



FOR LEASE

SAHARA RANCHO

2200 & 2250 S. RANCHO DR | LAS VEGAS, NV

CBRE

PROPERTY HIGHLIGHTS

The Sahara Rancho Corporate Center is a five-building campus totaling approximately ±115,329 SF of Class B office space and ±15,253 SF of supporting retail. It is strategically located in the west submarket directly adjacent to the I-15 Freeway off of the Sahara Avenue and Rancho Drive interchange.

This asset offers its tenants an impressive cutting-edge office environment with great exposure and high visibility, flexible floor plans, covered parking and ease of access to all major destination points in the Las Vegas valley.



AVAILABLE SF

±2,032 - 12,754



LEASE RATE

\$2.30 - \$2.50
PSF/MONTH MG

AVAILABLE SUITES

BUILDING	SUITE	SF	PSF
2200	Suite 105	±2,032 RSF	\$2.50 PSF/ Month MG
2200	Suite 130A	±2,408 RSF	\$2.50 PSF/ Month MG
2250	Suite 155	±4,999 RSF	\$2.30 PSF/ Month MG
2250	Suite 295	±12,754 RSF (Divisible)	\$2.30 PSF/ Month MG



PROPERTY OVERVIEW

PROPERTY NAME: Sahara Rancho Corporate Center

ADDRESS: 2200-2250 S. Rancho Dr.

PARCEL NUMBER: 162-04-412-013, 012

YEAR BUILT: 1980 & 2004

BUILDING SIZE: ±115,329 SF

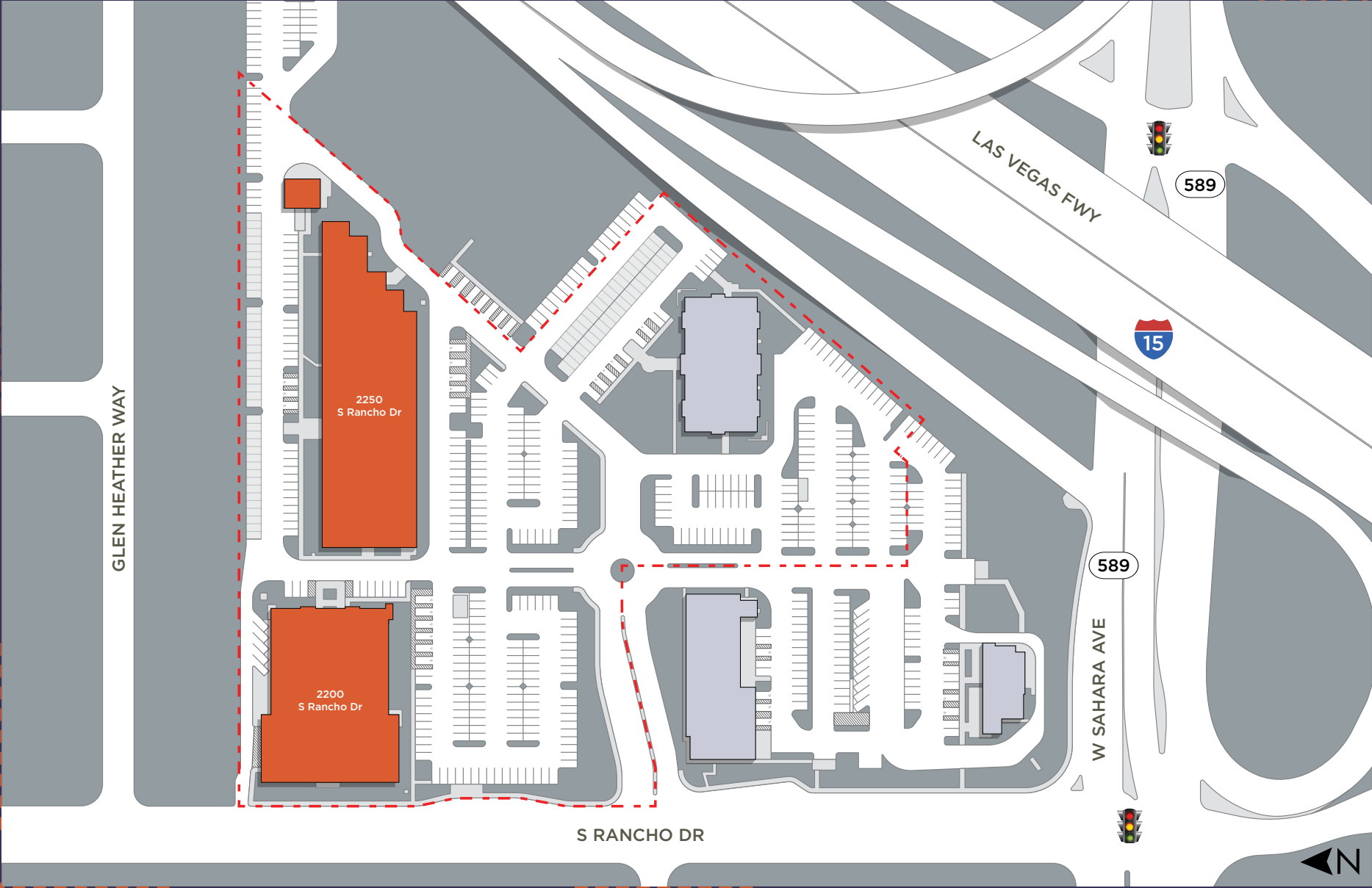
LAND SIZE: ±5.82 Acres (Office Portion)

PARKING: Surface and Covered Parking

SIGNAGE: Building signage available

ZONING: C-1 (Commercial District)

SITE PLAN

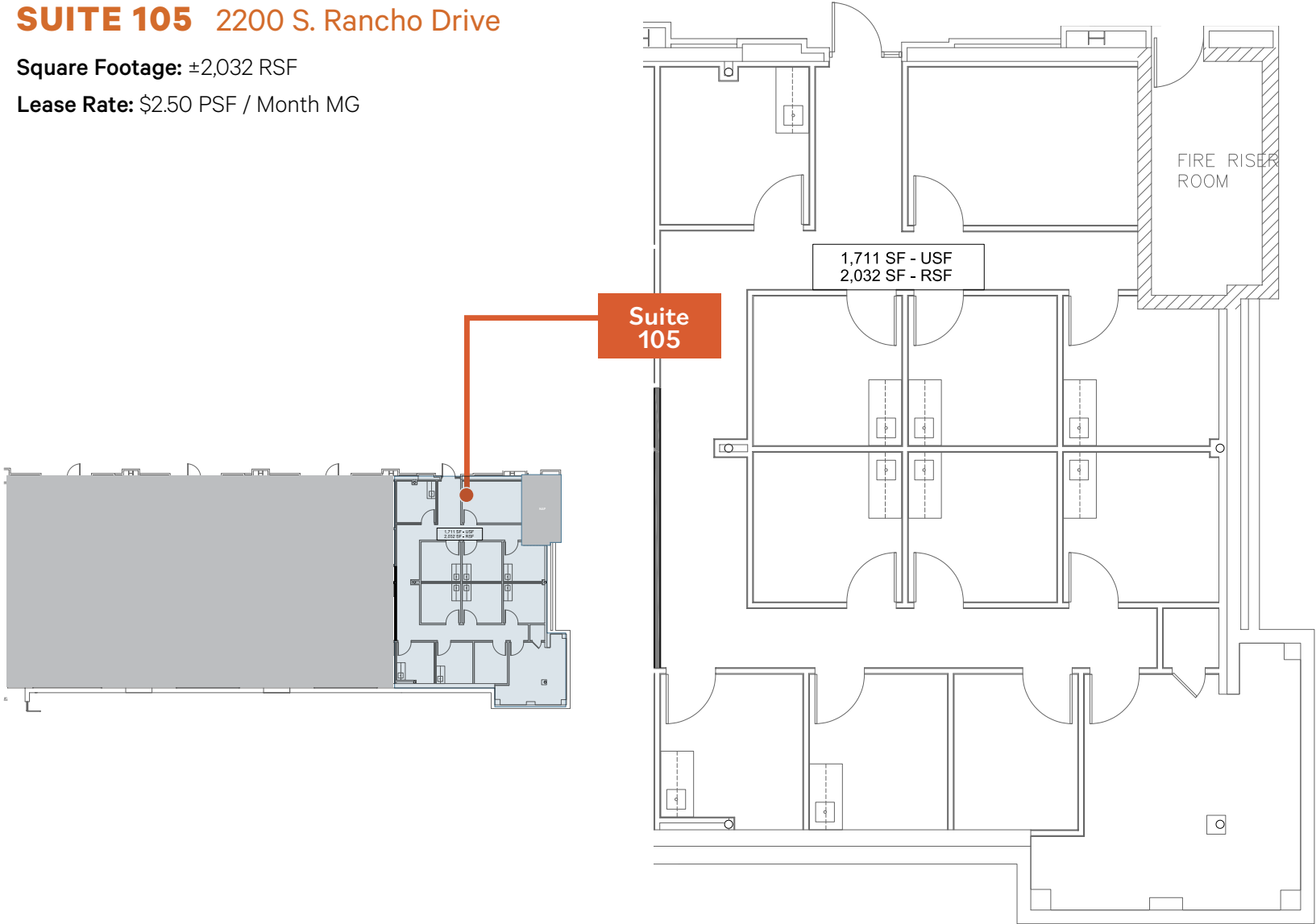


FLOOR PLAN

SUITE 105 2200 S. Rancho Drive

Square Footage: ±2,032 RSF

Lease Rate: \$2.50 PSF / Month MG

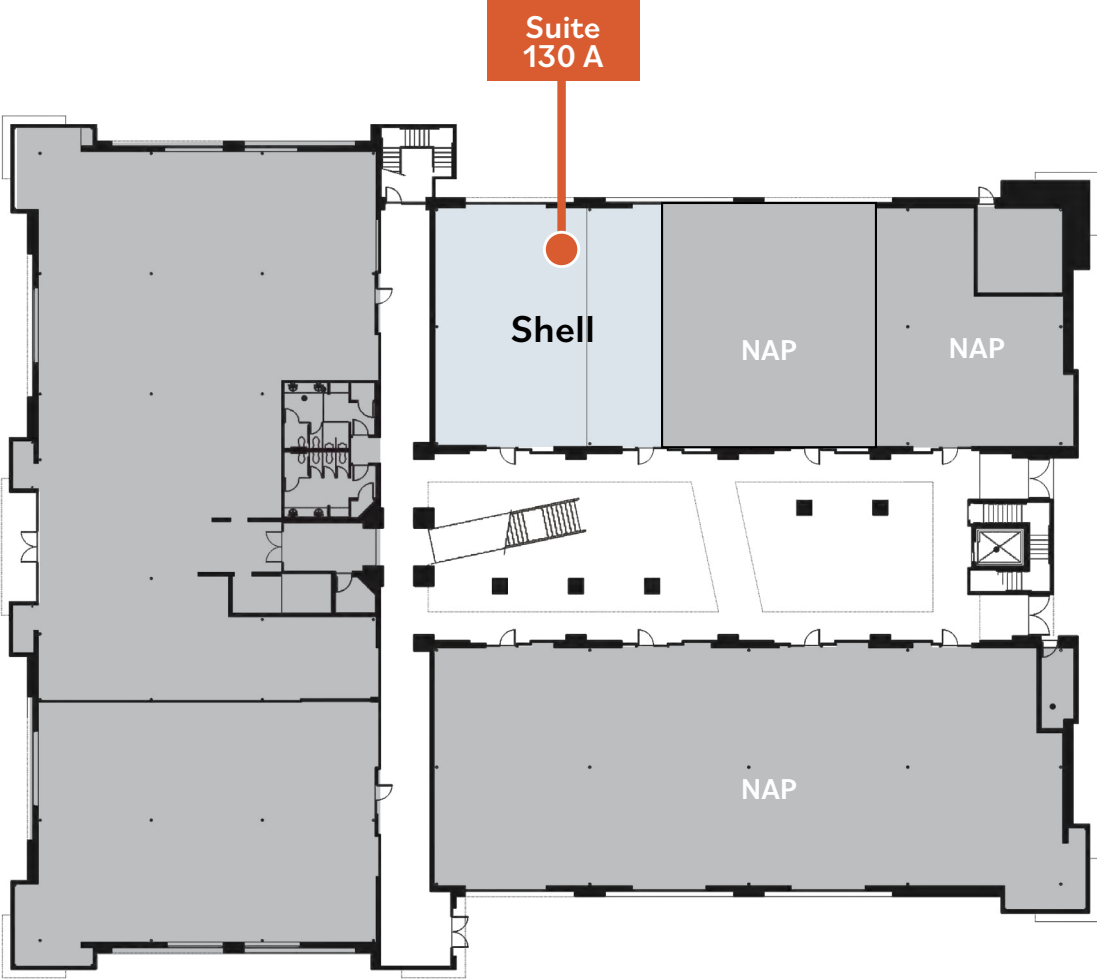


FLOOR PLAN

SUITES 130A 2200 S. Rancho Drive

Suite 130A | Square Footage: ±2,408 RSF

Lease Rate: \$2.50 PSF / Month MG



FLOOR PLAN

SUITE 155 2250 S. Rancho Drive

Suite 155 | Square Footage: ±4,999 RSF

Lease Rate: \$2.30 PSF / Month MG



FLOOR PLAN

SUITE 295 2250 S. Rancho Drive

Square Footage: ±12,754 RSF (Divisible)

Lease Rate: \$2.30 PSF / Month MG



AMENITY MAP







SAHARA RANCHO

2200 & 2250 S. RANCHO DR | LAS VEGAS, NV

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