



FOR LEASE

# Cheyenne Corporate Center

West Cheyenne Avenue & Buffalo Drive  
Las Vegas, Nevada 89129



## Property Highlights

- Low \$1.85 psf/month Modified Gross lease rate
- Brand new spec suites - move-in ready!
- 1,000 to 34,000 square feet available
- On-site food court
- Highly visible property at Cheyenne & Buffalo
- One mile to U.S. 95 freeway
- On-site property management
- Great signage opportunities
- Call center or back office space available - 8:1,000 parking!
- Perfect data center space with infrastructure ready to lease!

### Jayne Cayton

Senior Director  
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### Charles Van Geel

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### Matt Kreft

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**cushmanwakefield.com**



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3291 N. BUFFALO DR.	AVAILABLE ±RSF
Bldg. A, Suite 100	6,328
Bldg. B, Suite 105	1,367
Bldg. B, Suite 110	1,879
Bldg. B, Suite 115	1,639
Bldg. B, Suite 125	6,757

3301 N. BUFFALO DR.	AVAILABLE ±RSF
Bldg. A, Suite 110	3,989
Bldg. A, Suite 120	2,837
Bldg. A, Suite 130	1,738
Bldg. A, Suite 180	1,490
Bldg. B, Suite 160	16,225

7660 W. Cheyenne Ave	AVAILABLE ±RSF
Suite 101	4,312
Suite 109	2,874
Suite 112	2,878
Suite 113	3,597
Suite 114	4,437
Suite 115	4,098
Suite 120	4,628

7730 W. Cheyenne Ave	AVAILABLE ±RSF
Suite 104	3,785
Suite 109	2,275
Suite 110	1,113
Suite 114	1,286

7710 W. Cheyenne Ave	AVAILABLE ±RSF
Data Center	33,980

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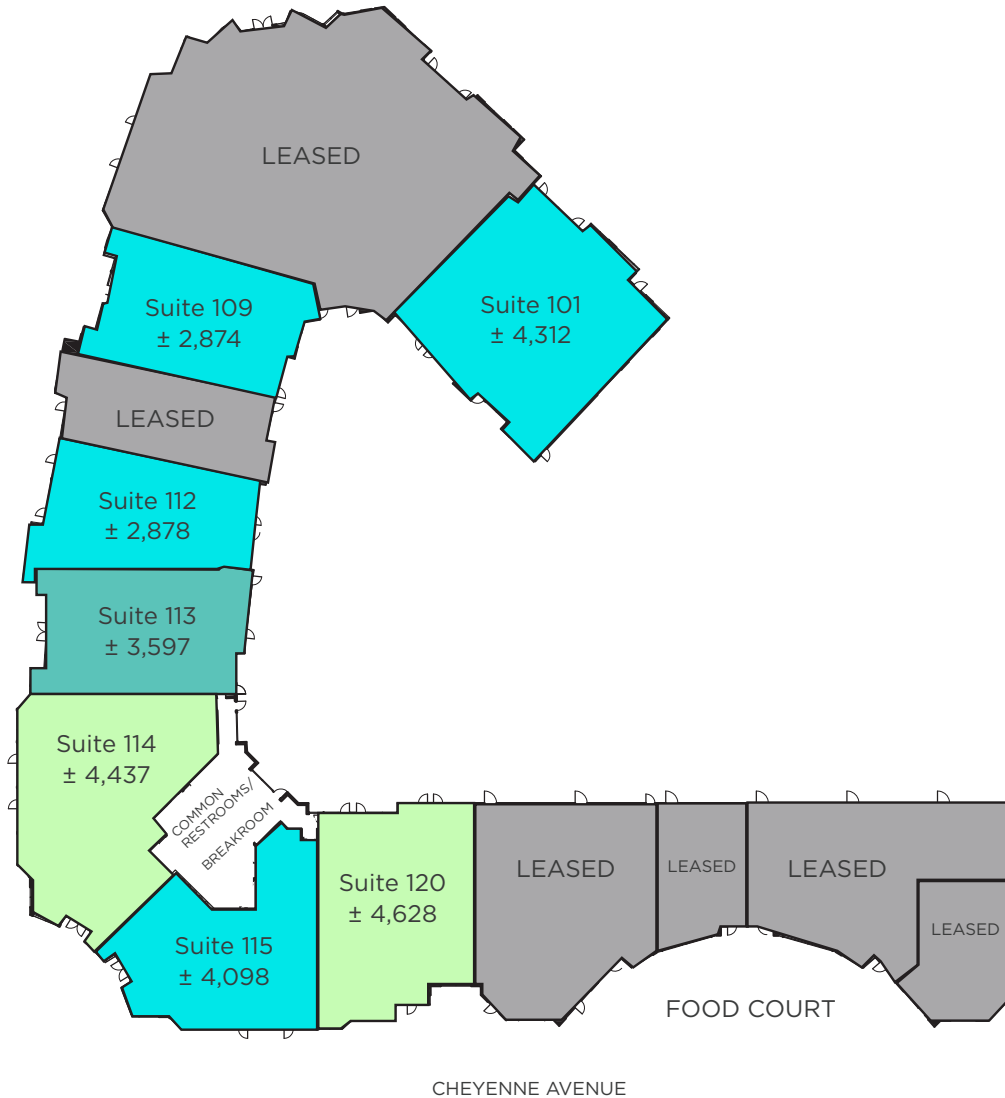


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7660



### Building Highlights:

- \$1.85 PSF/MO. Modified Gross lease rate
- 2,100 to 19,600 contiguous square feet available
- Medical users welcome
- Building signage available
- Drive-up parking - 5:1,000 ratio
- On-site food court

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7710



CHEYENNE AVENUE



### Building Highlights:

- 33,980 square foot data center facility
- Tier 3 facility infrastructure
- Private suites and cages
- Redundant fiber optic data network
- Can be demised to 10,700 square feet

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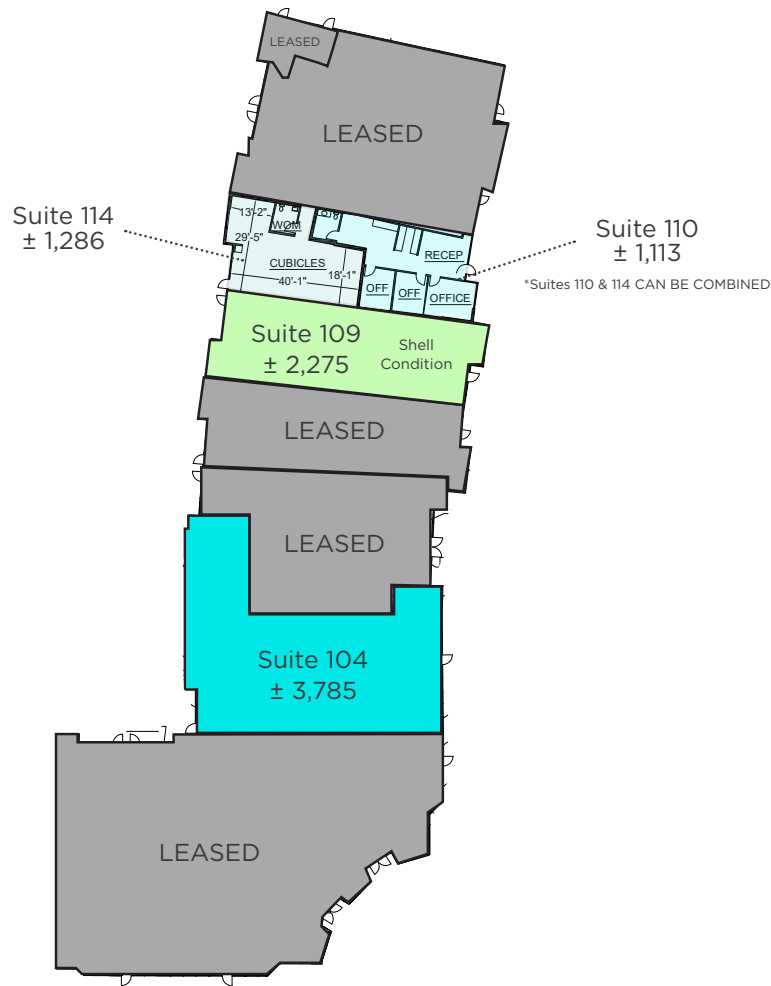
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7730



**Building Highlights:**

- \$1.85 PSF/MO. Modified Gross lease rate
- 1,100 to 4,600 contiguous square feet available
- Medical users welcome
- Building signage available
- Drive-up parking - 5:1,000 ratio

CHEYENNE AVENUE

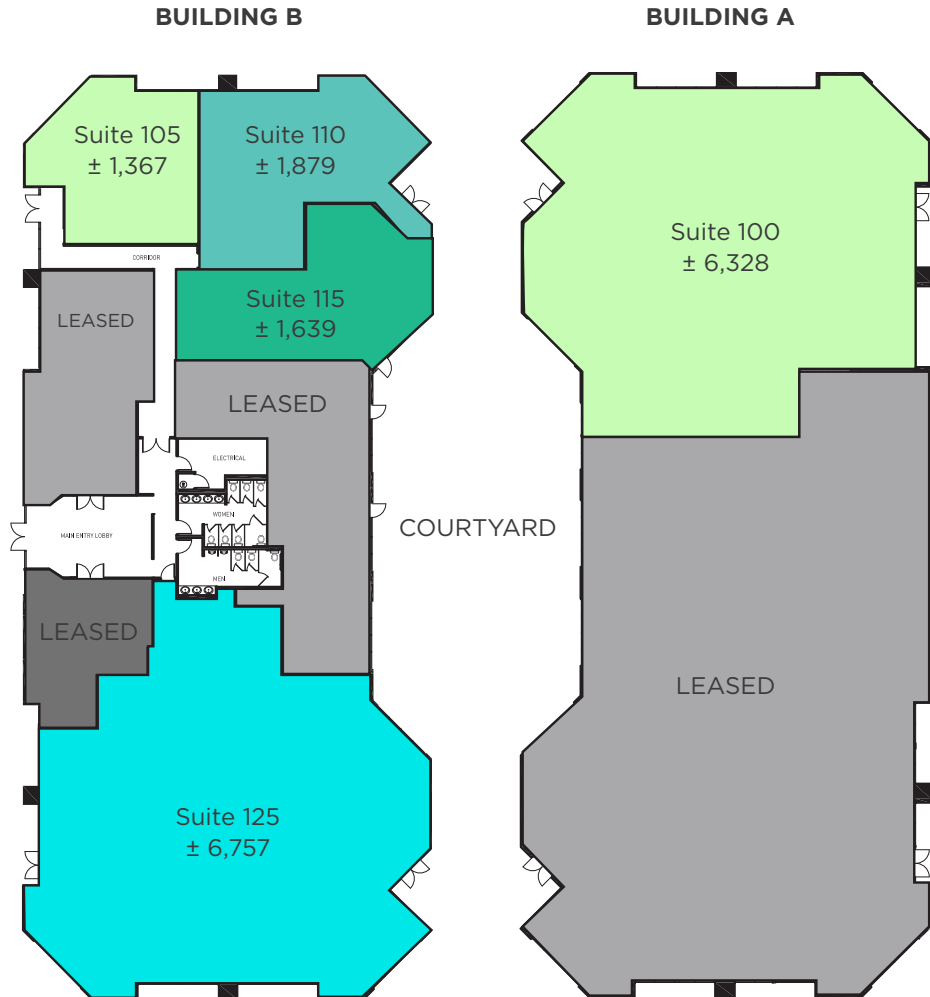
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3291



**Building Highlights:**

- \$1.85 PSF/MO. Modified Gross lease rate
- Brand new spec suites - Move-in ready
- Beautifully remodeled common areas
- 1,000 to 6,700 contiguous square feet available
- 5:1,000 parking ratio

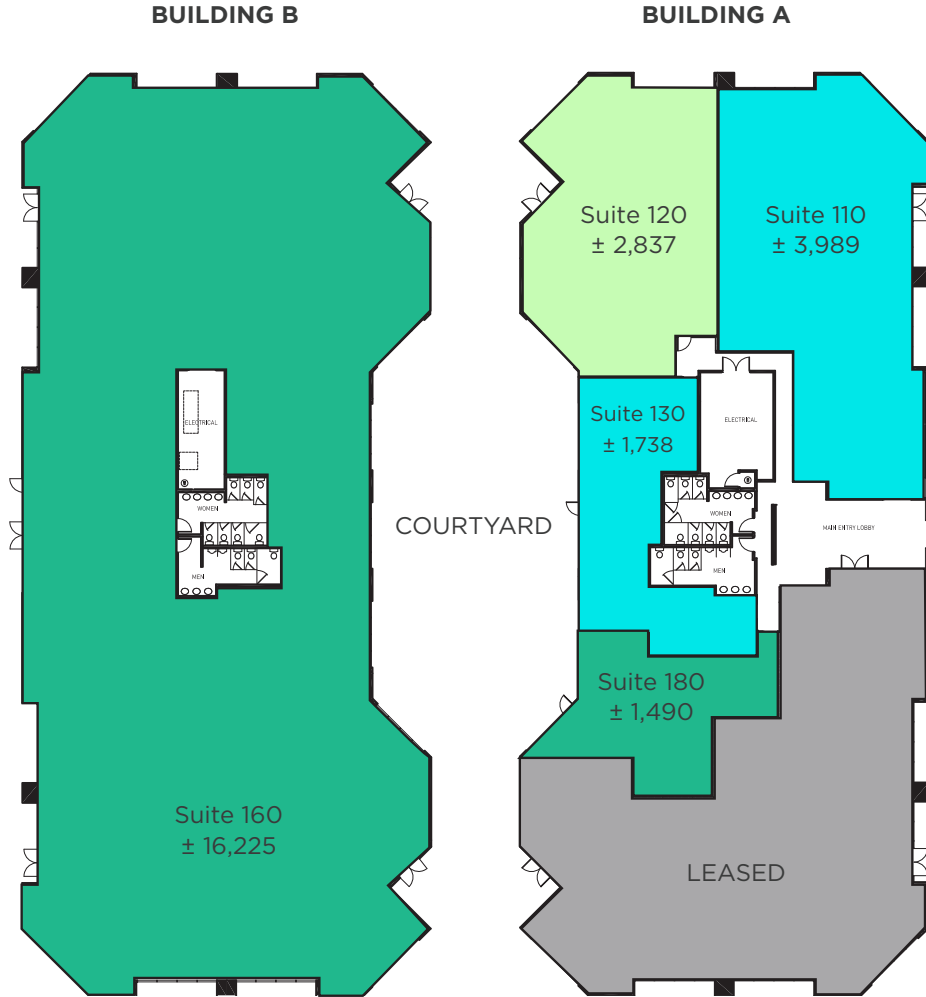
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3301



**Building Highlights:**

- \$1.85 PSF/MO. Modified Gross lease rate
- Brand new spec suites - Move-in ready
- Beautifully remodeled common areas
- 1,500 to 16,225 contiguous square feet available
- Up to 8:1,000 parking ratio- perfect for a call center

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