



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

## The Canyons at Summerlin

1180 Town Center Drive / Las Vegas, NV 89144

REDUCED RATE TO \$1.95 FSG



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 215 Beltway via Summerlin Parkway.

### Property Highlights

- 22,695 RSF of Class A office space
- \$1.95/SF FSG
- Sublease ends 09/2022
- Collaborative space perfect for a call center

**Dan Palmeri, SIOR**  
Senior Director  
+1 702 688 6909  
dpalmeri@comre.com

**Natalie Wainwright**  
Associate  
+1 702 688 6939  
nwainwright@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



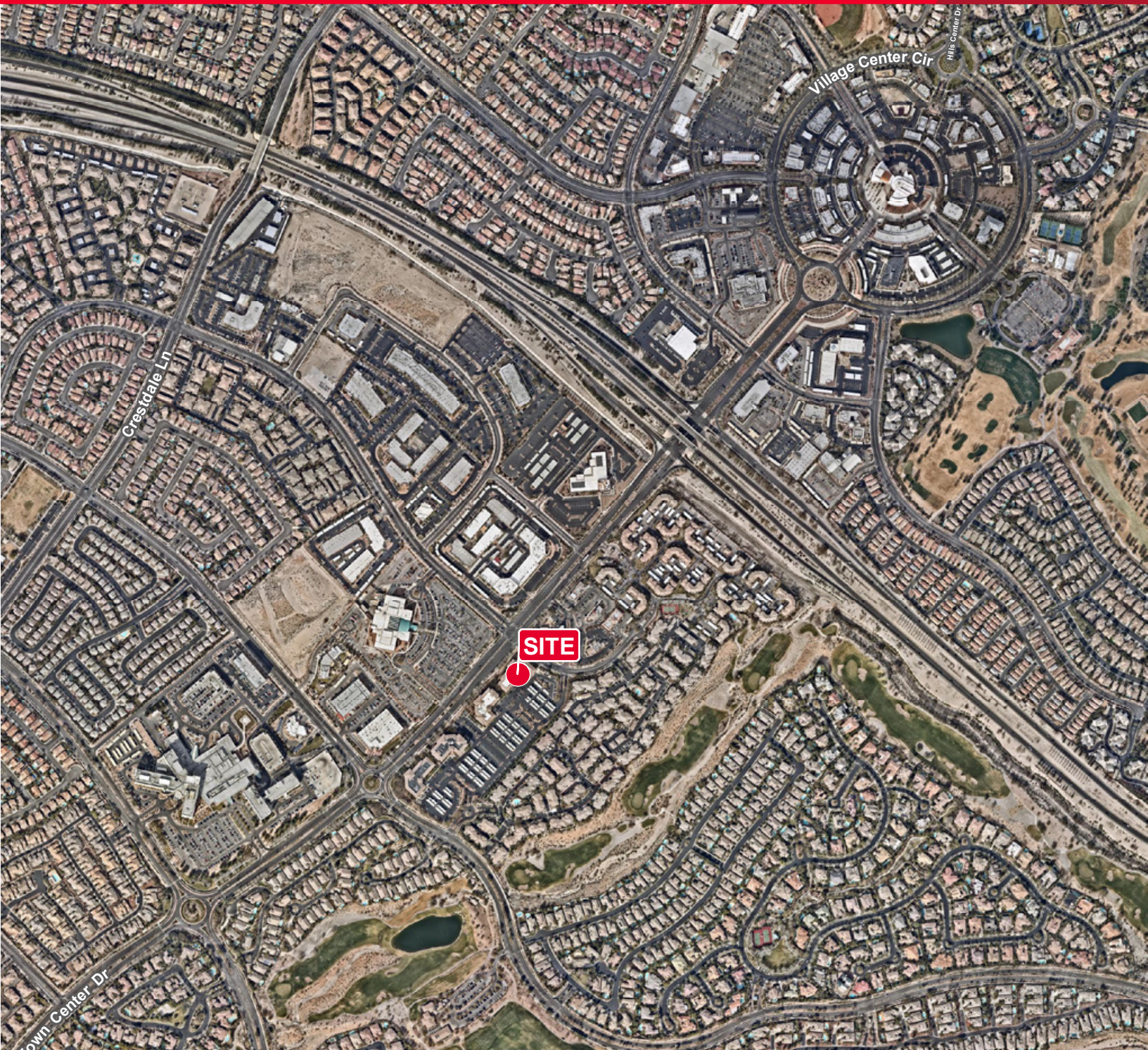


**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

## The Canyons at Summerlin

1180 Town Center Drive / Las Vegas, NV 89144



**Dan Palmeri, SIOR**  
Senior Director  
+1 702 688 6909  
dpalmeri@comre.com

**Natalie Wainwright**  
Associate  
+1 702 688 6939  
nwainwright@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





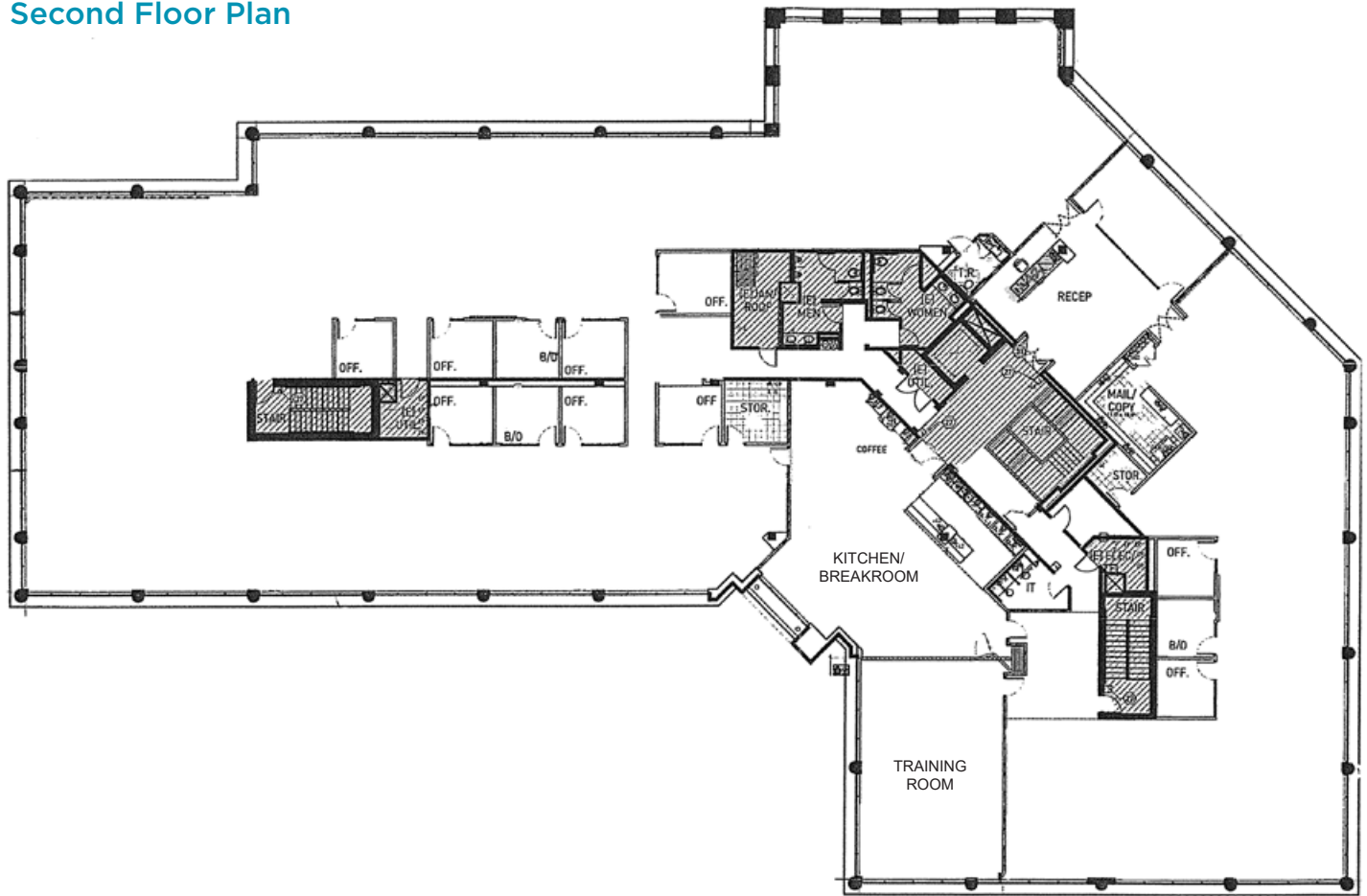
**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

# The Canyons at Summerlin

1180 Town Center Drive / Las Vegas, NV 89144

## Second Floor Plan



**Dan Palmeri, SIOR**  
Senior Director  
+1 702 688 6909  
dpalmeri@comre.com

**Natalie Wainwright**  
Associate  
+1 702 688 6939  
nwainwright@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.