



100% OFFICE SUITES AVAILABLE | FULLY HVAC

For lease

Cheyenne Commerce Center

580 West Cheyenne Avenue

North Las Vegas, NV 89030



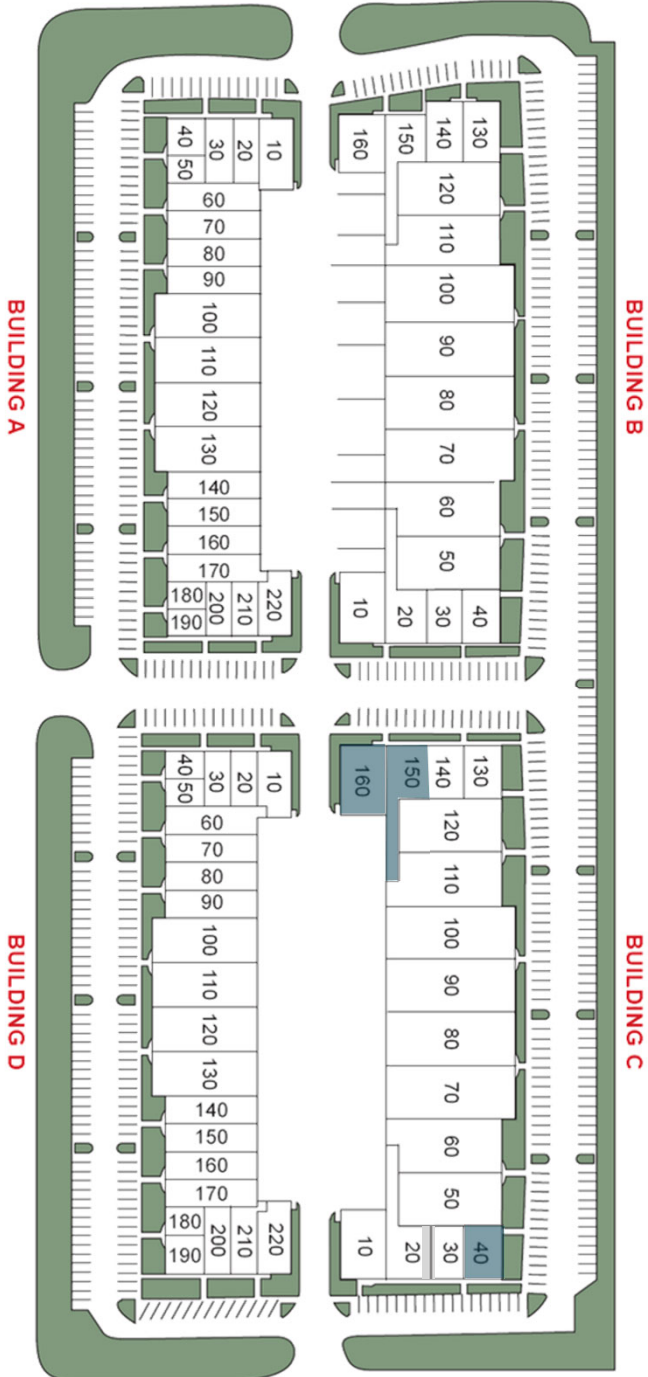
Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Suite	Total s.f.	Rate	Cam	Monthly
580-C150/C160	4,664	\$0.60*	\$0.312	\$4,253.57
580-C40	1,639	\$1.00	\$0.312	\$2,150.37

*\$0.60/SF for first year, \$0.90/SF each additional year

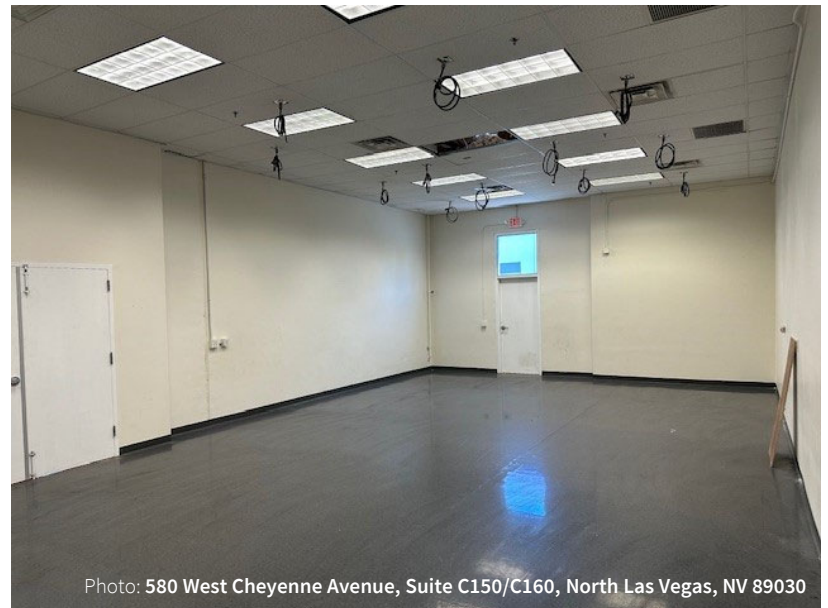


Photo: 580 West Cheyenne Avenue, Suite C150/C160, North Las Vegas, NV 89030



Property overview

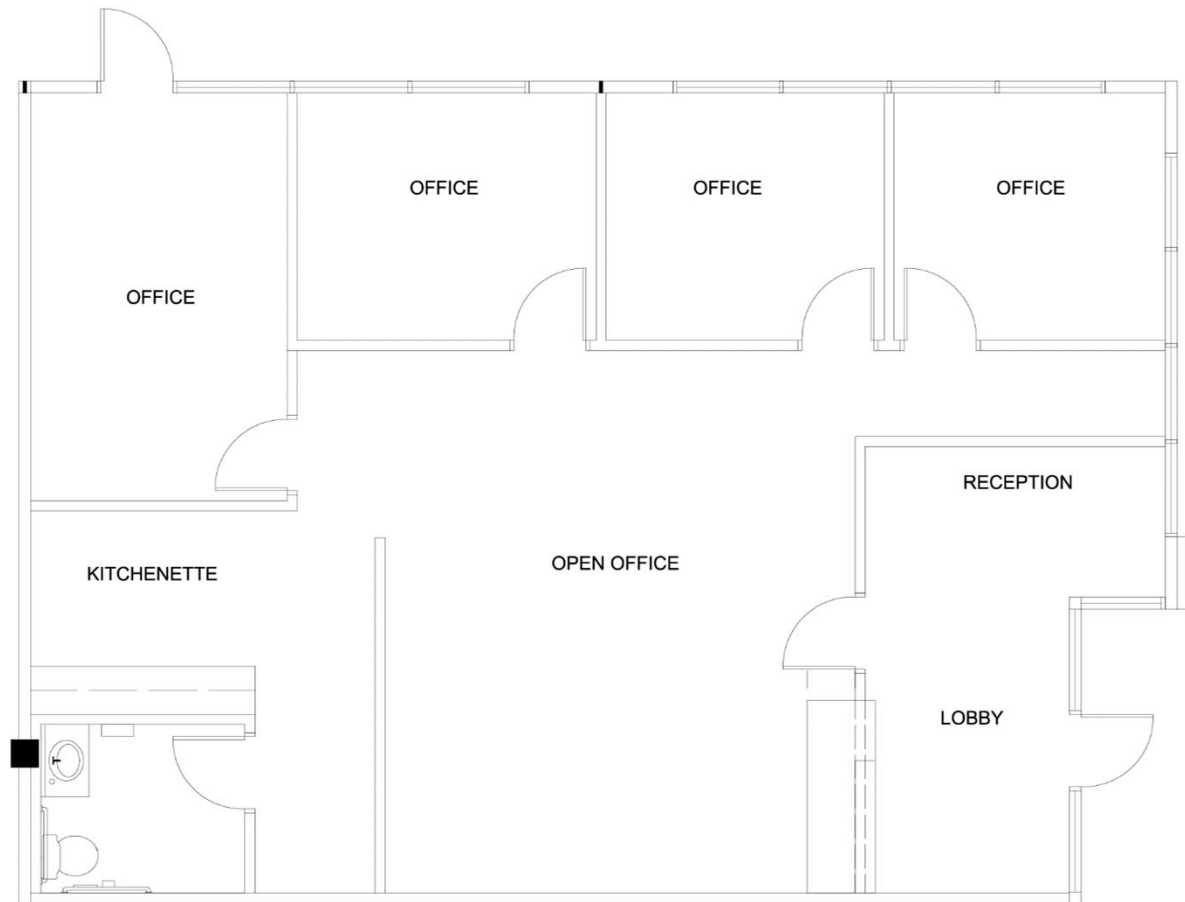
- Rates starting at \$0.60/s.f. NNN*
- 1,639 s.f. to 4,664 s.f. spaces available
- Professional 100% office suites
- Fully HVAC
- Fully sprinklered
- DSL/Cable internet service availability
- Concrete tilt-up construction
- Utilities: gas, power, water, sewer
- Parking: 2.7/1000
- Year built 2004/2006
- Zoned M-2 City of North Las Vegas
- Convenient North Las Vegas location
- Minutes to shopping & dining
- RTC bus stop in front of the project



Floorplan

580 West Cheyenne Avenue Suite C40

- 1,639 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$1.00/s.f. NNN
- \$0.3120 CAM
- \$2,150.37 monthly
- Available 8/22/2024

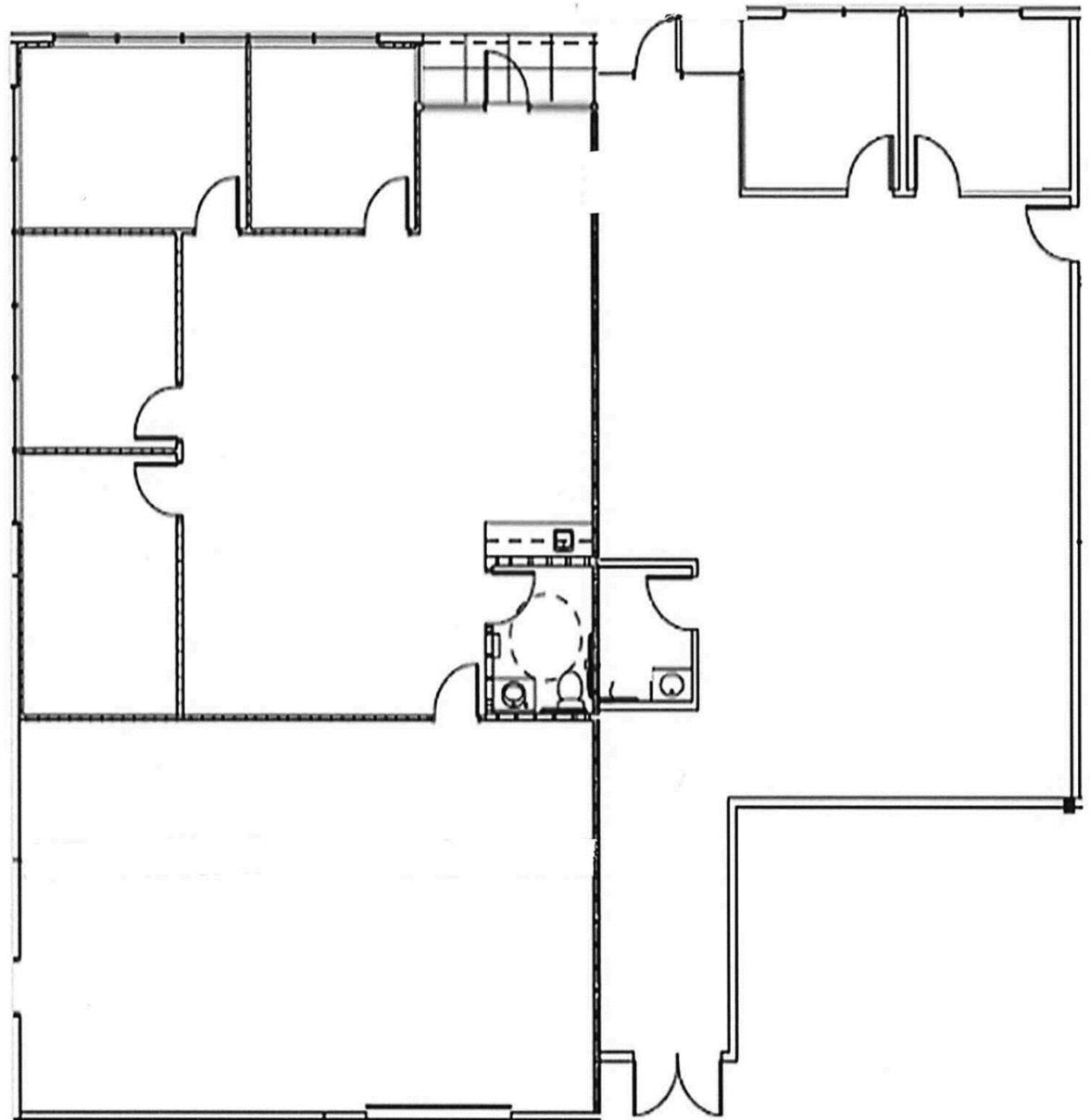


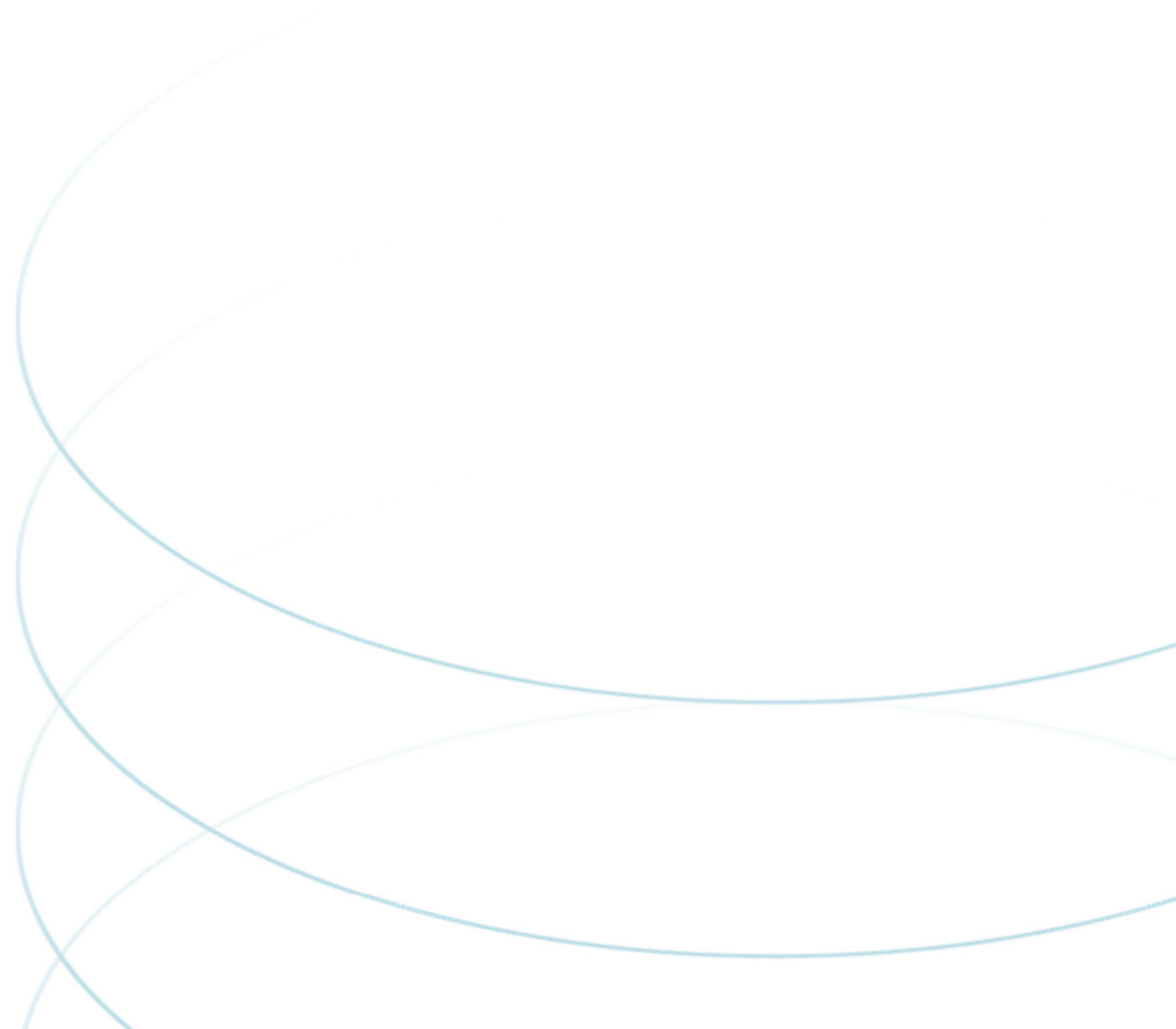
Floorplan

580 West Cheyenne Avenue Suite C150/C160

- 4,664 total s.f.
- 100% office suite
- Fully HVAC
- 2.7/1000 parking
- \$0.60/s.f. NNN*
- \$0.3120 CAM
- \$4,253.57 monthly
- Available Now

**\$0.60/SF for first year, \$0.90/SF each additional year*





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