



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.

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

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7201 West Lake Mead Available Suites

Suite #	RSF	Suite #	RSF
108	±3,151 SPEC	240	±2,310 SPEC
230	±2,945 SPEC	510	±1,138 SPEC

LEASE RATE: \$3.10 PSF, FSG

7251 West Lake Mead Available Suites

Suite #	RSF
250	±3,807 SPEC
500	±12,013 SPEC

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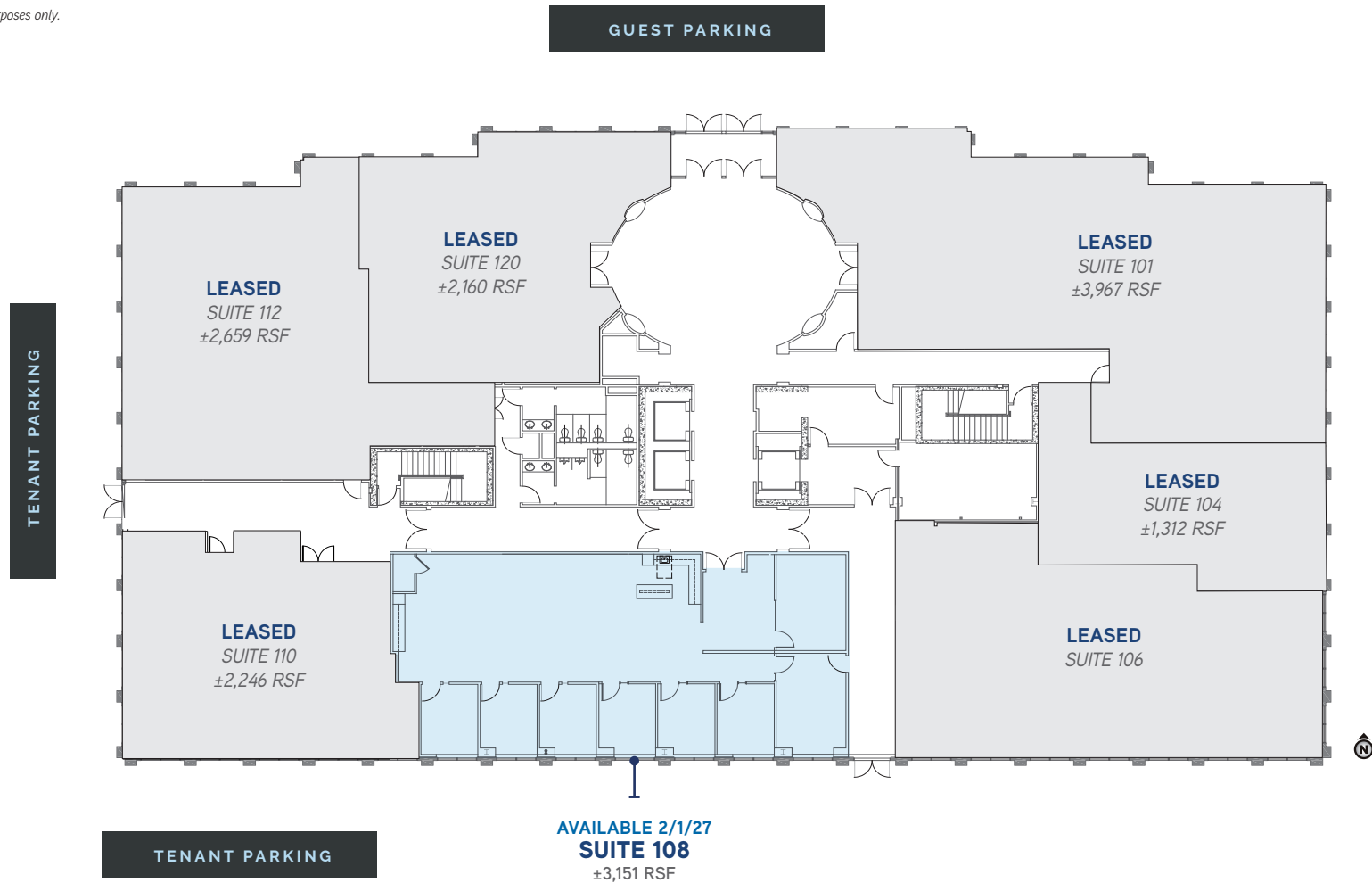
7201 & 7251 WEST LAKE MEAD BOULEVARD

7201

FIRST FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

Not to scale. For illustration purposes only.



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7201

SECOND FLOOR

WEST LAKE MEAD BOULEVARD

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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



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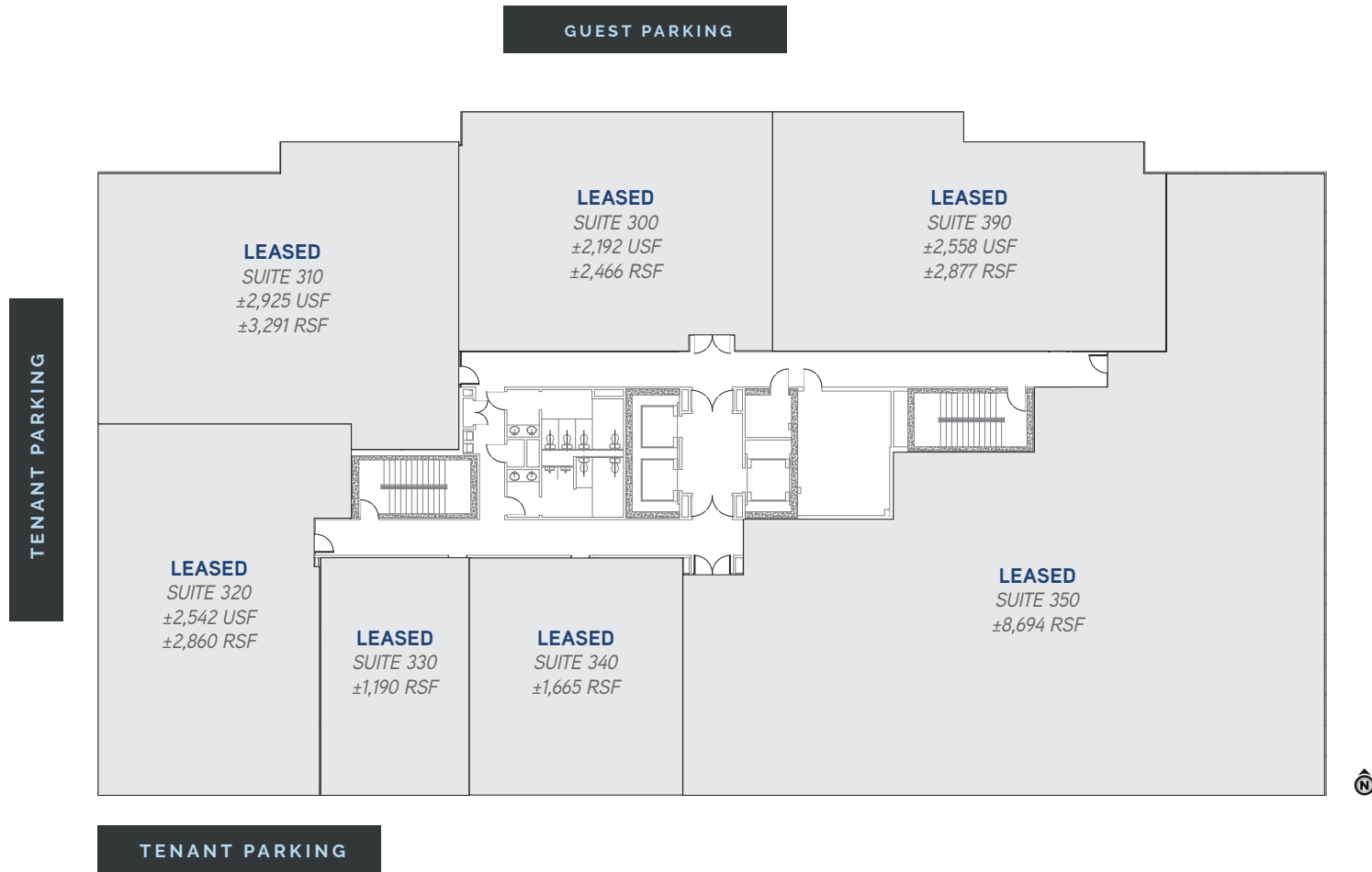
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7201

THIRD FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

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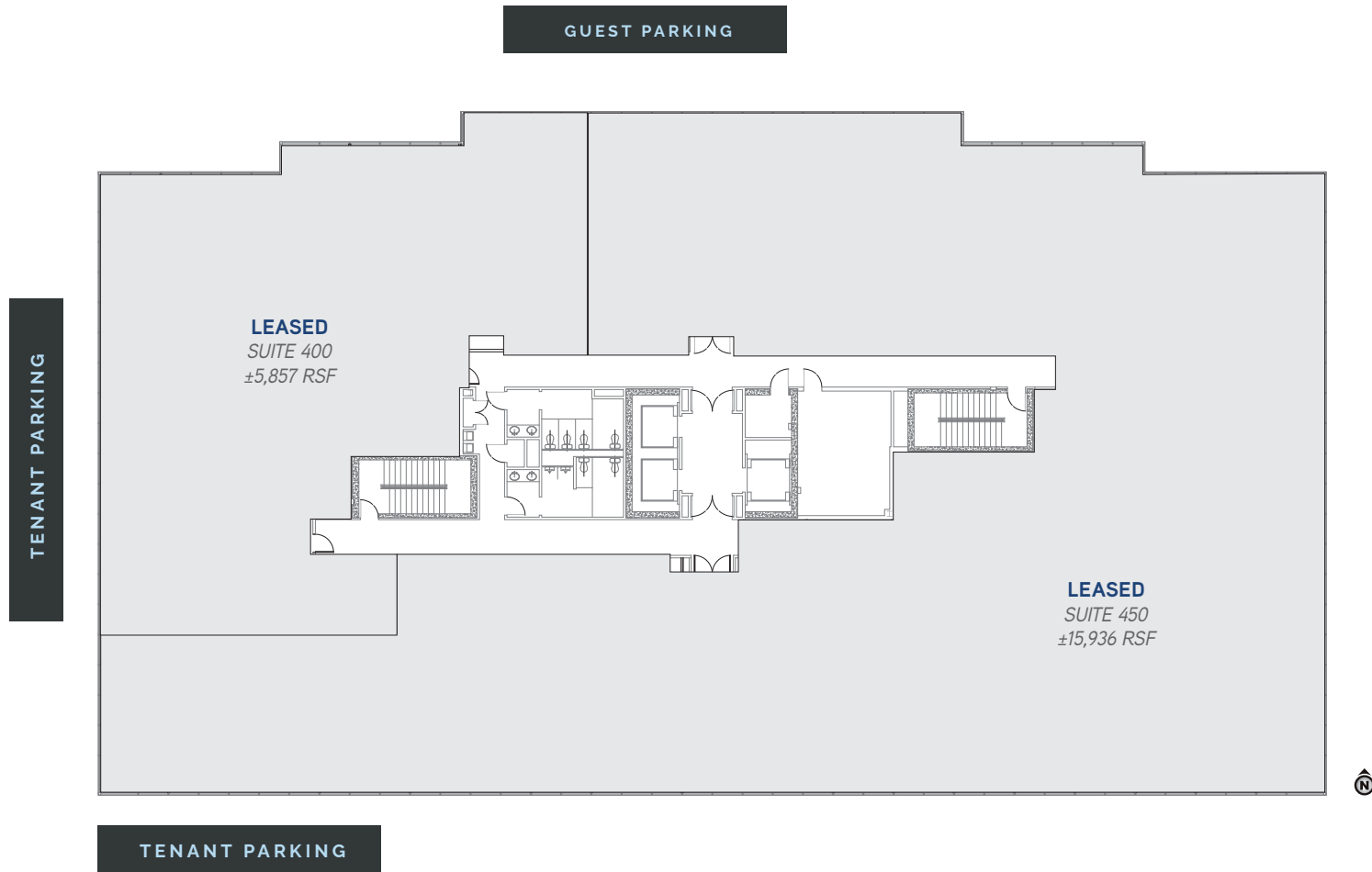
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7201

FOURTH FLOOR – FULLY LEASED

WEST LAKE MEAD BOULEVARD

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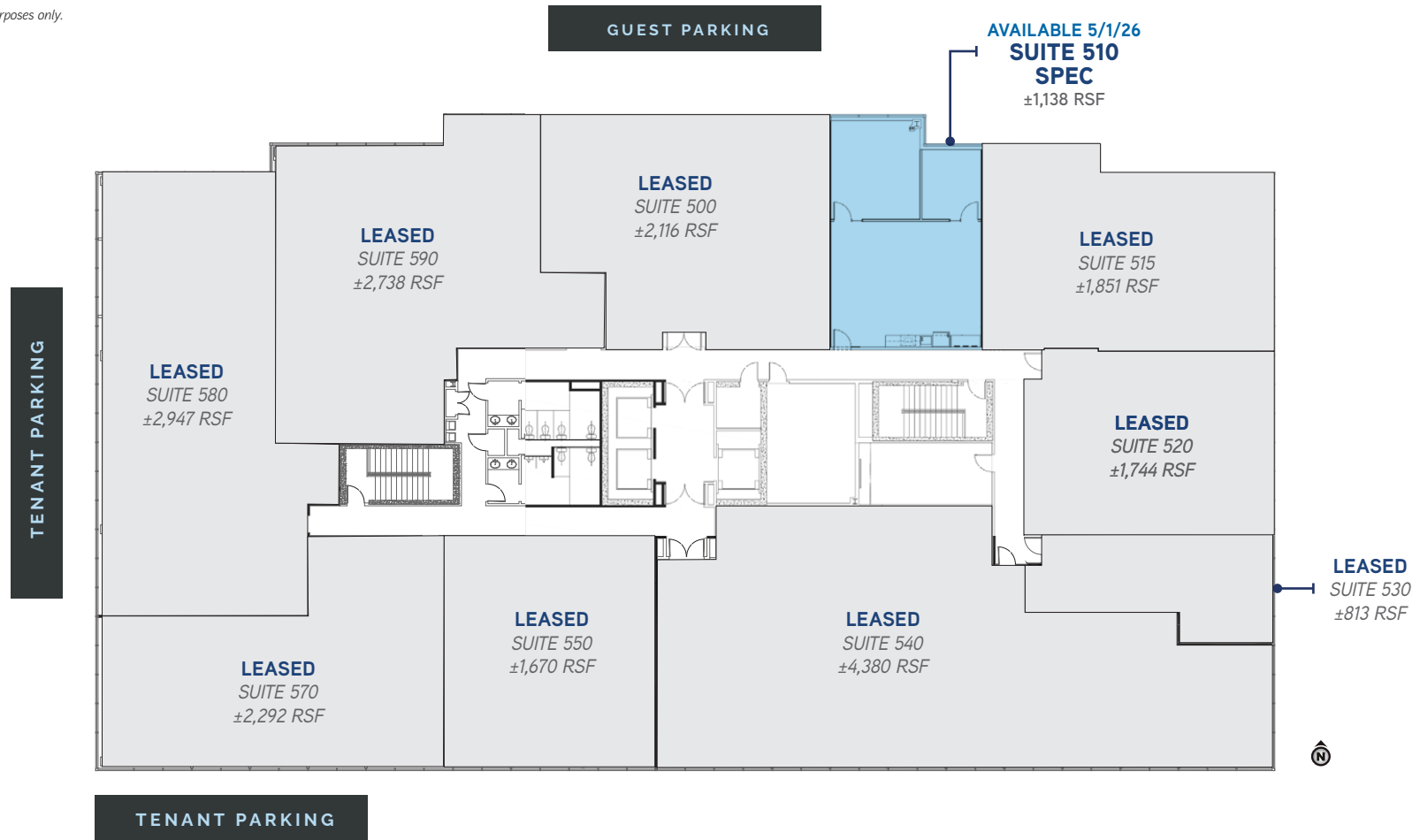
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7201

FIFTH FLOOR

WEST LAKE MEAD BOULEVARD

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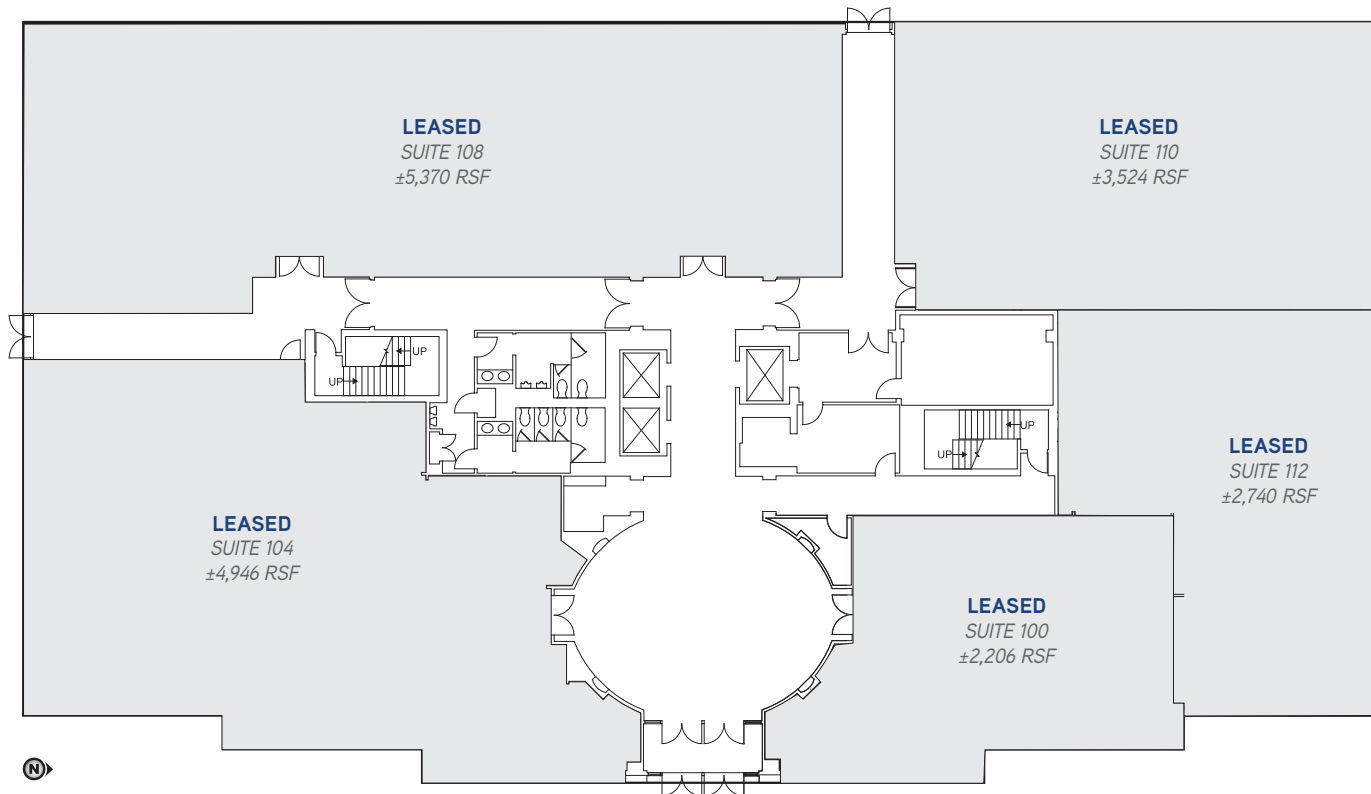
7251

FIRST FLOOR – FULLY LEASED

Not to scale. For illustration purposes only.

TENAYA WAY

TENANT PARKING



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7251

SECOND FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING

**AVAILABLE
SUITE 250**
±3,807 RSF

**LEASED
SUITE 240**
±1,767 RSF

**LEASED
SUITE 260**
±7,778 RSF

**LEASED
SUITE 230**
±3,551 RSF

**LEASED
SUITE 220**
±2,743 RSF

**LEASED
SUITE 210**
±2,210 RSF

TENANT PARKING

WEST LAKE MEAD BOULEVARD



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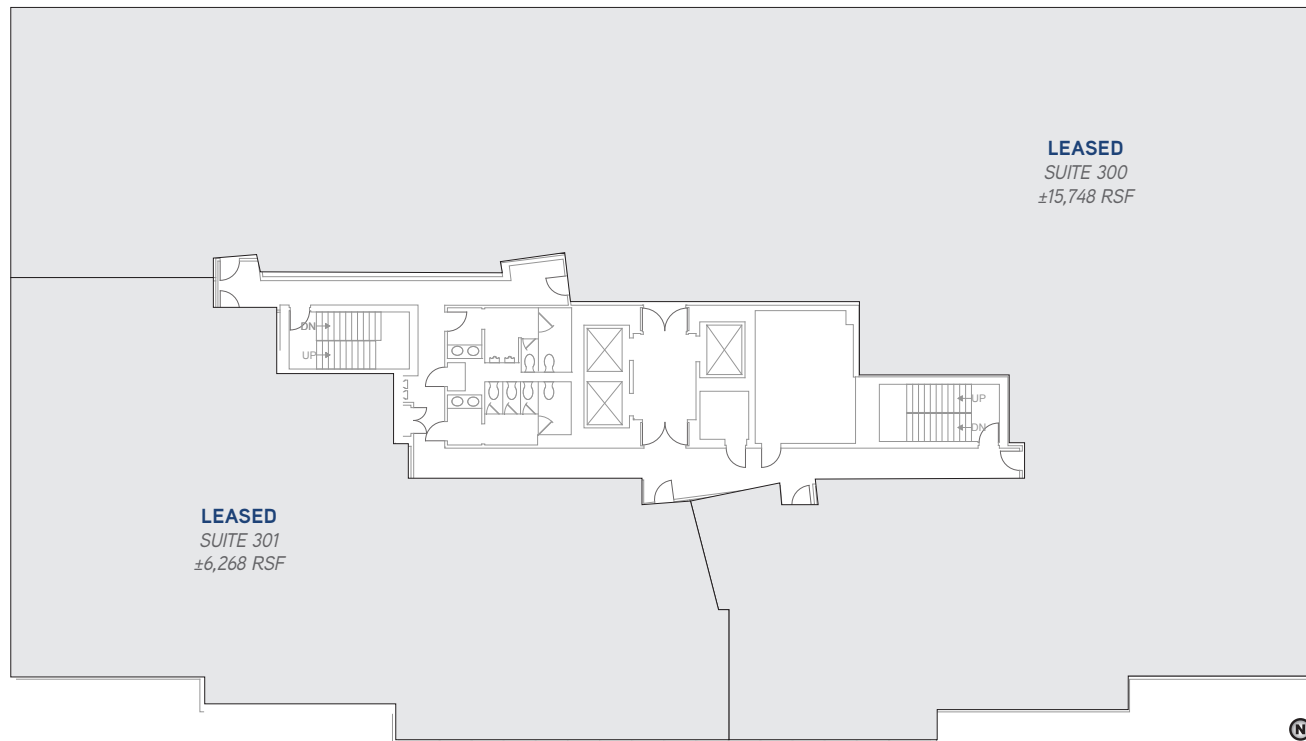
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THIRD FLOOR – FULLY LEASED

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TENAYA WAY

TENANT PARKING



TENANT PARKING

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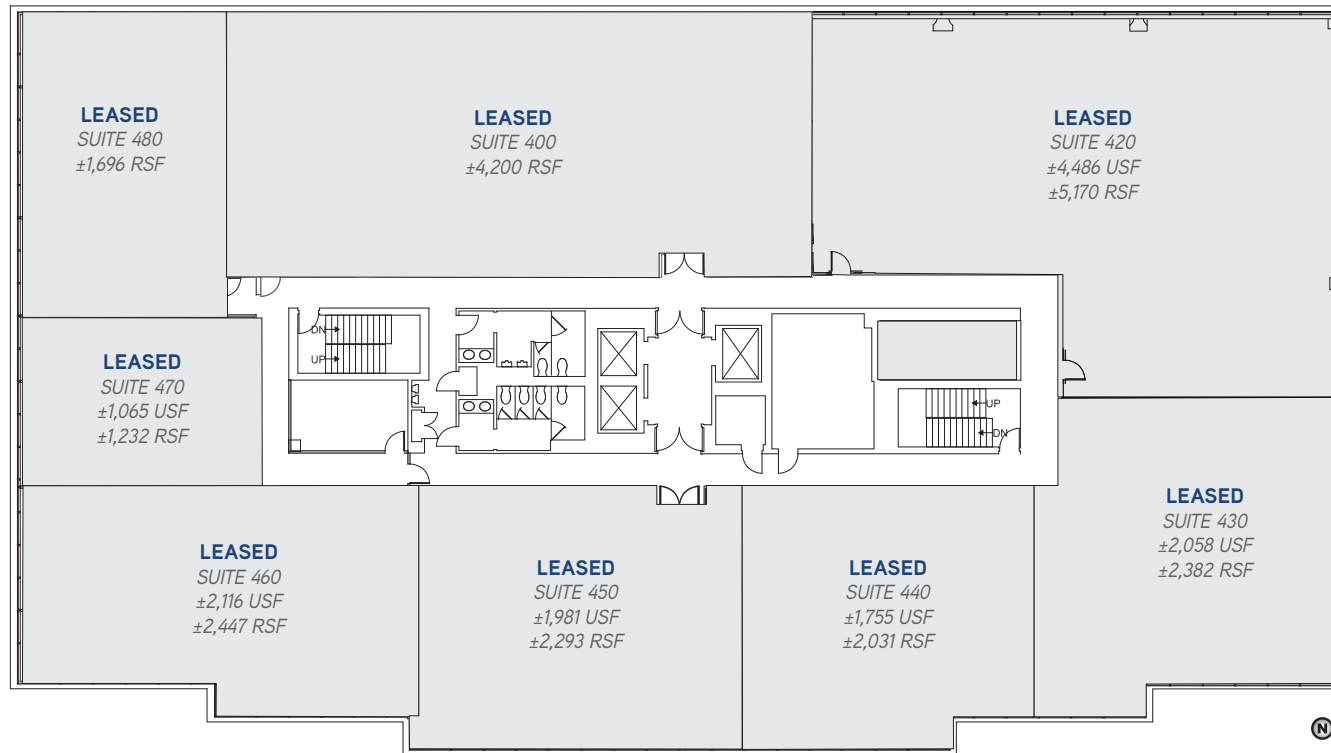
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FOURTH FLOOR – FULLY LEASED

TENAYA WAY

TENANT PARKING

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WEST LAKE MEAD BOULEVARD

TENANT PARKING

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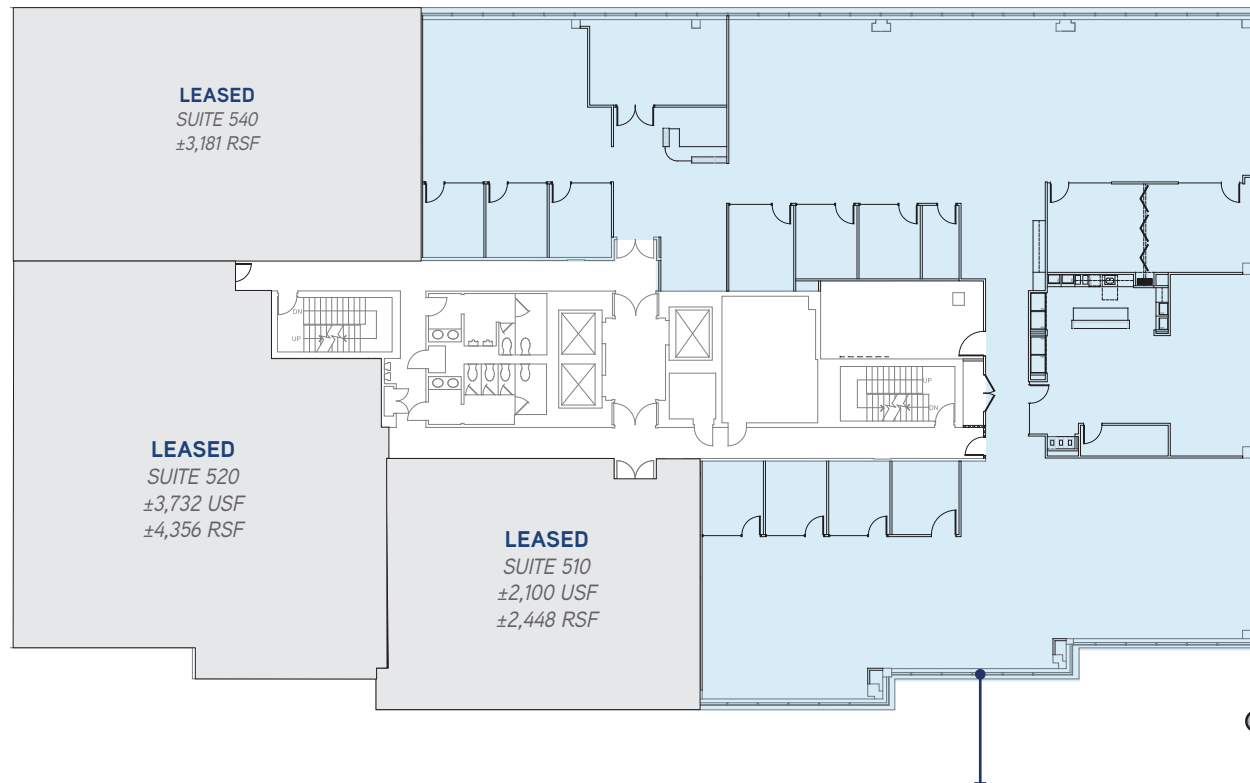
7251

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

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