



HILLS CENTER NORTH Business Park

1785 Village Center Circle
Las Vegas, nv 89134



± 1,682 SF OFFICE BUILDING
AVAILABLE

PROPERTY HIGHLIGHTS

Hills Center North Business Park
1785 Village Center Circle
Las Vegas, NV 89134

± 1,682 SF AVAILABLE

- Located in the heart of prestige master plan community of Summerlin and made part of the Hills Center North Business Park
- Modern office design within this two tenant office building
- Easy access for commuters from Summerlin Pkwy and Town Center
- Nearby amenities include Summerlin Library and Performing Arts, 24 Hour Fitness, the US Post Office, The Summerlin Hospital and Medical Center, TPC Golf Course and the Trails Village Shopping Center



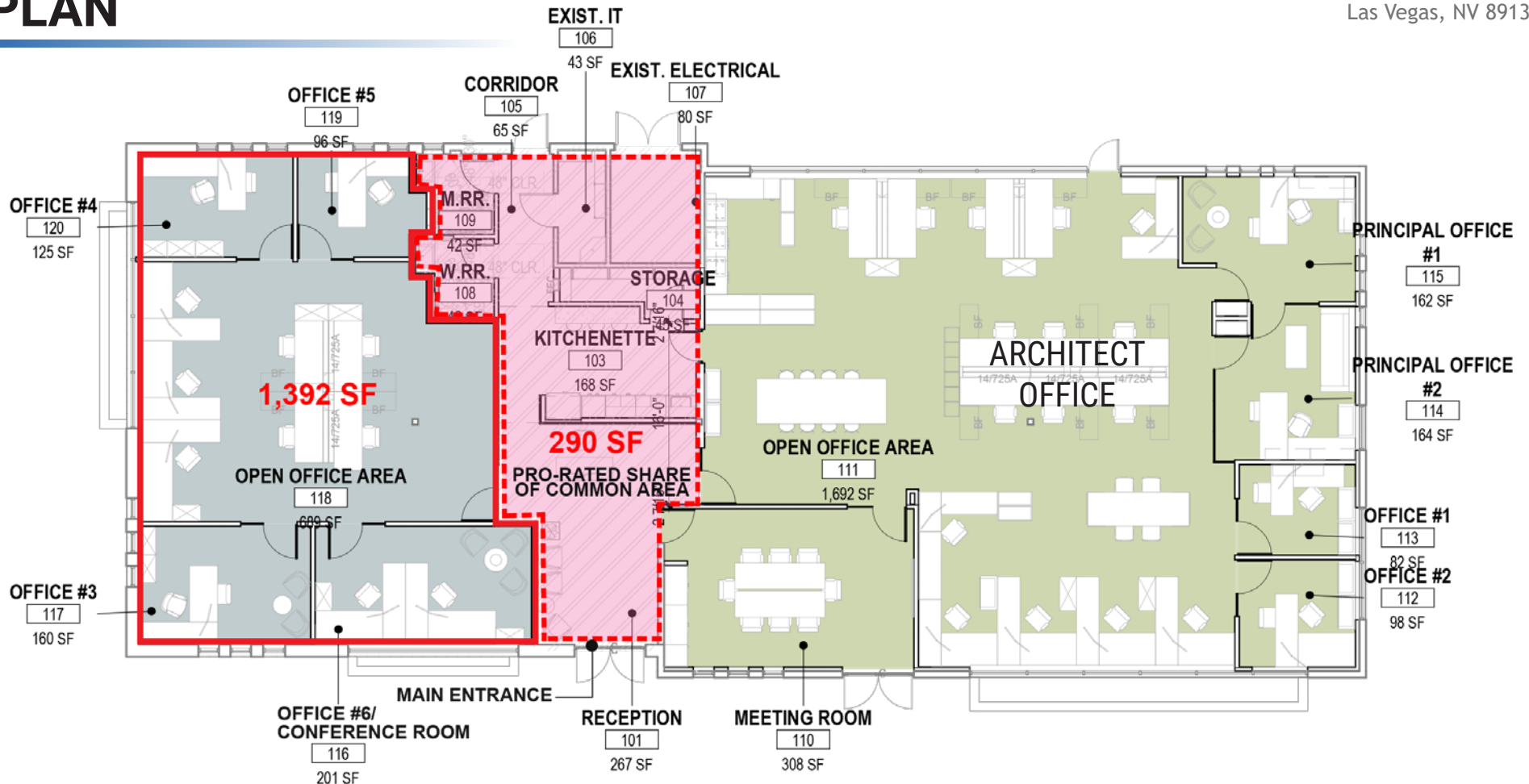
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



SITE PLAN

Hills Center North Business Park
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AVAILABLE - 1,682 SF

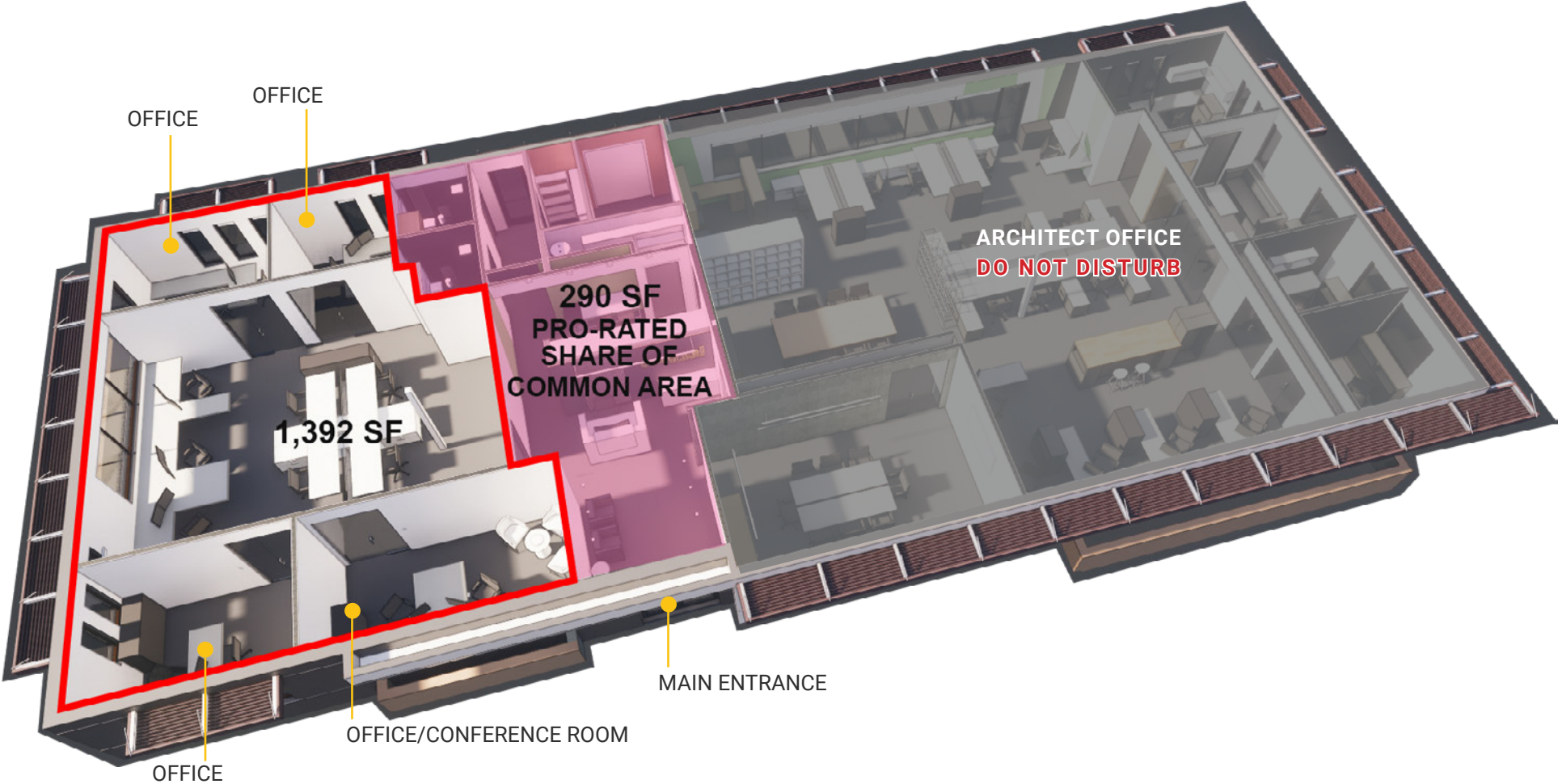
1,392 SF GLA of Office Space




290 SF Pro-Rated Share of Common Area

- Four (4) private office suites
- Large open office area
- Shared common amenities include - Lobby, Restrooms and Kitchen
- Lease rate is \$2.15 psf/mo. plus triple net expenses estimated at \$0.74 psf/mo.
- Utilities not included in triple net expenses are power, telephone, data
- Built out in 2020 and zoned P-C

RENDERING

Hills Center North Business Park
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-  1,392 SF GLA of Office Space
-  290 SF Pro-Rated Share of Common Area
-  [CLICK HERE FOR VIRTUAL TOUR](#)

PROPERTY PHOTOS

Hills Center North Business Park
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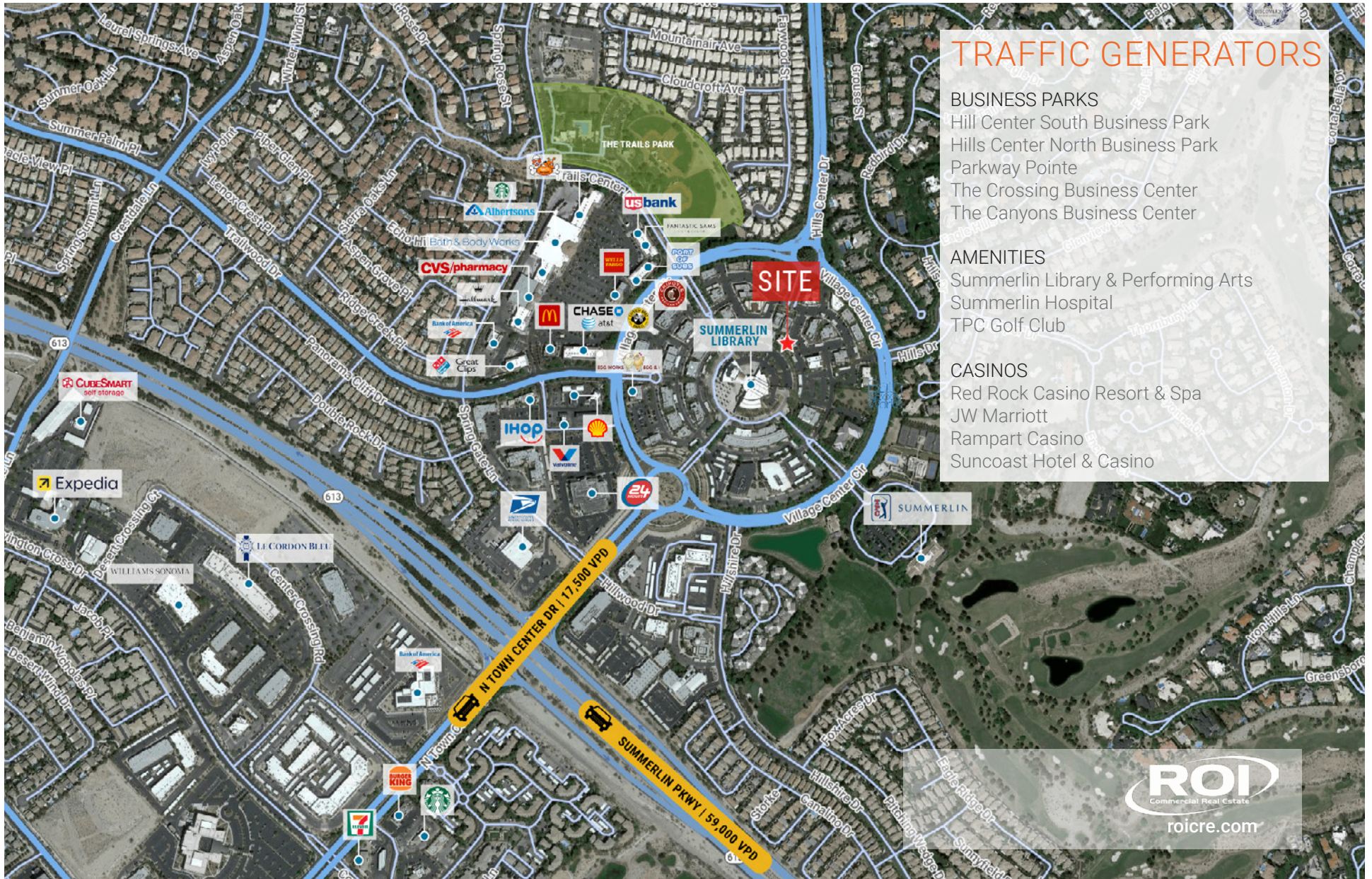
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TRADE AREA AERIAL

Hills Center North Business Park
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TRAFFIC GENERATORS

- BUSINESS PARKS**
 - Hill Center South Business Park
 - Hills Center North Business Park
 - Parkway Pointe
 - The Crossing Business Center
 - The Canyons Business Center
- AMENITIES**
 - Summerlin Library & Performing Arts
 - Summerlin Hospital
 - TPC Golf Club
- CASINOS**
 - Red Rock Casino Resort & Spa
 - JW Marriott
 - Rampart Casino
 - Suncoast Hotel & Casino

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OBLIQUE AERIAL

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DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
13,675	145,609	364,475



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$163,362	\$123,634	\$117,467



TRAFFIC COUNTS

Town Center Dr	Summerlin Pkwy
17,500 VPD	59,000 VPD

Source:
SitesUSA 2024
TRINA, NV DOT 2023






1785 Village Center Circle
Las Vegas, NV 89134

Hills Center North Business Park






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FOR MORE INFORMATION

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