±35,202 SF Free-Standing Office Investment & Occupancy Opportunity



FOR SALE OR LEASE

1333 N. Buffalo Drive, Las Vegas, Nevada 89128

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Property Overview

A Flexible Northwest Las Vegas Office Opportunity

This outstanding two-story, ±35,202 SF office building is strategically positioned on Buffalo Drive, south of Vegas Drive, with convenient access to Summerlin Parkway. Constructed in 2002, the property offers flexible floor plates suitable for larger and smaller users and is available for sale or lease.

- ±35,202 Total SF
- ±2.45 Acres
- ±14,466 SF Available
- Two (2) Floors
- Built in 2002
- APN 138-28-501-014
- Zoning & Jurisdiction Office (O)

Why This Property

Flexible Ownership Structure - Acquire the entire building, occupy a portion, or lease available space for immediate operations.

Income in Place - Existing occupancy supports an owner-user or investment strategy while remaining vacancy is marketed.

Immediate Occupancy Available - Approximately 14,466 SF is available across multiple suite sizes.

Free-Standing Corporate Identity - A dedicated building presence supports professional branding and operational control.

Monument Signage Opportunity - Visibility along N. Buffalo Drive provides a prominent branding opportunity.

Flexible Floor Plates

Parking and Amenities - A 5.0/1,000 parking ratio, covered and uncovered parking, elevator access, balconies, break rooms, and common restrooms.

Northwest Las Vegas Access - Convenient access to Summerlin Parkway and surrounding residential and business areas.

Ideal Users

- Corporate Headquarters
- Professional Services Firms
- Medical Office Groups
- Education and Training Users
- Financial and Insurance Firms
- Engineering and Design Firms
- Owner-User Investors
- Administrative Office Users

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Availabilities





SUITE	TOTAL SF	FLOOR	LEASE RATE*	CAM**	TOTAL	SUITE HIGHLIGHTS
120	±6,757 SF	First	$1.60 PSF NNN	$0.42 PSF	$2.02 PSF	Reception, bullpen/open workspace, large and small conference rooms, multiple private offices.
260	±5,203 SF	Second	$1.60 PSF NNN	$0.42 PSF	$2.02 PSF	Reception and waiting areas, conference room, multiple private offices, storage, break room, and balconies.
290	±2,506 SF	Second	$1.60 PSF NNN	$0.42 PSF	$2.02 PSF	Reception, private offices, open workspace, break room, and balconies.

Lease Rate Promotion - Based on a new lease term of three years or longer

YEAR 1
$1.60 PSF / MONTH

YEAR 2
$1.70 PSF / MONTH

YEAR 3
$1.80 PSF / MONTH

YEARS 4 & 5
ANNUAL COLA

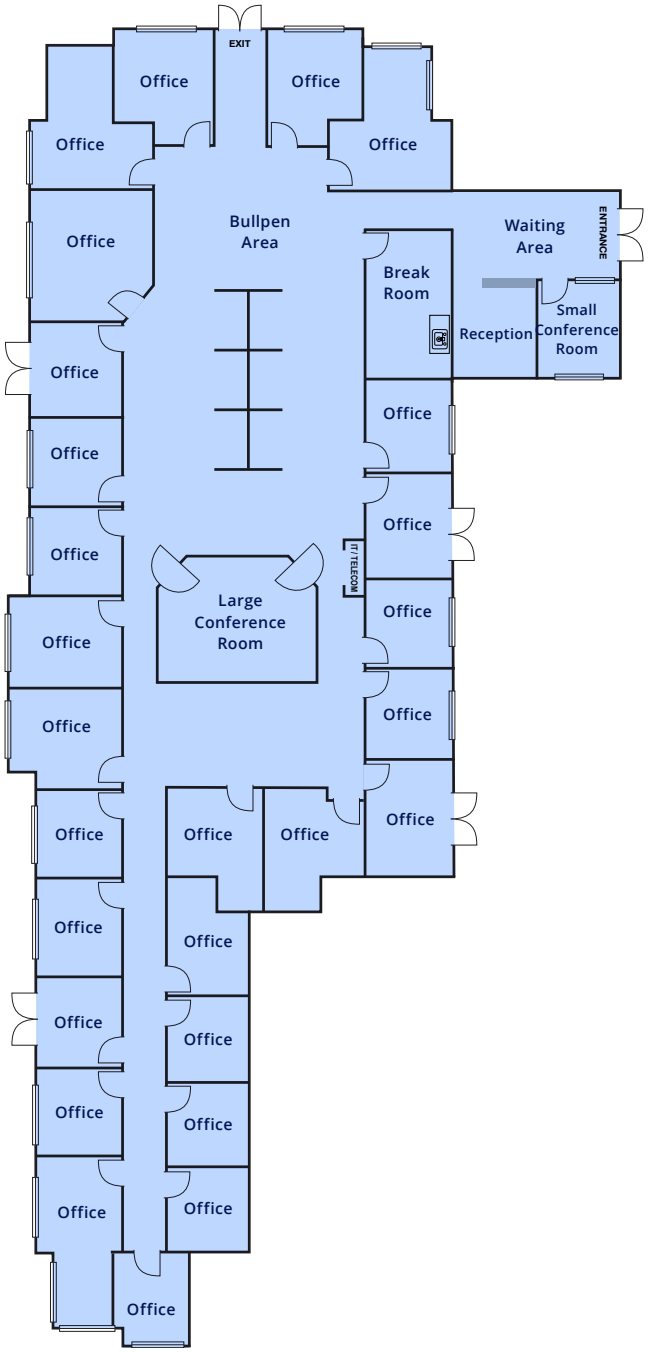
*Year 1 promotional rate. **Includes water. Gas, NV Energy, COX/Data, and janitorial services billed separately.

Promotional Pricing Notes

- Year 1 lease pricing is $1.60 PSF NNN
- Estimated CAM charges are $0.42 PSF
- Total Year 1 rate is $2.02 PSF per month
- Water is included; other utilities and services are billed separately

Suite 120

For illustration purposes only. Not to scale.



±6,757 SF

Monthly Lease Rate*

$1.60 PSF NNN

Monthly CAM Charges

$0.42 PSF

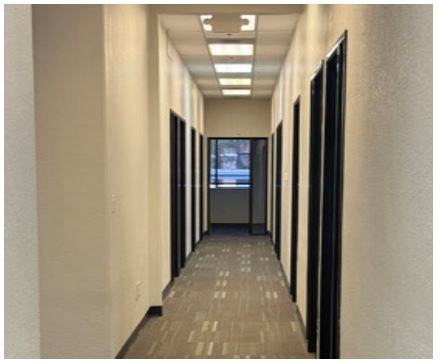
Includes water. Gas, NV Energy, COX/Data, and janitorial services billed separately.

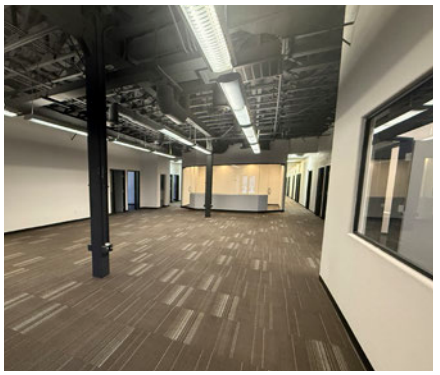
Total Monthly Rent

$2.02 PSF

*Year 1 pricing per promotional rate







Suite 260

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±5,203 SF

Monthly Lease Rate*

$1.60 PSF NNN

Monthly CAM Charges

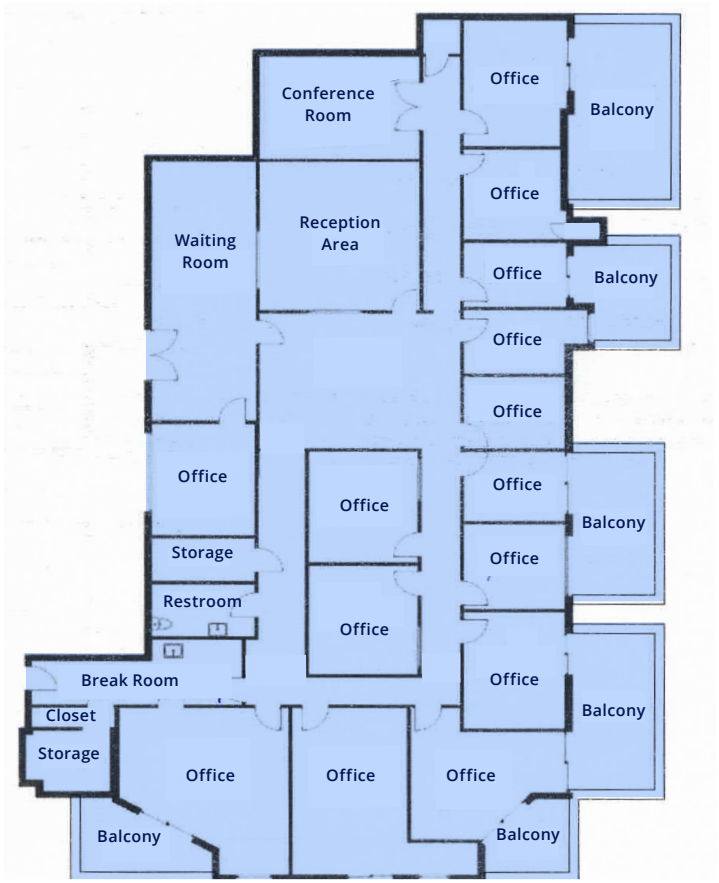
$0.42 PSF

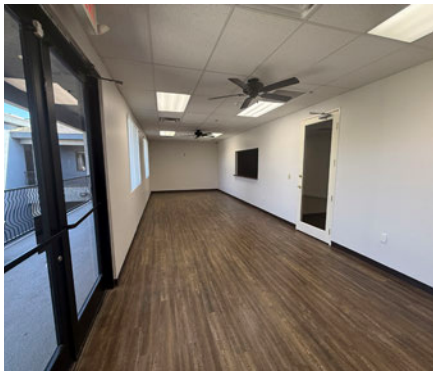
Includes water. Gas, NV Energy, COX/Data, and janitorial services billed separately.

Total Monthly Rent

$2.02 PSF

*Year 1 pricing per promotional rate



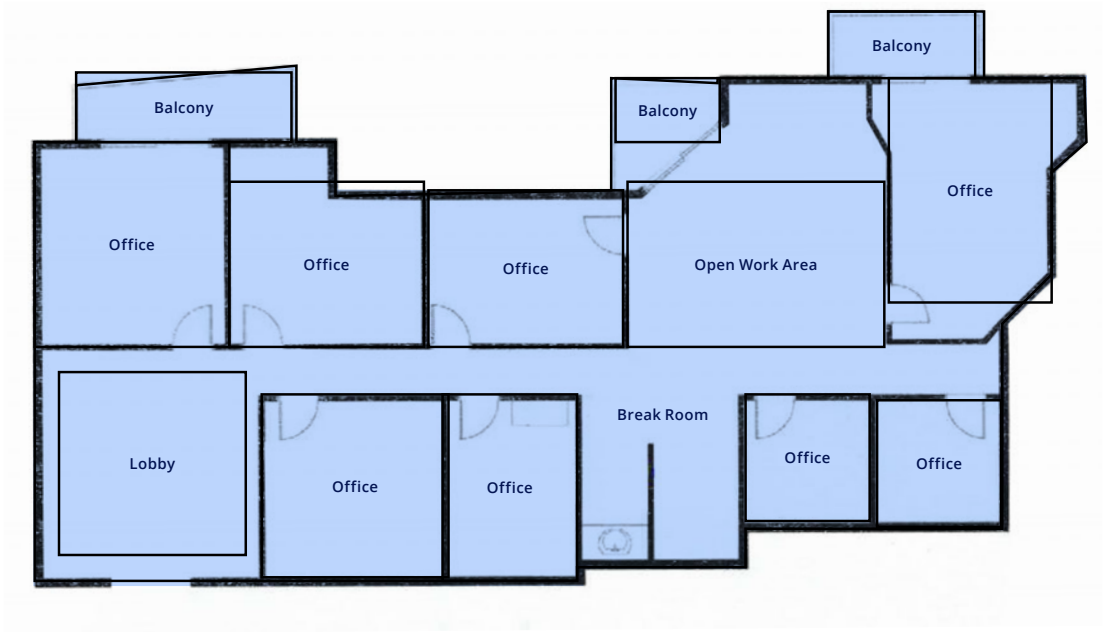






Suite 290

For illustration purposes only. Not to scale.



±2,506 SF

Monthly Lease Rate*

$1.60 PSF NNN

Monthly CAM Charges

$0.42 PSF

Includes water. Gas, NV Energy, COX/Data, and janitorial services billed separately.

Total Monthly Rent

$2.02 PSF





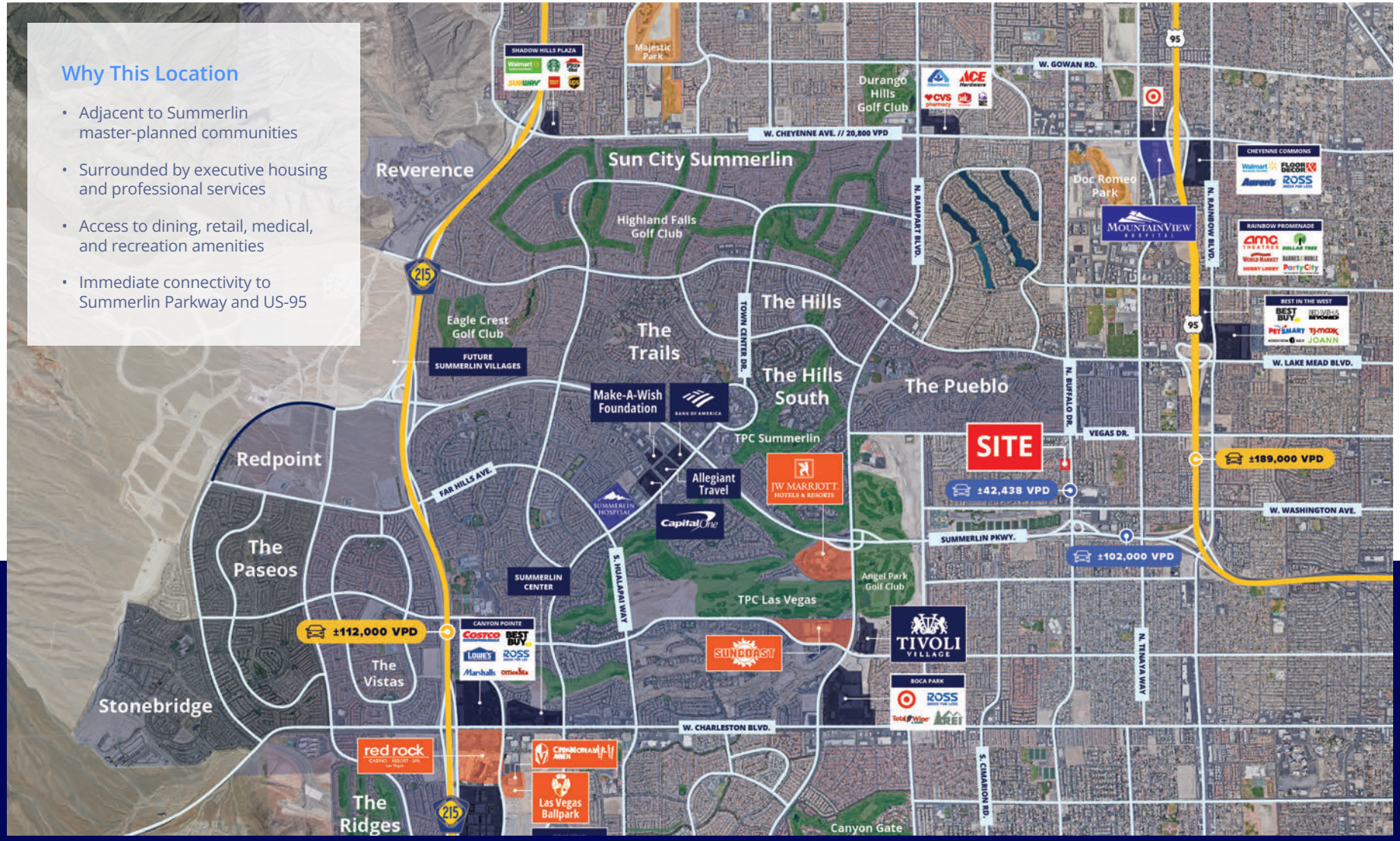


*Year 1 pricing per promotional rate

Location Map

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Located in the established Northwest Las Vegas office corridor, considered one of Southern Nevada's premier office submarkets.



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Aerial Map

Connected to the Las Vegas Valley

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Drive Times:

Summerlin Parkway	2-3 Minutes
US-95	5 Minutes
Summerlin Master Plan	5-10 Minutes
Downtown Las Vegas	10-12 Minutes
Las Vegas Strip	15-20 Minutes
Harry Reid International Airport	20-25 Minutes

±35,202 SF Free-Standing Office Building | ±2.45 Acres | ±14,466 SF Available | For Sale or Lease

Features & Amenities



Free-Standing Office Campus Setting
Prominent building presence with covered and surface parking

Property Advantages

Corporate Visibility - Monument signage opportunity fronting N. Buffalo Drive.

Parking Capacity - 5.0/1,000 parking ratio with covered and uncovered spaces.

Tenant Amenities - Balconies for select second-floor suites, break rooms, elevator access, and common-area restrooms.

Flexible Occupancy - Approximately 14,466 SF available across three suite configurations.

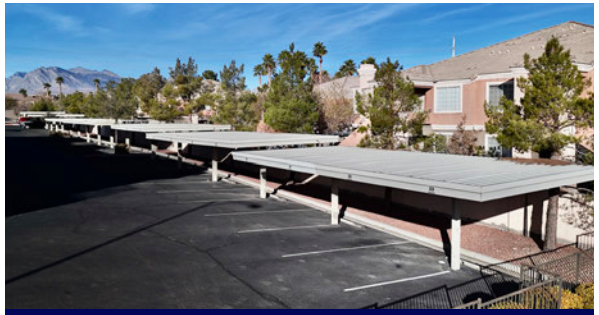
Ownership Options - Suitable for headquarters occupancy, partial owner occupancy with income, or continued multi-tenant ownership.



Buffalo Drive Visibility
Prominent frontage and building identity



Private Balconies
Select second-floor suites offer outdoor access



Covered Parking
Covered and surface parking support tenant convenience

For Sale: $8,800,000 | For Lease: $1.60 PSF NNN | Est. Operating Expenses: $0.42 PSF*

**Includes water. Gas, NV Energy, COX/Data, and janitorial services billed separately.*

Why This Location Works

Affluent demographics, a large labor pool, strong business density, and long-term residential growth support professional office occupancy and investment demand.

AFFLUENT CUSTOMER BASE
Average household income reaches $114,353 within five miles and median home values exceed $450,000, supporting professional services, healthcare, legal, financial and consulting office users.

ESTABLISHED BUSINESS COMMUNITY
14,962 businesses and 152,237 employees operate within five miles, creating a substantial employment hub and customer base.

LONG-TERM GROWTH
Population is projected to increase from 444,888 residents in 2026 to 456,515 by 2031, while households grow from 176,186 to 182,588.

EDUCATED WORKFORCE
Approximately 28% of the population holds a bachelor's or graduate degree within the 5-mile trade area.

RESIDENTIAL STABILITY
Owner occupancy reaches 55.0% within five miles, reflecting mature, established neighborhoods.

OFFICE DEMAND DRIVERS
Strong employee density, affluent households, and regional connectivity support sustained office demand.

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Demographics

METRIC	1 MILE	3 MILES	5 MILES
POPULATION	26,380	176,392	444,888
HOUSEHOLDS	11,244	69,754	176,186
AVG HH INCOME	$89,924	$105,777	$114,353
MEDIAN HOME VALUE	$356,107	$416,403	$450,962
BUSINESSES	660	6,185	14,962
EMPLOYEES	6,151	63,017	152,237

Five Mile Radius



Residents
444,888



Avg HH Income
$114,353



Households
176,186



Employees
152,237

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Market Overview

LAS VEGAS

The Las Vegas Metro continues to grow as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 29th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands such as Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

Overall Las Vegas Market Stats

45.5M SF
Total Office Inventory (Q3 2026)

10.6%
Total Vacancy (Q3 2026)

Top 3
Metros in the U.S. for Job Creation (Bloomberg, 2022)

158K SF
Net Absorption (Q3 2026)

$2.77 /SF
Overall Asking Rent (Q3 2026)

#1
Convention & Trade Show Venue in the U.S.



ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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