



**CHEYENNE
CORPORATE
CENTER**

**AVISON
YOUNG**

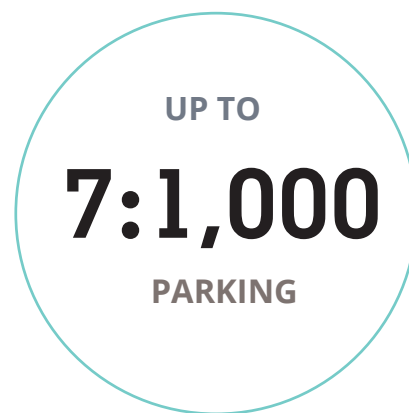
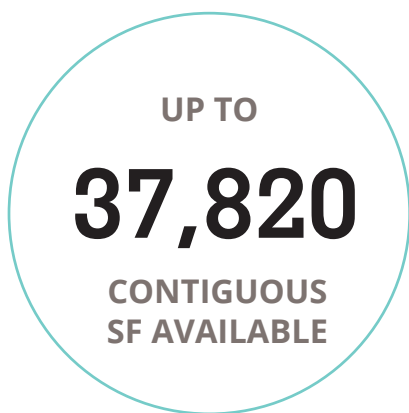


CHEYENNE
CORPORATE
CENTER

Cheyenne Corporate Center offers covered parking, on-site amenities and an easily accessible location

Located in the northwest submarket, Cheyenne Corporate Center is an office park consisting of eleven freestanding premier office buildings totaling ±323,000 sq. ft. The park offers a wide variety of highly sought after features including ample parking, a private and serene setting and flexible floor plans.

Boasting an on-site food court and many nearby amenities, Cheyenne Corporate Center offers a rare opportunity for an office tenant to reside in this popular area.





RATE
**\$2.20 -
\$2.30**
PSF/MO. MG

Location

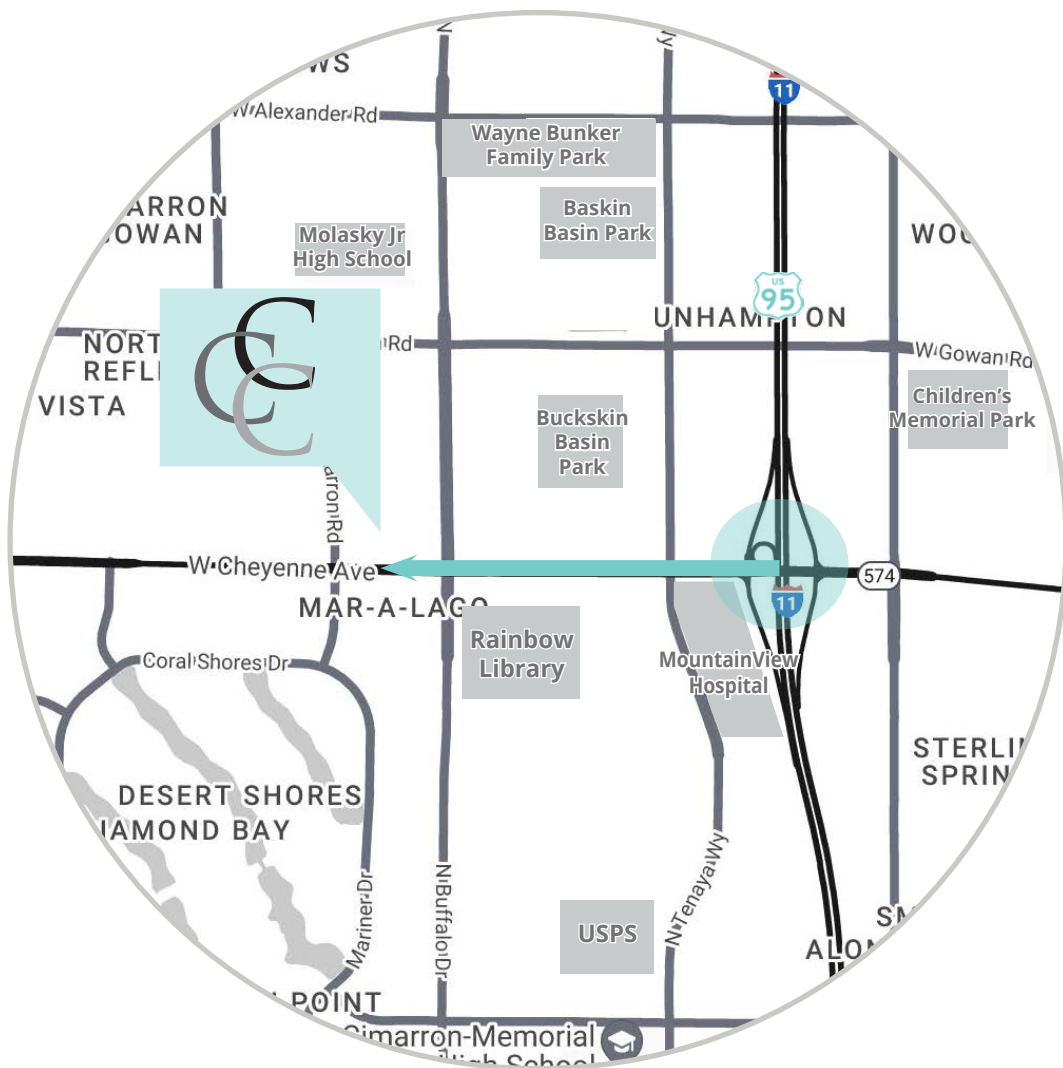
**West Cheyenne Avenue &
North Buffalo Drive
Las Vegas, NV 89129**

Highlights

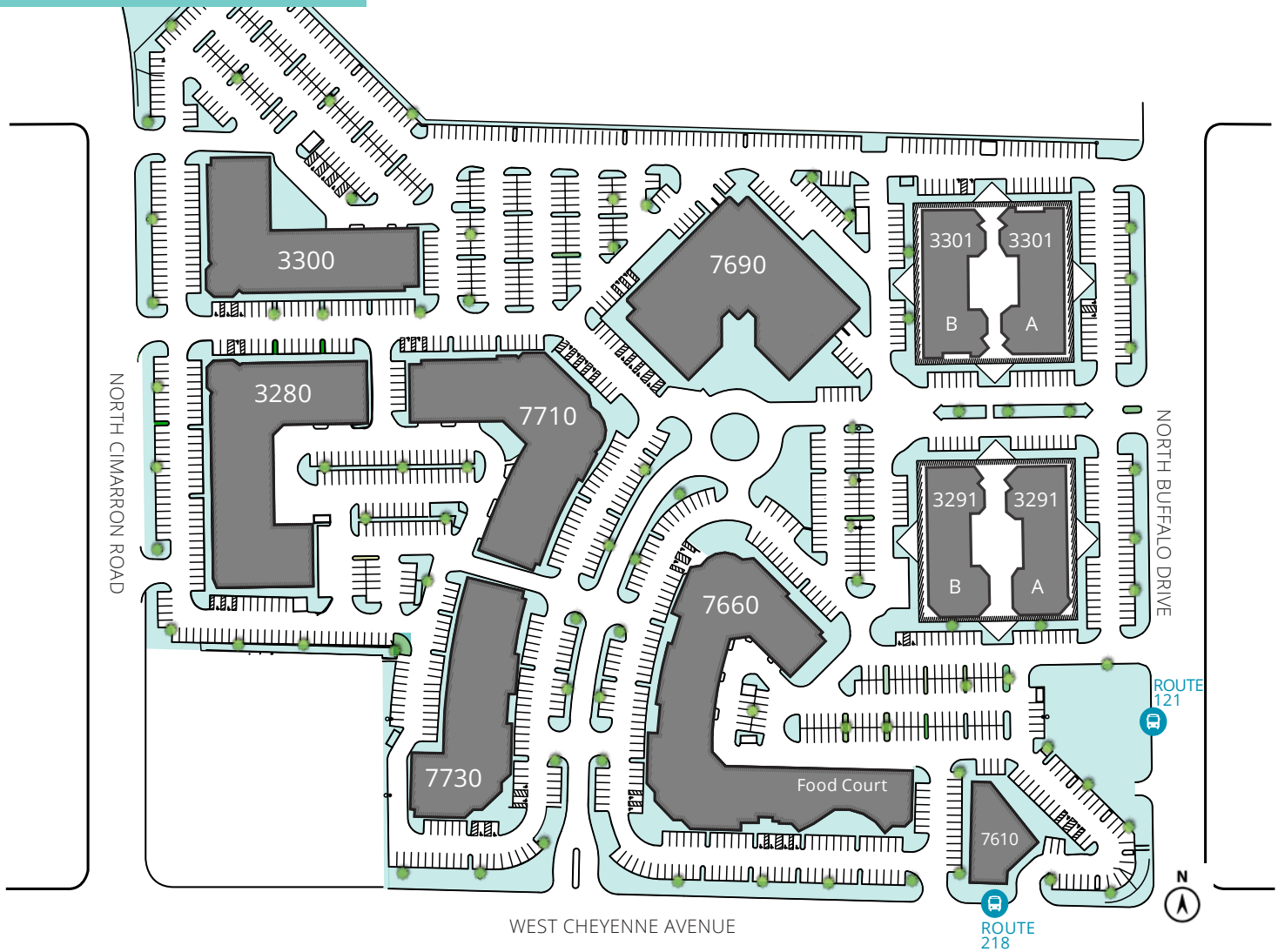
- Conveniently located in the northwest submarket
- Flexible floor plans
- On-site food court and many nearby amenities
- Easy access
- Multiple points of ingress / egress to Cheyenne Ave. and Buffalo Dr.
- Covered and surface parking

Location

Cheyenne Corporate Center is located just off of Cheyenne Avenue and Buffalo Drive in the popular Northwest submarket, near the Summerlin Master Planned Community. Tenants can take advantage of convenient access to U.S. 95 and the 215 Beltway, as well as multiple retail, business and medical amenities the surrounding area has to offer.



SITE PLAN



AVAILABILITY

3280 N. Cimarron Rd	Available ±RSF
Call Center	35,238

3291 N. Buffalo Drive	Available ±RSF
Bldg. A, Suite 100	6,328
Bldg. B, Suite 105	1,367
Bldg. B, Suite 120	2,202
Bldg. B, Suite 125	6,757

3301 N. Buffalo Drive	Available ±RSF
Bldg. A, Suite 130	1,738

3301 N. Buffalo Drive	Available ±RSF
Bldg. B, Suite 160	16,225

7660 W. Cheyenne Ave.	Available ±RSF
Suite 106	9,690
Suite 114	4,437

7690 W. Cheyenne Ave.	Available ±RSF
Suite 110	8,500
Suite 190	14,291
Suite 195	14,309
Suite 200	37,820

7730 W. Cheyenne Ave.	Available ±RSF
Suite 103	4,583
Suite 109	2,275
Suite 114	1,286



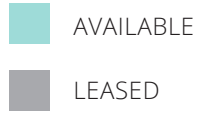
Amenities

Cheyenne Corporate Center offers easy access to a wide variety of amenities such as an on-site food court including The Cracked Egg, Sabatino's Pizza, Tropical Smoothie Cafe, Naan & Curry and Boba King.

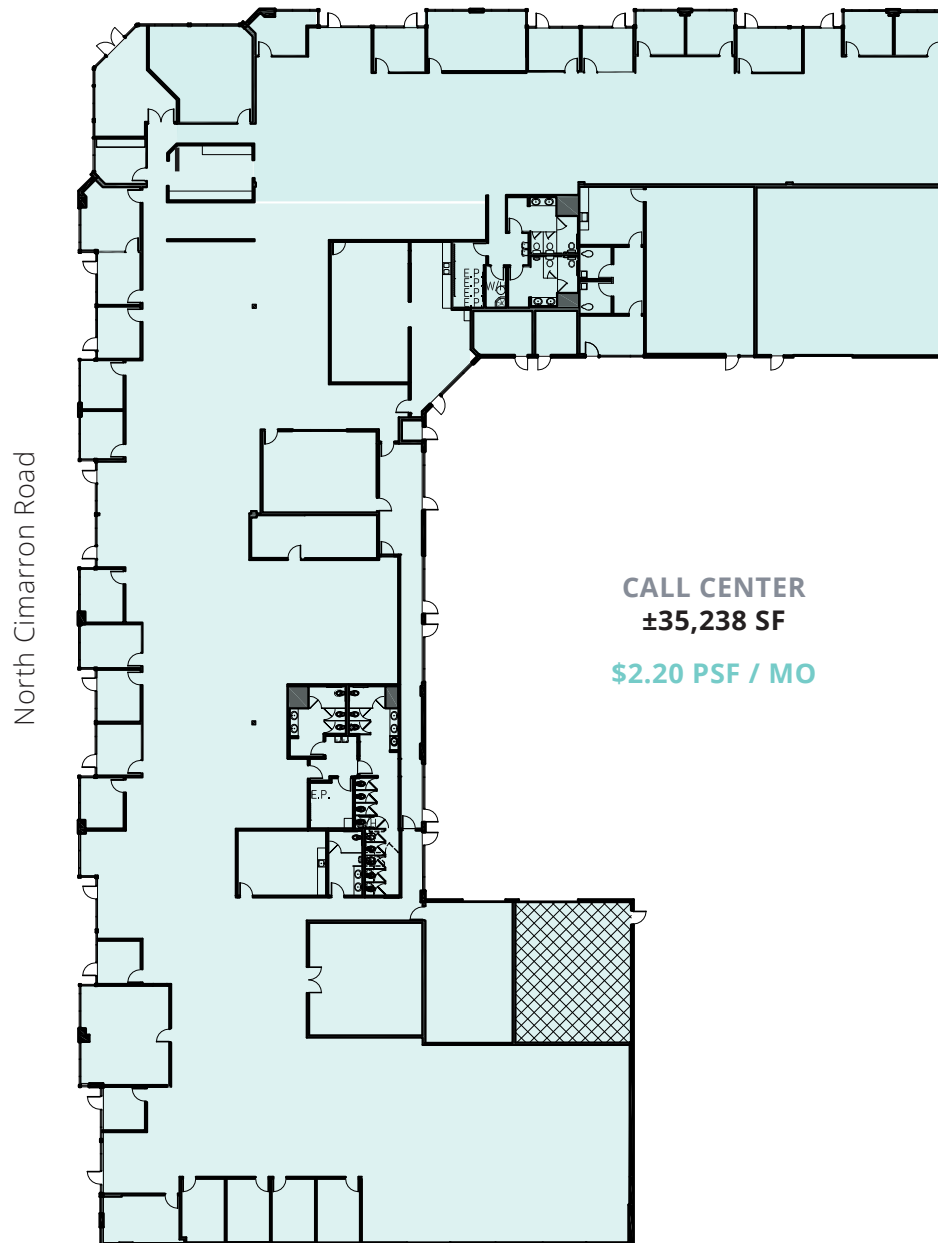


Floor Plan

3280 NORTH CIMARRON ROAD



- Includes a back-up generator
- Ideal for a call center operation
- Drive-up parking - 7:1,000 ratio
- Call center furniture available



CALL CENTER
±35,238 SF

\$2.20 PSF / MO

WEST CHEYENNE AVENUE

Floor Plan

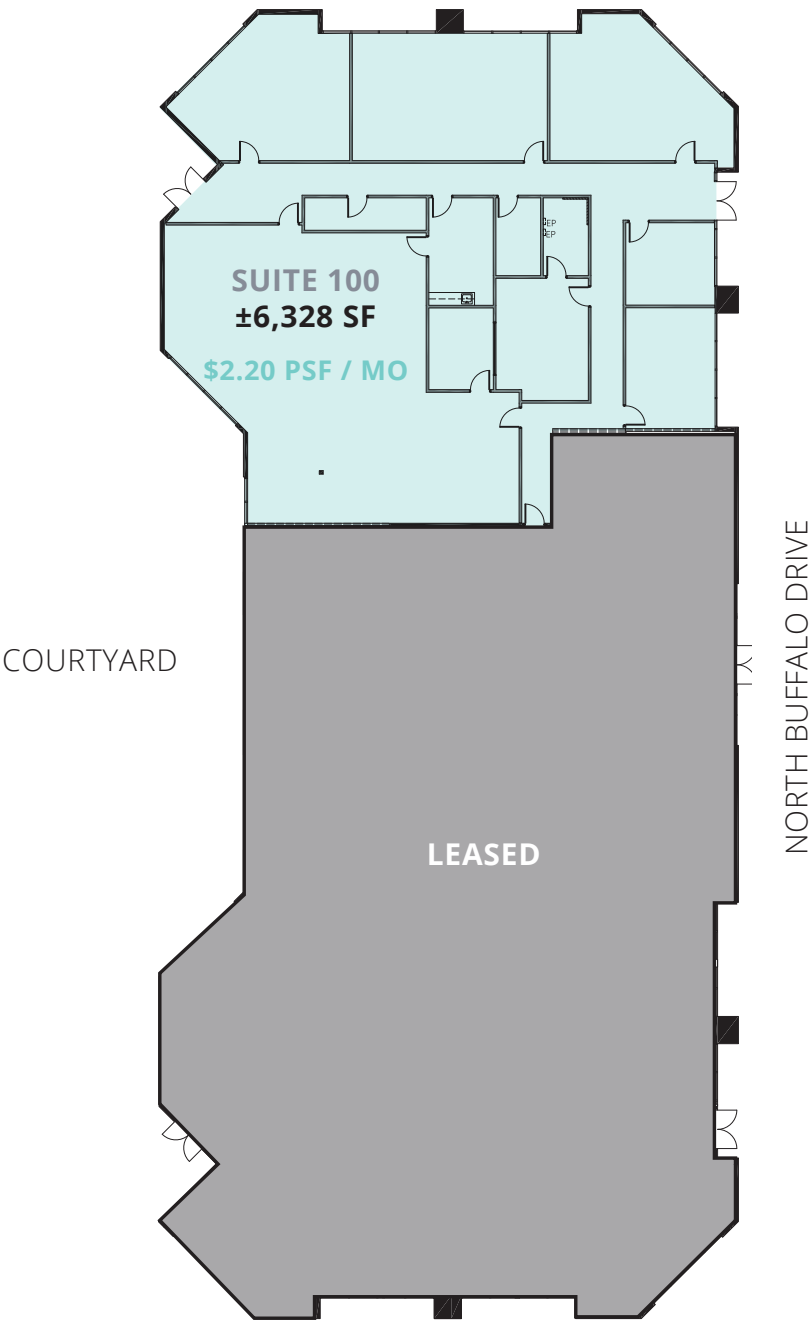
3291 NORTH BUFFALO DRIVE

BUILDING A

- Prominent Buffalo frontage
- ±6,328 square feet available
- 5:1,000 parking ratio

AVAILABLE

LEASED

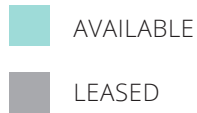


Floor Plan

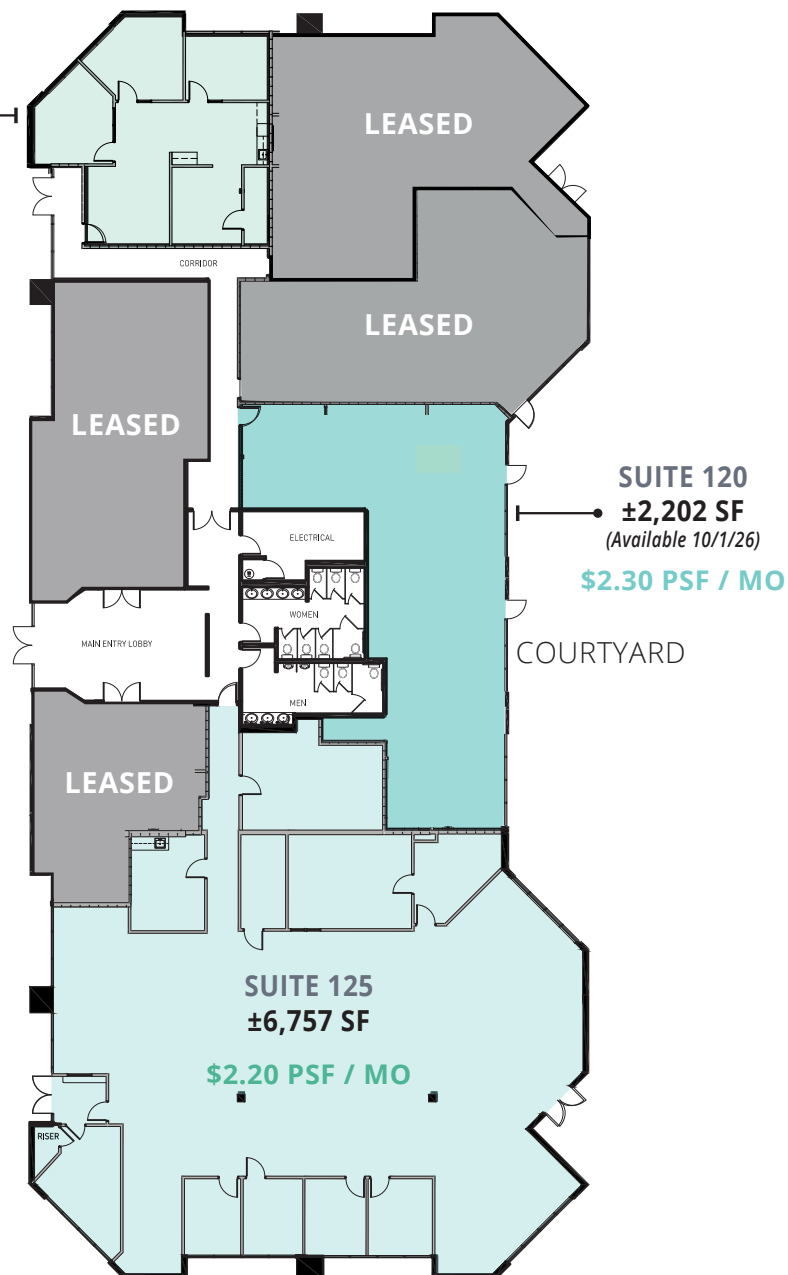
3291 NORTH BUFFALO DRIVE

BUILDING B

- Beautifully remodeled common areas
- ±1,367 - 6,757 square feet available
- 5:1,000 parking ratio



SUITE 105
±1,367 SF
(Available 10/1/26)
\$2.30 PSF / MO

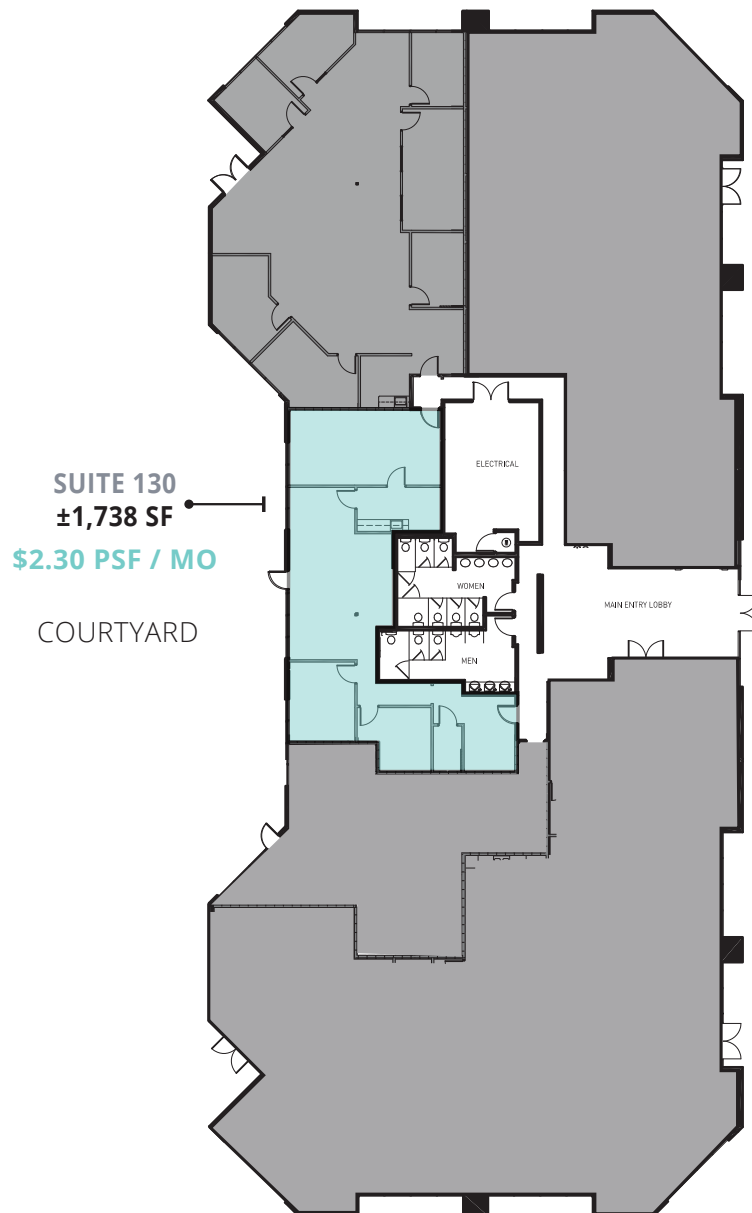
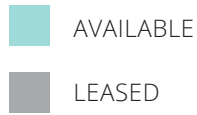


Floor Plan

3301 NORTH BUFFALO DRIVE

BUILDING A

- ±1,738 sf available
- Move-in ready suite
- Beautiful remodeled common area



Floor Plan

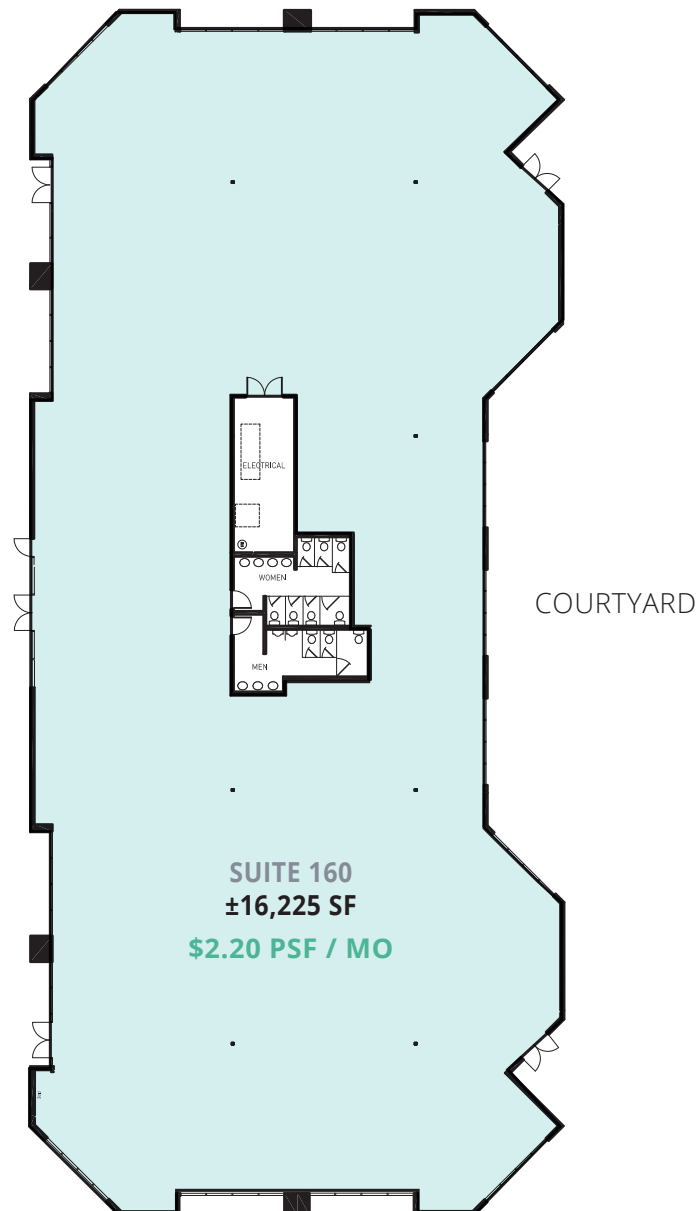
3301 NORTH BUFFALO DRIVE

BUILDING B

AVAILABLE

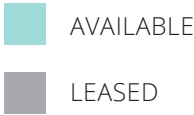
LEASED

- Vanilla shell condition
- Ample improvement allowance available
- ±16,225 contiguous square feet
- Up to 7:1,000 parking ratio, perfect for a call center



Floor Plan

7660 WEST CHEYENNE AVENUE



- ±4,437 - 9,690 square feet available
- Medical users welcome
- Building signage available
- Drive-up parking - 5,1000 ratio
- On-site food court



Floor Plan

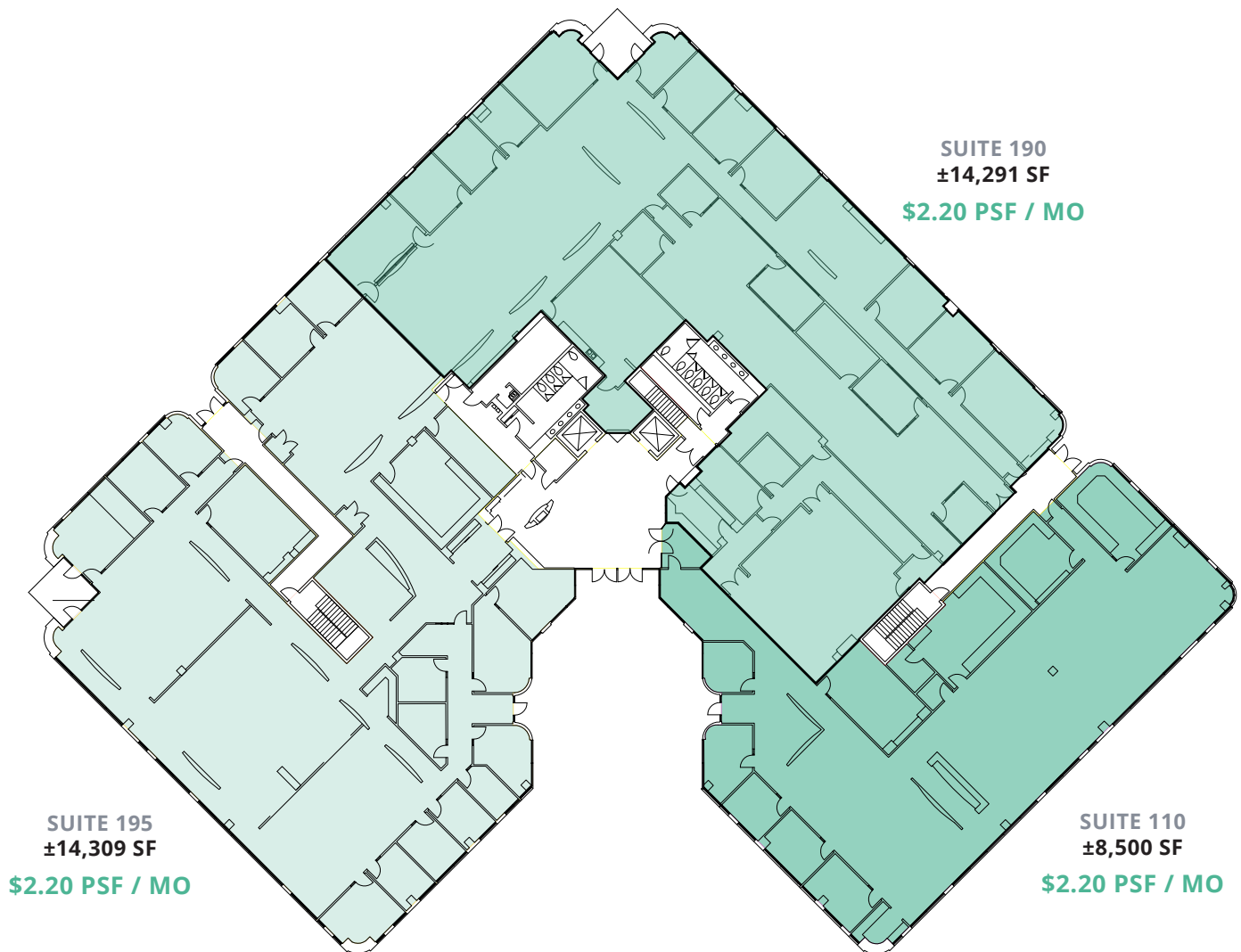
7690 WEST CHEYENNE AVENUE

1ST FLOOR

AVAILABLE

LEASED

- Move-in ready suites available
- Beautifully remodeled common areas
- Ideal call center space with furniture available
- 7:1,000 parking, including underground garage parking



Floor Plan

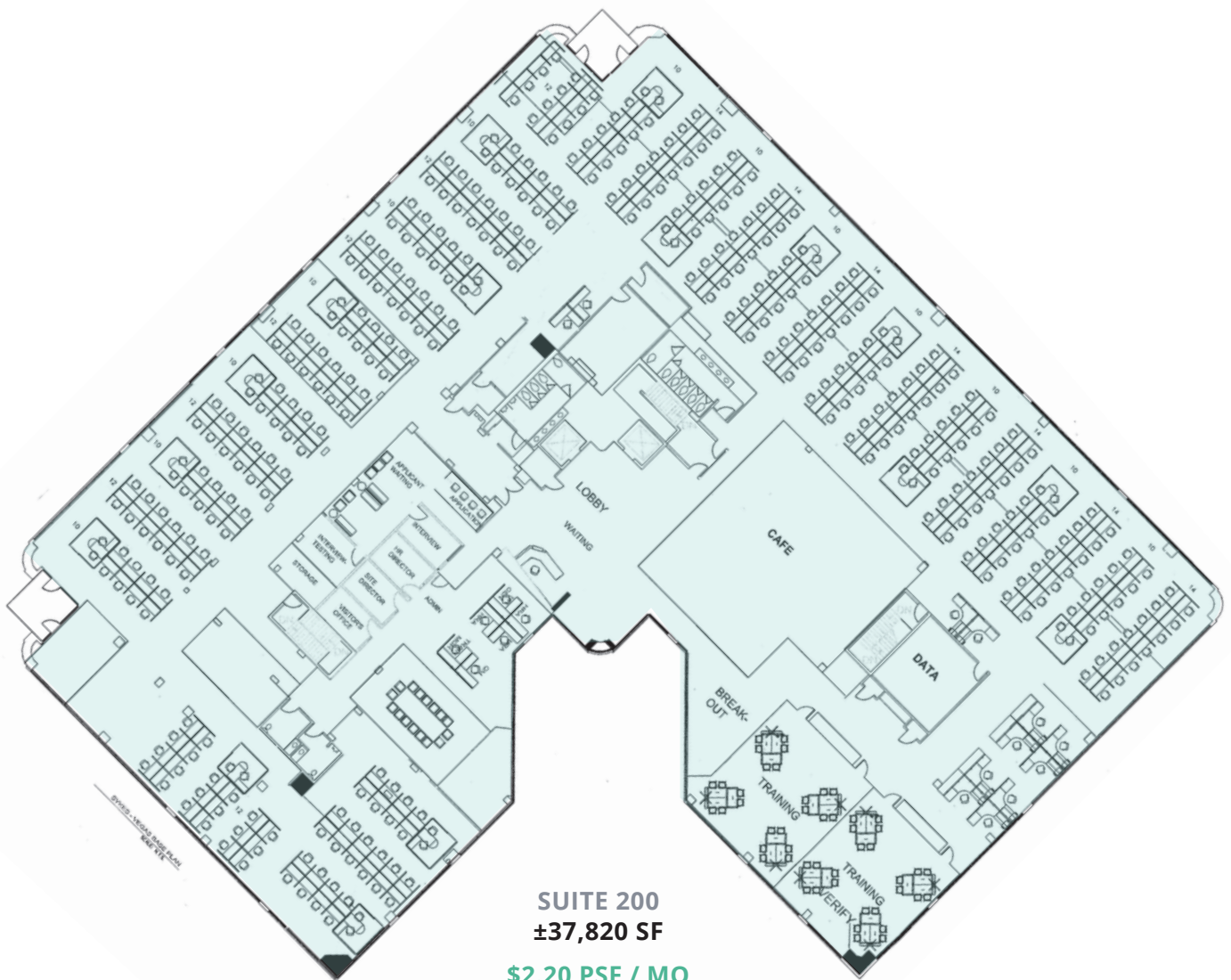
7690 WEST CHEYENNE AVENUE

2ND FLOOR

AVAILABLE

LEASED

- ±37,820 sf available
- Can accommodate up to 8:1,000 parking, including underground garage
- Former call center space in spectacular condition



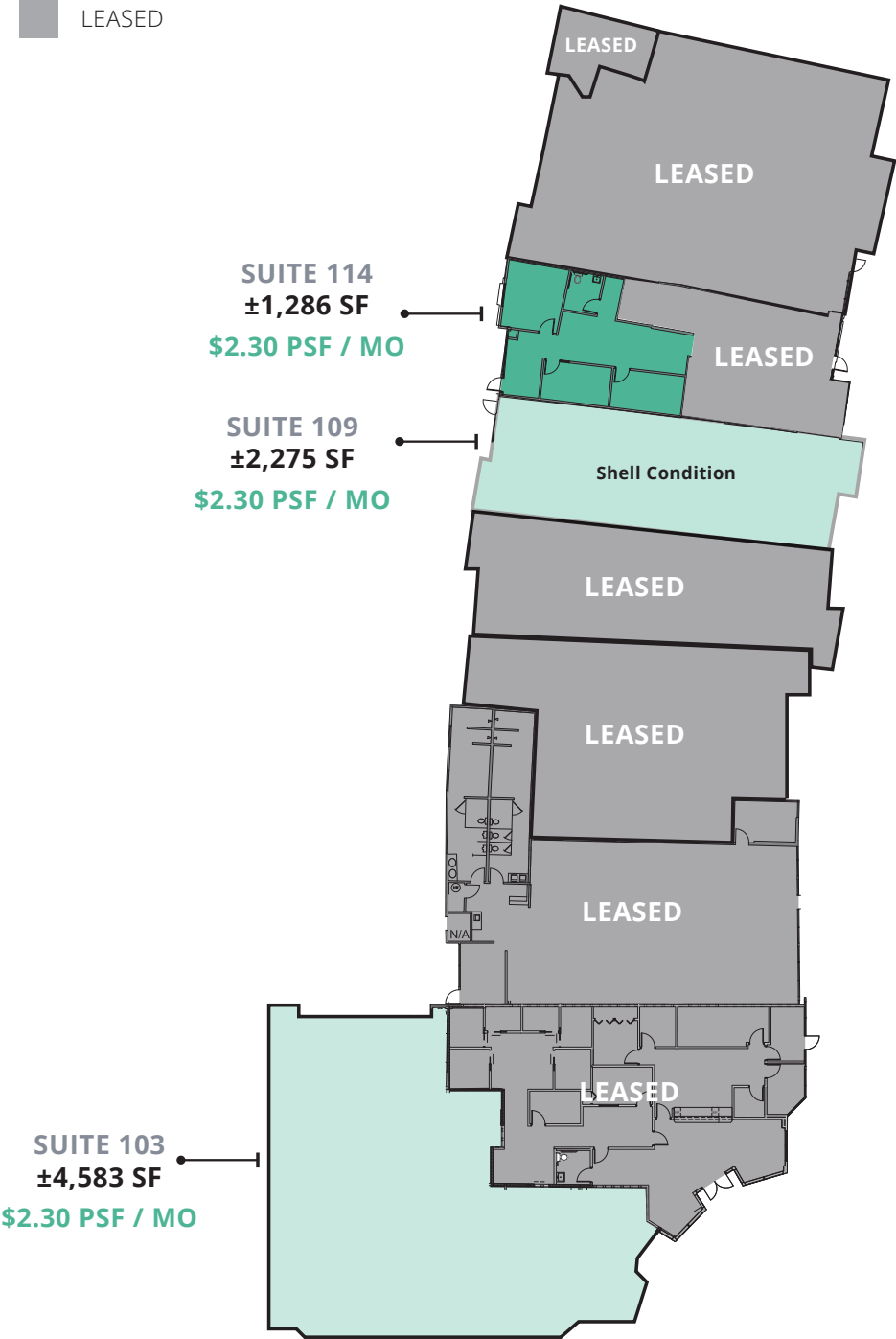
Floor Plan

7730 WEST CHEYENNE AVENUE

- ±1,286 - ±2,275 square feet available
- Medical users welcome
- Building signage available
- Drive-up parking - 5:1,000 ratio

AVAILABLE

LEASED



WEST CHEYENNE AVENUE



CHEYENNE
CORPORATE
CENTER

**WEST CHEYENNE AVENUE
AND NORTH BUFFALO DRIVE**

LAS VEGAS, NEVADA

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