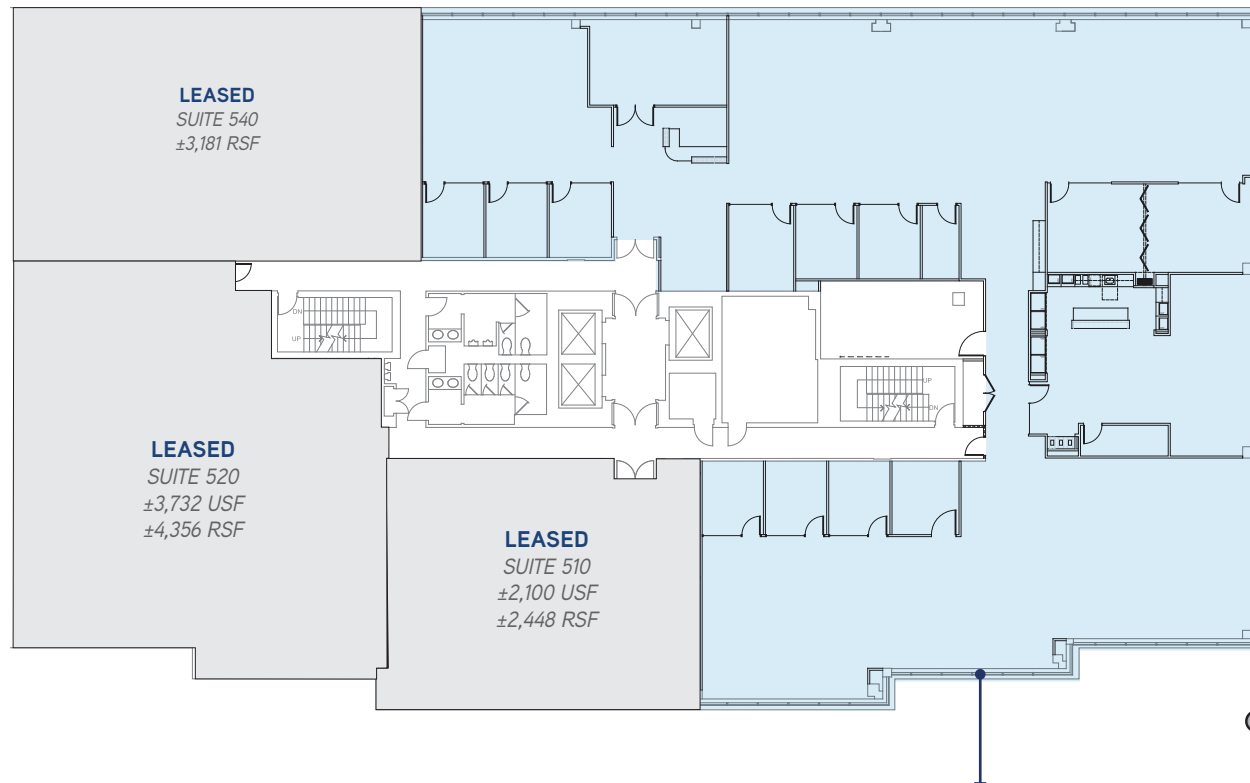
7251

FIFTH FLOOR – FULLY LEASED

Not to scale. For illustration purposes only.

TENAYA WAY

TENANT PARKING



WEST LAKE MEAD BOULEVARD

TENANT PARKING

AVAILABLE 8/1/27
SUITE 500
±12,013 RSF

FOR LEASE

Two Buildings, Twice the Flexibility.

Colliers

City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD



Patti Dillon, SIOR

+1 702 836 3790

patti.dillon@colliers.com

License # NV-S.0047352

Megan McInerney

+1 702 836 3700

megan.mcinerney@colliers.com

License # NV-S.0188475

Copyright © 2026 Colliers Las Vegas.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR LEASE

Two Buildings, Twice the Flexibility.

Colliers

City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD



FOR LEASE

Two Buildings, Twice the Flexibility.

Colliers

City Center West

7201 & 7251 WEST LAKE MEAD BOULEVARD



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

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

Copyright © 2026 Colliers Las Vegas.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

