

# SPECTRUM OFFICE PLAZA

2445 FIRE MESA  
LAS VEGAS, NV 89128



**CUSHMAN &  
WAKEFIELD®**

**COMMERCE**

REAL ESTATE SOLUTIONS • COMRE.COM  
INDEPENDENTLY OWNED AND OPERATED

HIGH IMAGE TWO STORY OFFICE BUILDING  
1,737 RSF - 11,250 RSF AVAILABLE

FOR LEASE



## PROPERTY FEATURES

SPECTRUM OFFICE PLAZA IS A HIGH IMAGE TWO STORY OFFICE BUILDING LOCATED WITH-IN THE LAS VEGAS TECHNOLOGY CENTER, OFFERING NUMEROUS SUITES OF DIFFERENT SIZES AND CONFIGURATIONS ARE CURRENTLY AVAILABLE. VACANT SUITES RANGE FROM APPROXIMATELY 1,737 RSF TO 11,250 RSF. WE COULD OFFER THE ENTIRE SECOND FLOOR TO A FULL FLOOR USER. THE BUILDING OFFERS TENANTS A GREAT LOCATION WITH EASY ACCESS TO ANYWHERE IN THE VALLEY AND LOTS OF AMENITIES NEARBY. THIS IS ALSO A GOOD LOCATION FOR MEDICAL OFFICE TENANTS OR OFFICE USERS SUPPORTING THE MEDICAL COMMUNITY.

- High Image Office Building
- Located in the Las Vegas Technology Center
- Vacant Suites Ranging from ±1,737 RSF – ±11,250 RSF
- Full Floor Available
- Aggressive Leasing Rate at \$1.35 MG
- Lots of Amenities Near-by
- Easy Access to Most Areas of the Valley



For more information, please contact:

**BOB HAWKINS**  
702.688.6959  
bhawkins@comre.com

**CUSHMAN & WAKEFIELD | COMMERCE**  
3773 Howard Hughes Parkway, Suite 100 S  
Las Vegas, Nevada 89169  
(702) 796 7900  
[www.comre.com](http://www.comre.com)

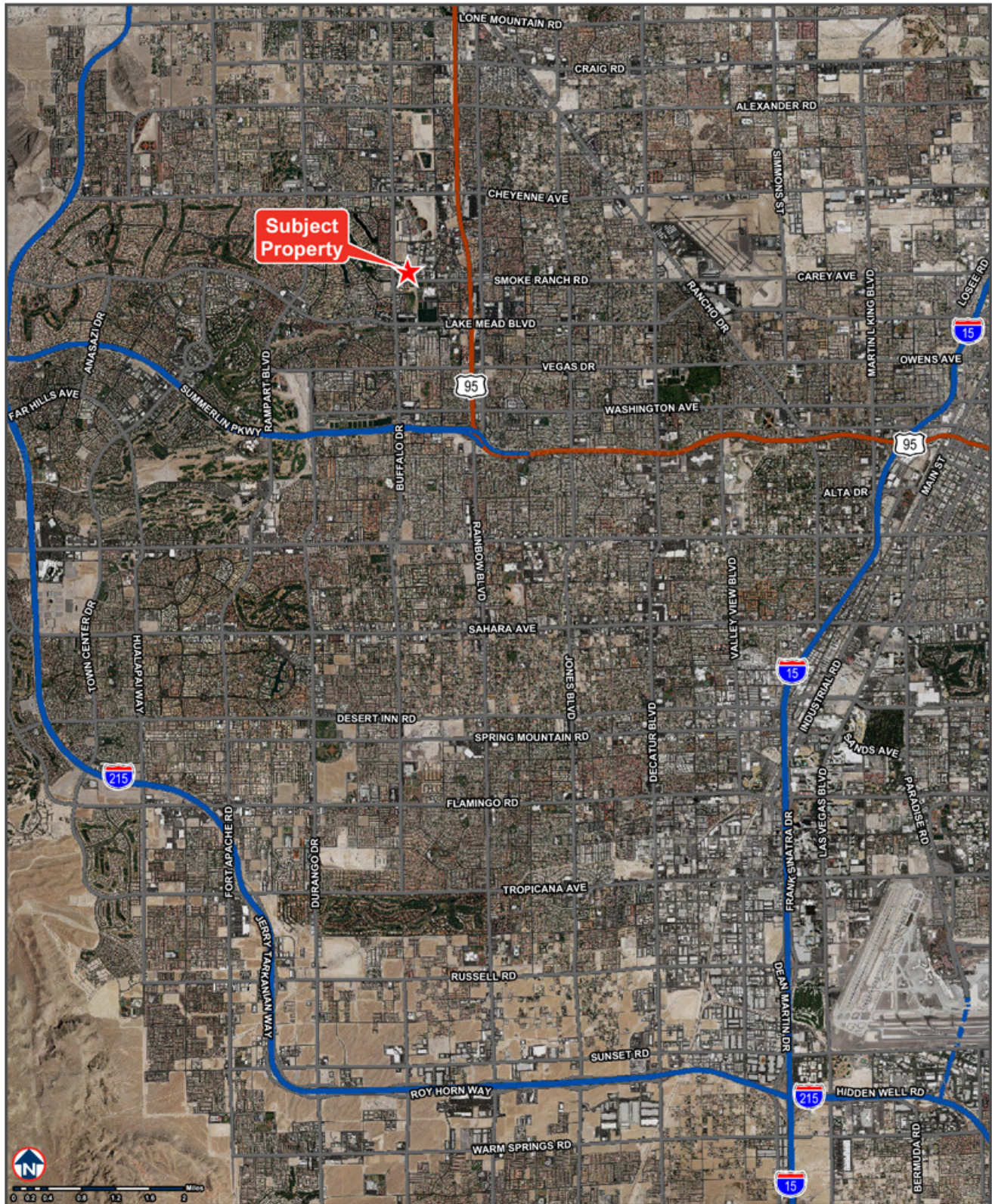
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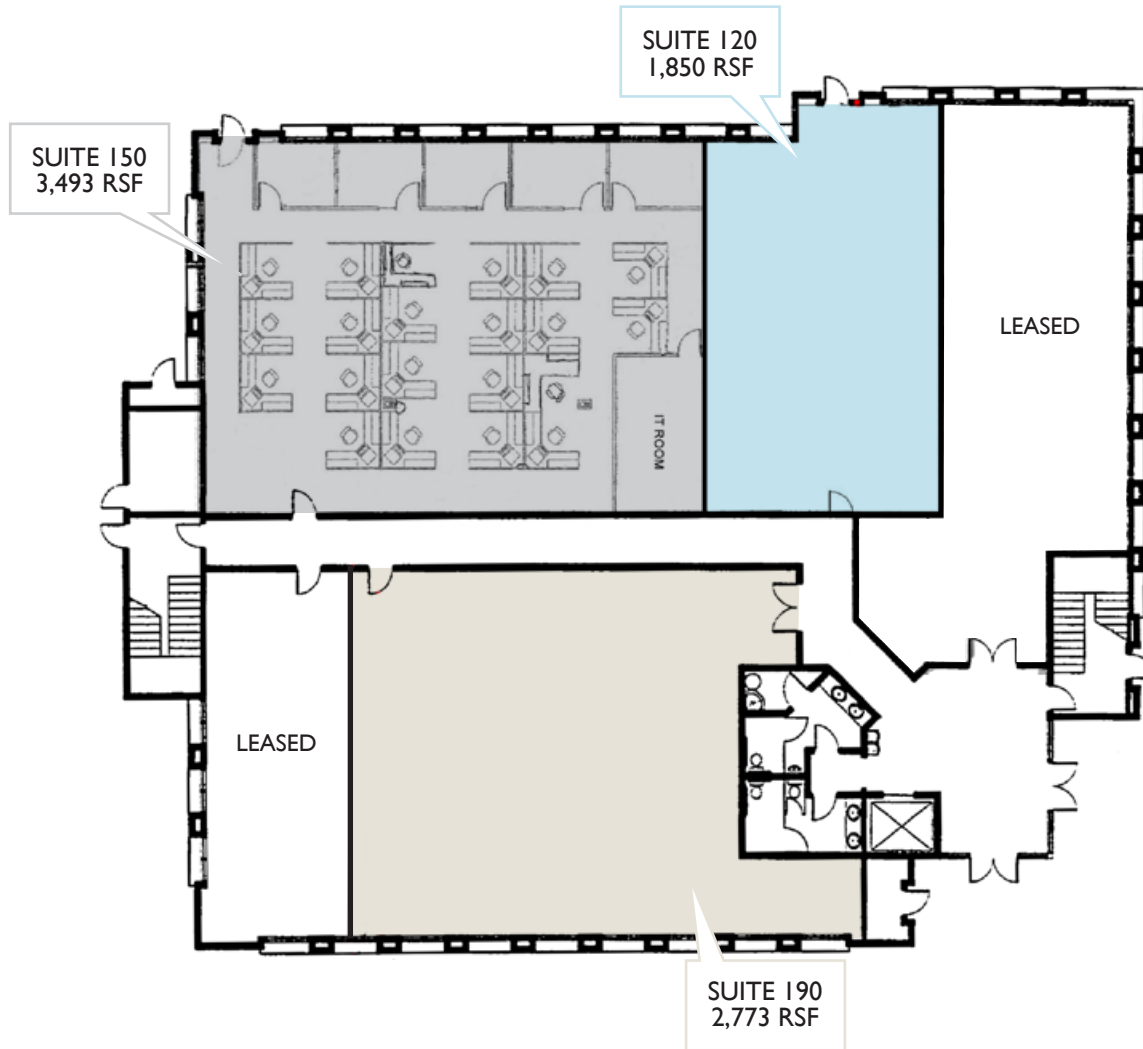
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## SUITE 120

- 1,850 RSF
- First Floor Grey Shell with HVAC in place

## SUITE 150

- 3,493 RSF
- First Floor Built Out Space
- 5 Perimeter Offices
- Large File Room (could function as a sixth office)
- Very Large Bullpen

## SUITE 190

- 2,73 RSF
- Floorplan not available
- Lobby/ Reception area,
- 5 internal offices, 4 external offices w/ windows,
- IT storage room
- Break room with sink

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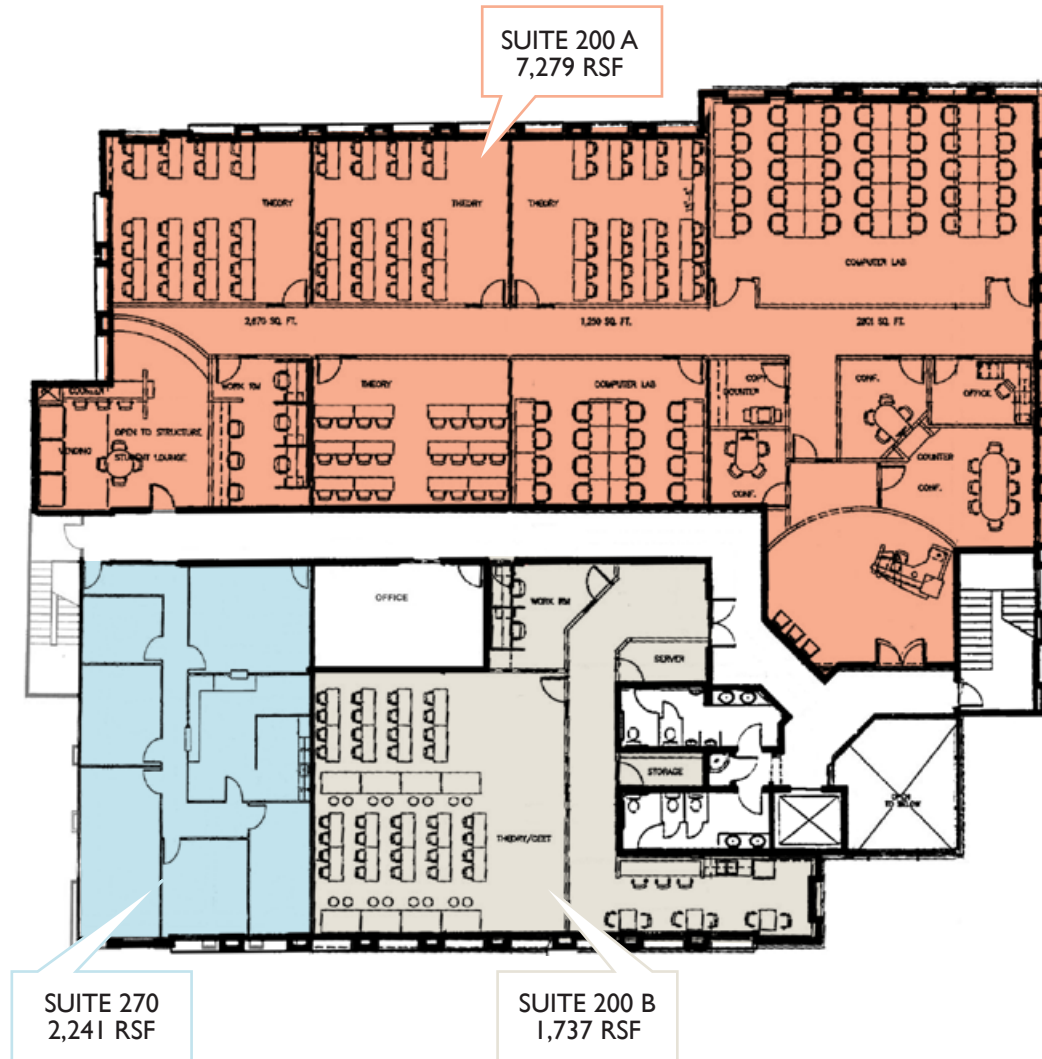
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## SUITE 270

- 2,241 RSF
- Suite was used as a counseling center
- Perimeter offices
- Reception and waiting room
- Employee break area

## SUITE 200 A

- 7,279 RSF
- High end post secondary school suite
- Can be combined with Suite 270, (2,318 SF) for an entire floor of 11,257 SF
- Would work well for a training center

## SUITE 200 B

- 1,737 RSF
- Reception area, private office and large classroom or training room

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