



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

## The Canyons at Summerlin

1180 Town Center Drive / Las Vegas, NV 89144



For sublease is the second floor at 1180 Town Center Drive. A  $\pm 22,695$  RSF office suite located in the highly desirable Class A office park, The Canyons at Summerlin. The suite offers natural light throughout, double door Access directly off the elevators with keycard entree and high end finishes. The space consists of a large open reception/waiting area with built in reception, twelve (12) interior offices, three (3) storage rooms, one (1) large conference room, a large kitchen/breakroom area and the remainder is open bullpen space. Additionally, the space has many team building/ collaborative features such as: two (2) white board walls, three (3) magnet walls, an open work area with built in cabinets and a large training room.

The Canyons at Summerlin is located in the popular Summerlin area, and is a part of a four-building complex 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

- 22,695 RSF of Class A Office space
- \$2.35/SF FSG
- Sublease ends 09/2022
- Collaborative space perfect for a call center

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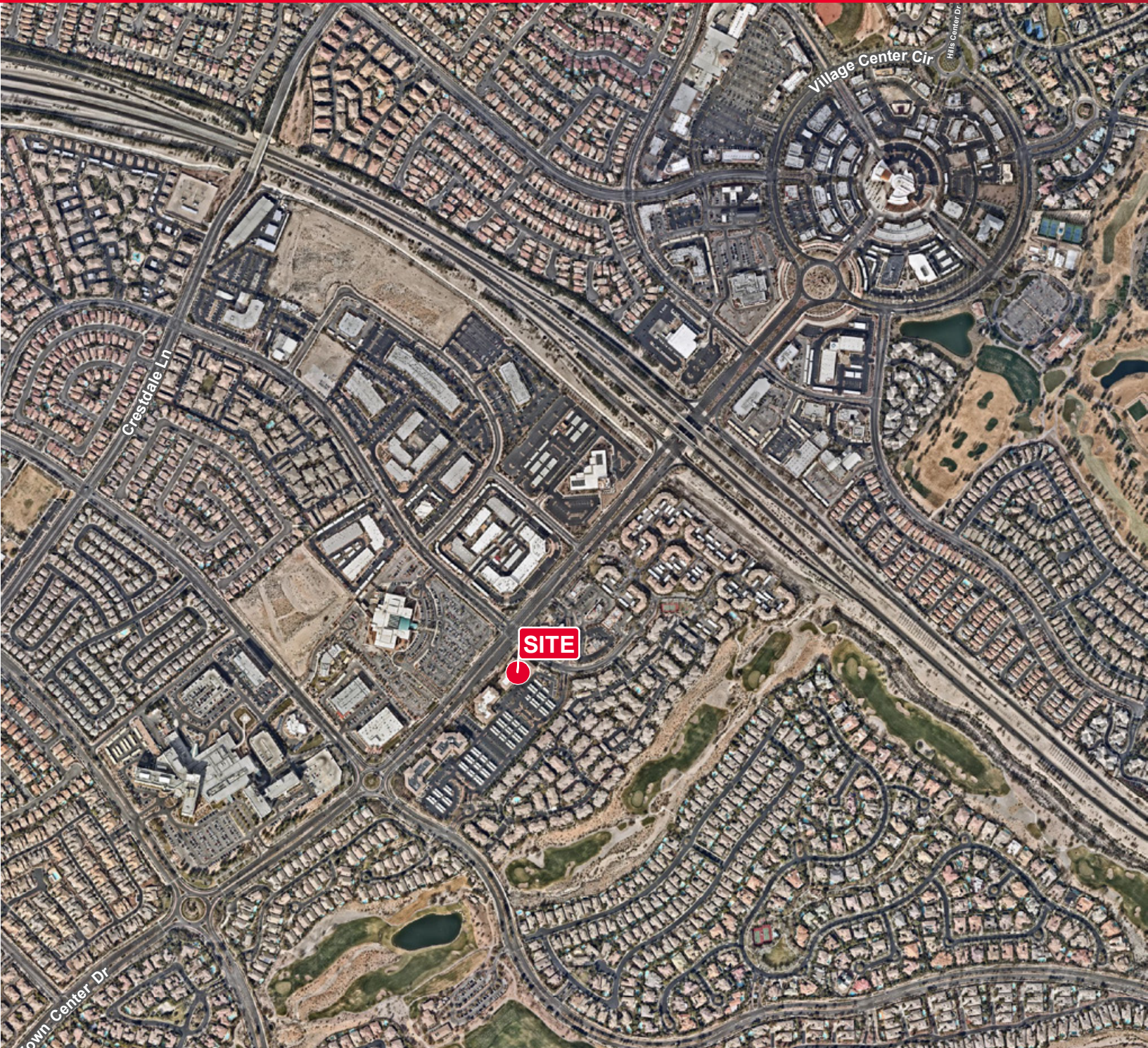


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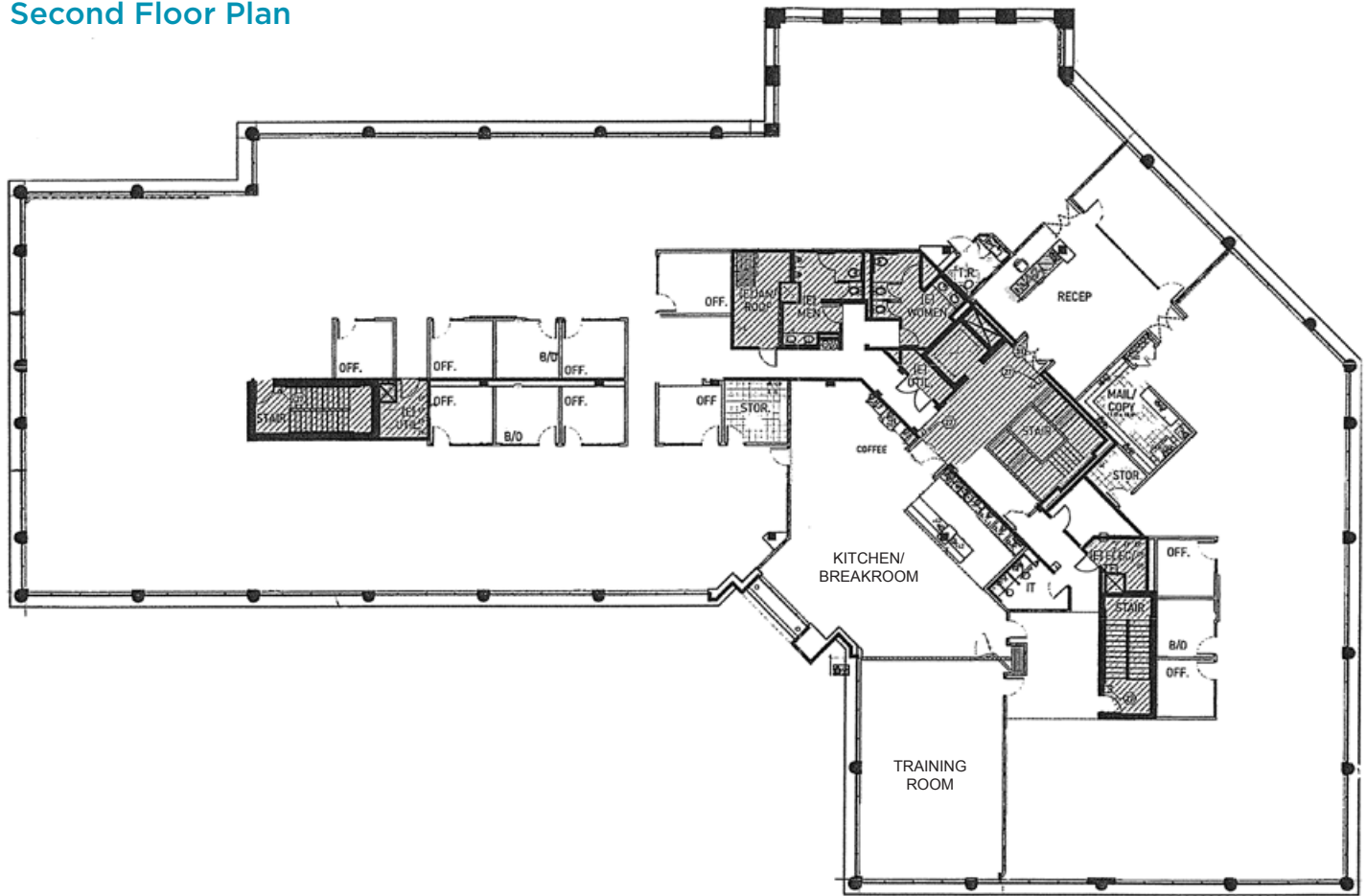
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## Second Floor Plan



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