

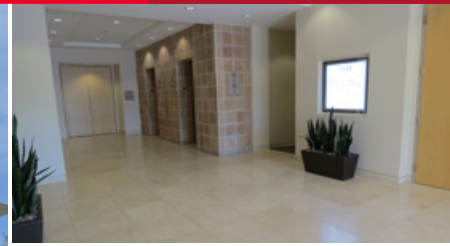


**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

## The Canyons at Summerlin

1140 Town Center Drive / Las Vegas, NV 89144



For sublease is suite 200 at 1140 Town Center Drive. A  $\pm$  8,963 RSF office suite located in the highly desirable Class A office park, The Canyons at Summerlin. The suite offers natural light throughout, double door entry directly off the elevators and high end finishes. The space consists of a large open reception/waiting area with a medium sized conference room connected, a large conference room on the glass also with a small breakout area, ten (10) offices on the glass, three (3) large corner offices, three (3) storage areas, a workroom, dedicated IT room, multiple bullpen areas and an oversized break room offering beautiful views with a sink and built out to accommodate a refrigerator and dishwasher.

The Canyons at Summerlin is located in the popular Summerlin area, and is a part of a four-building complex of two and three story buildings totaling approximately 207,466 square feet. The office park offers quick access to US-95 Highway and the I-215 Beltway via Summerlin Parkway.

### Property Highlights

- $\pm$ 8,963 RSF Class A Office Suite
- \$2.35/RSF Modified Gross
- Sublease expires 09/2022
- Natural light throughout with beautiful views
- Ready for immediate occupancy

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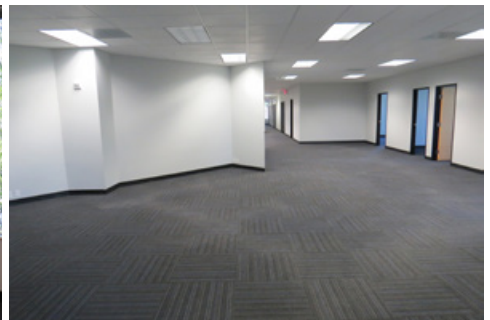
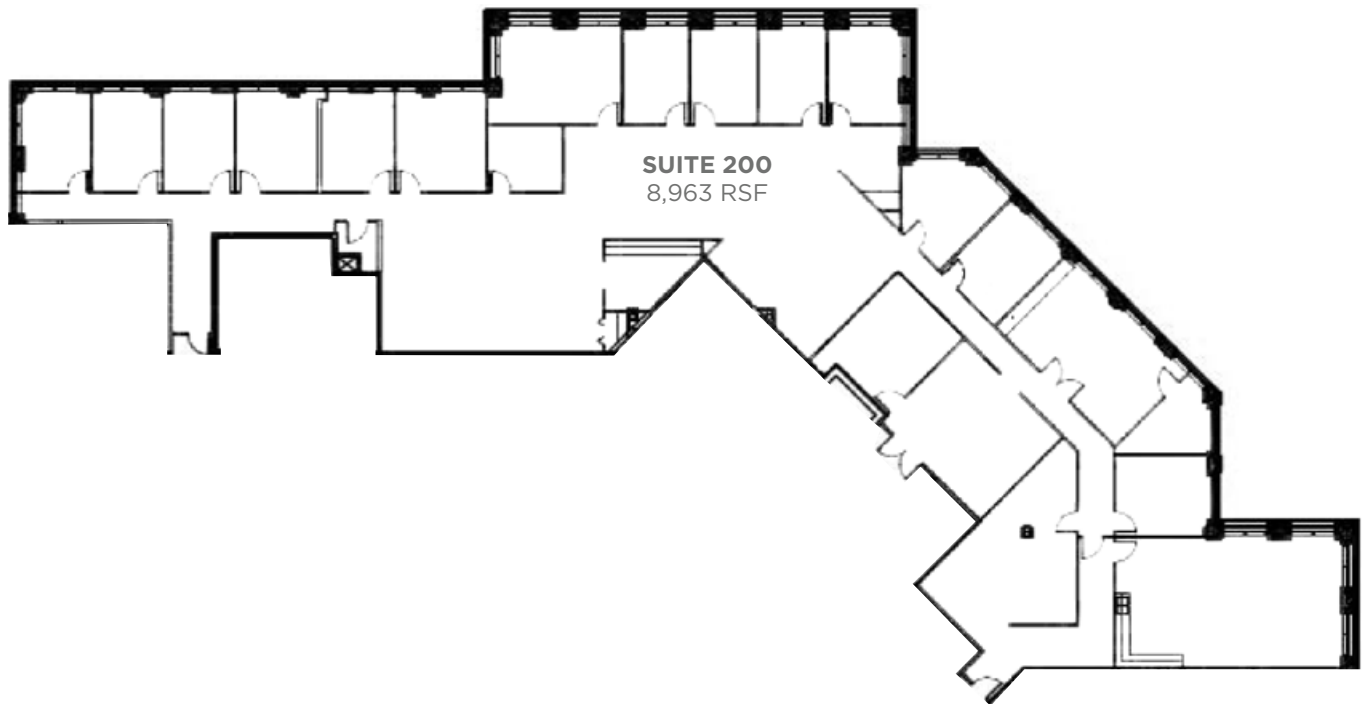


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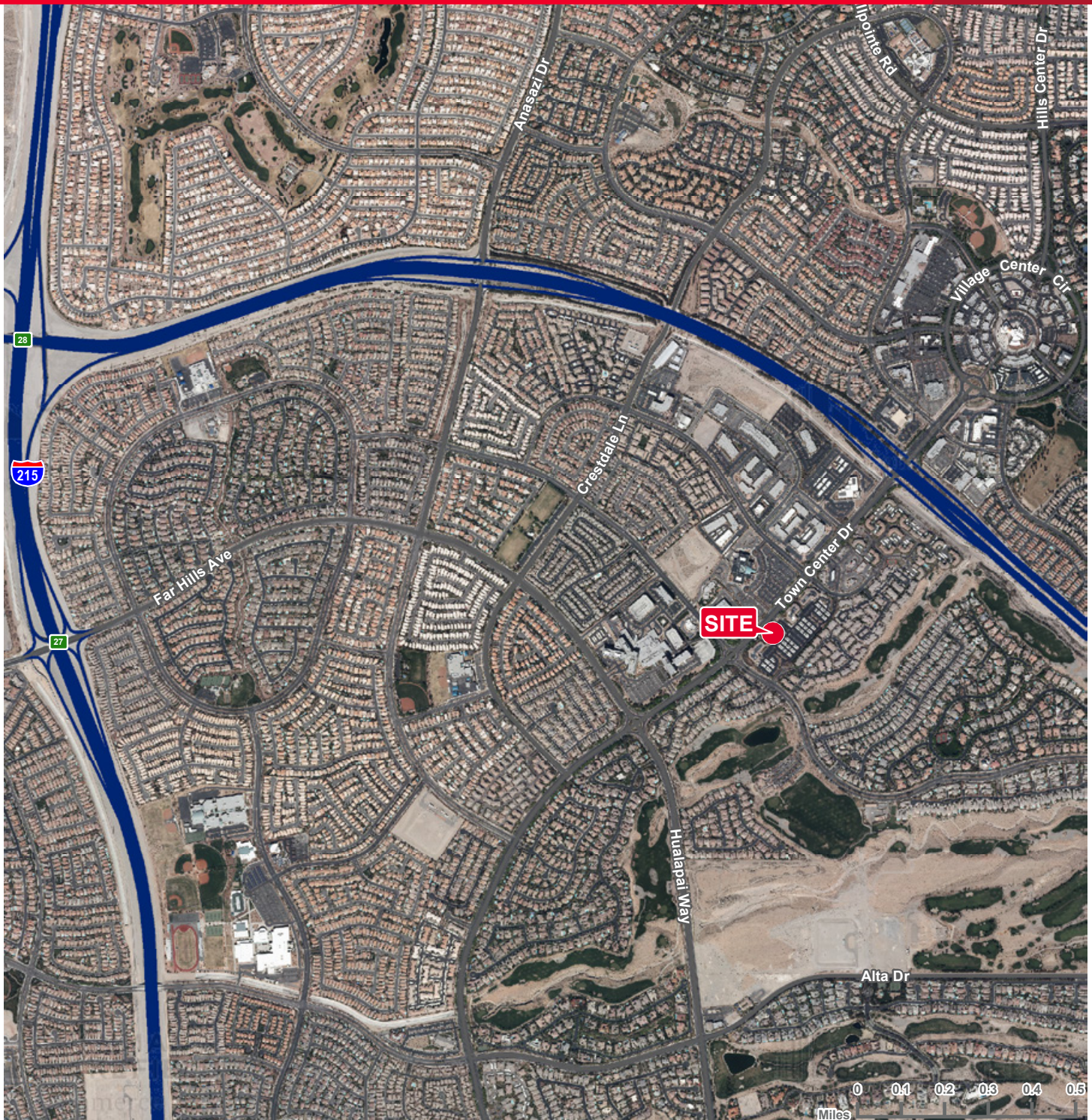


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