

FOR LEASE

1401 HILLSHIRE DRIVE, LAS VEGAS, NEVADA



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BUILDING HIGHLIGHTS



Stunning strip and mountain views



Strategically located in Summerlin North, just off Summerlin Parkway at Town Center Drive



Exceptional visibility from Summerlin



Parkway with building signage available



Above average parking ratio (4.5:1,000 SF) with covered parking available



Approximately 3 miles to Tivoli Village and Boca Park, and 4 miles to Downtown Summerlin and local amenities

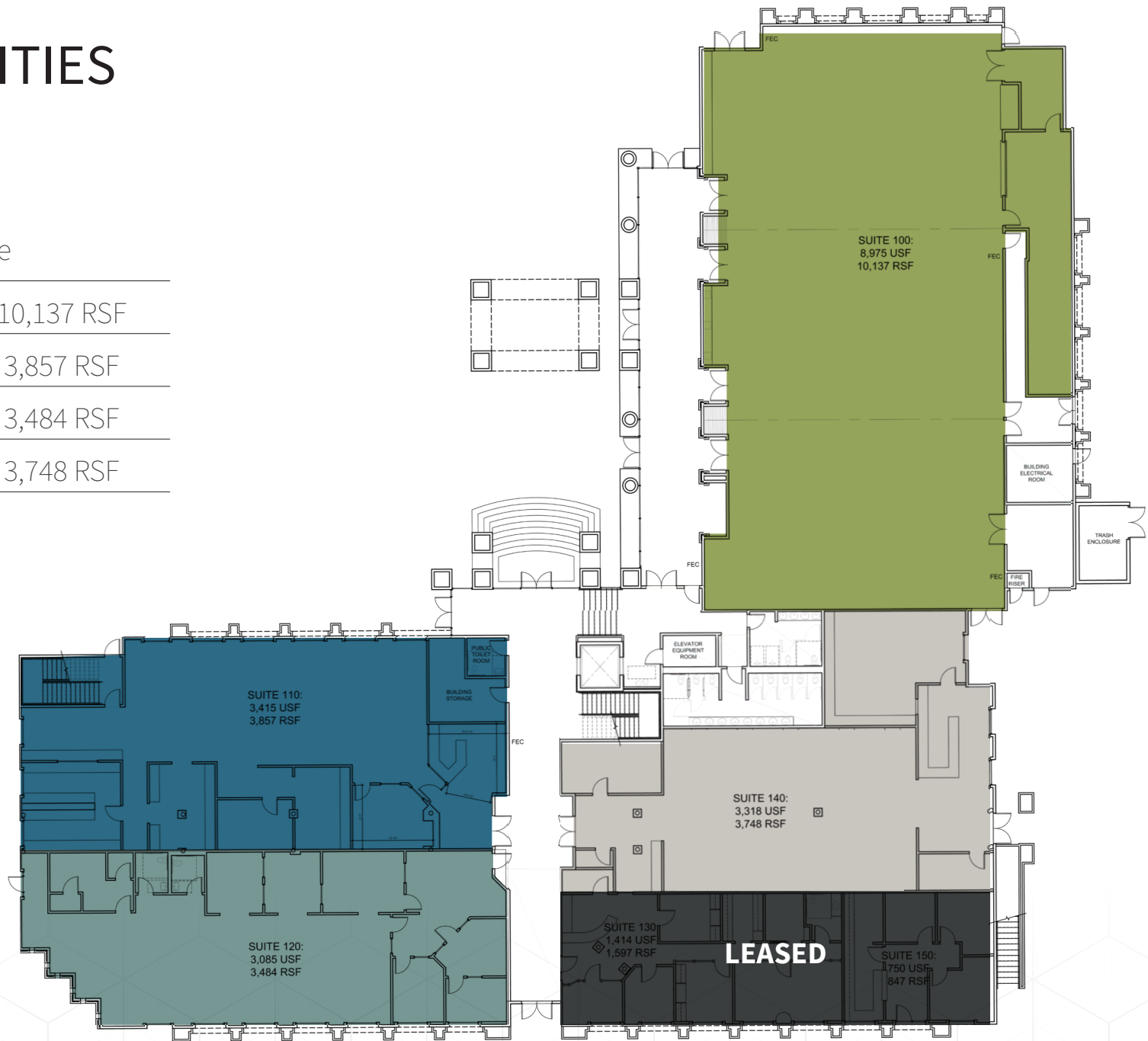


\$2.20 NNN lease rate



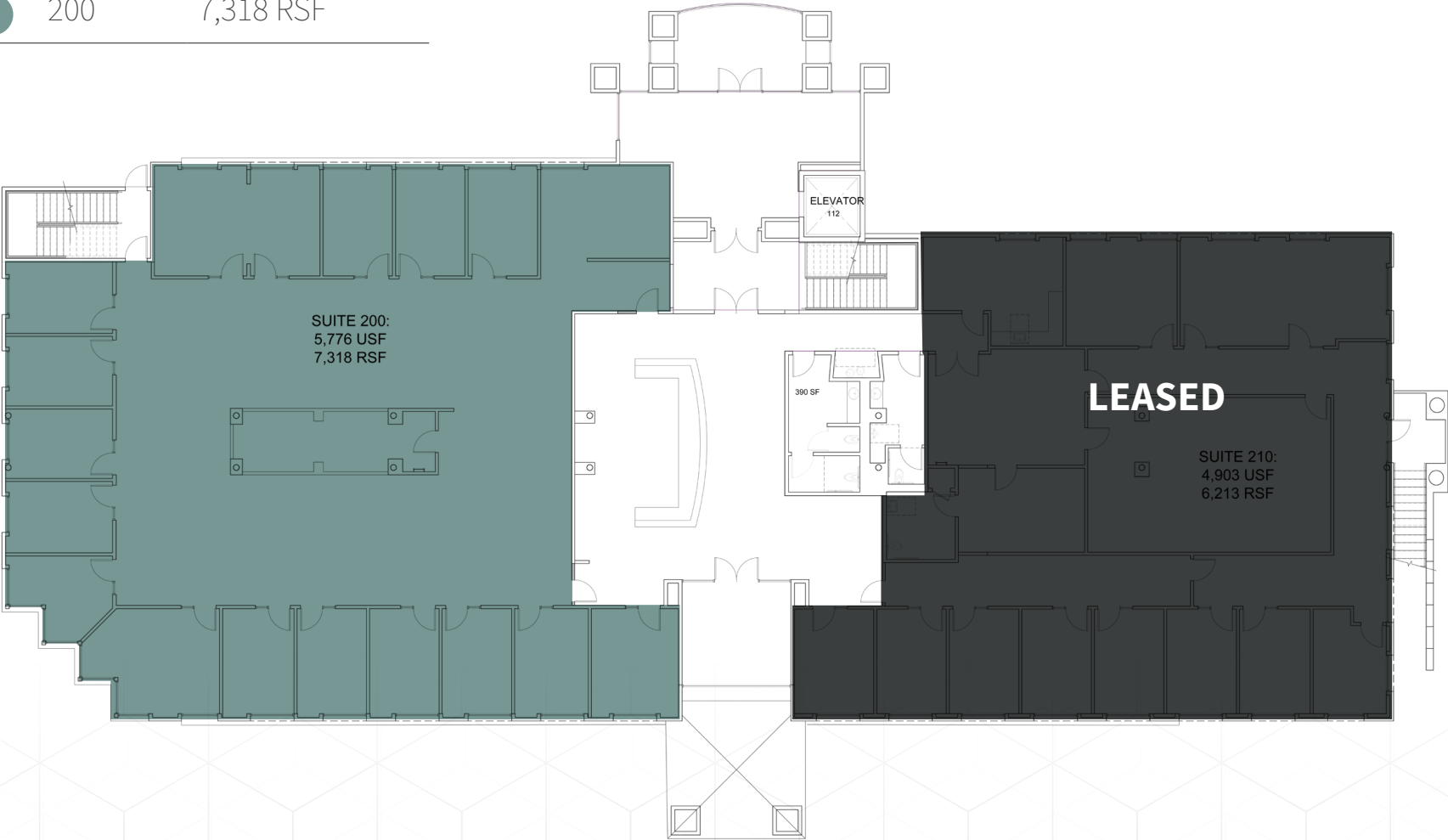
AVAILABILITIES

	Suite	Size
	100	10,137 RSF
	110	3,857 RSF
	120	3,484 RSF
	140	3,748 RSF



AVAILABILITIES

Suite	Size
● 200	7,318 RSF



1401
HILLSHIRE DRIVE



Las Vegas



PRIME
SUMMERLIN
LOCATION



HIGH QUALITY
DEMOGRAPHICS



MOUNTAIN &
VALLEY VIEWS



FREEWAY EXPOSURE



BUILDING SIGNAGE
AVAILABLE



1401
HILLSHIRE DRIVE



Southern Nevada Office Advisors

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