

INTRODUCING

CANYONS CENTER AT SUMMERLIN

Listed By:



Broadhead + Lemmon Office Team

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

±2,213 SF & ±4,320 SF AVAILABLE

Four Building Office Complex



CANYONS CENTER AT SUMMERLIN

1120 North Town Center Drive
Las Vegas, Nevada 89144



LEASE RATE

\$3.05 PSF, FSG

Available 08/01/2027

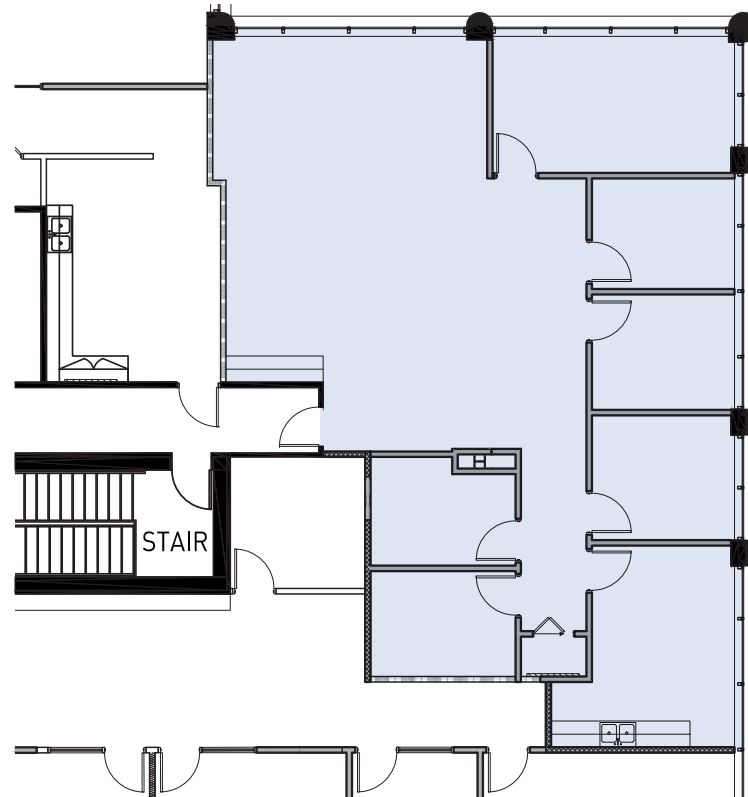
Suite 260

- 5 Private Offices
- Bullpen / Open Cubicle Area
- Break Room
- Available 08/01/2027



DETAILS

±1,834 USF | ±2,213 RSF



Drawings not to scale. For illustration purposes only.

Broadhead + Lemmon Office Team

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CANYONS CENTER

AT SUMMERLIN

1140 North Town Center Drive
Las Vegas, Nevada 89144



LEASE RATE

\$3.05 PSF, FSG

Available 03/01/2027

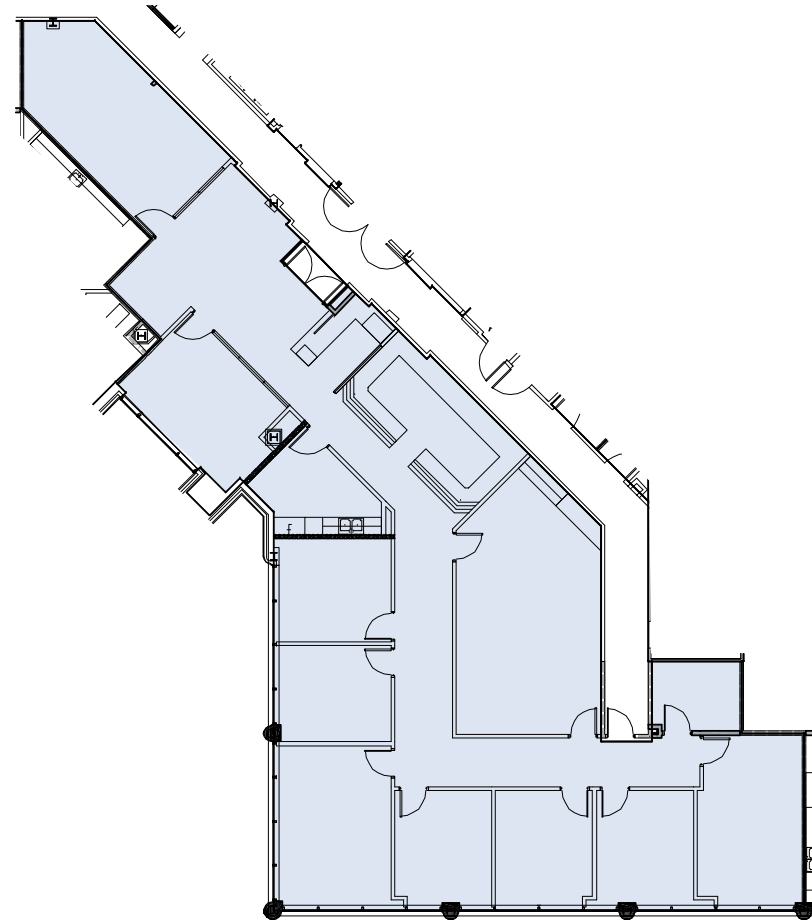
Suite 300

- Reception Area
- 5 Private Offices
- 2 Large Executive Suites
- 1 Break Room
- 1 Large Copy Room / Storage Room
- 2 Conference Rooms
- Bullpen Area
- 1 Data Closet
- Available 03/01/2027



DETAILS

±3,621 USF | ±4,320 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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Let's Talk!

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