

Office | For Lease

CBRE

Windmill Office Park

1587-1627 E. Windmill Lane
Las Vegas, NV 89123
www.cbre.us/lasvegas



Windmill Office Park

1587-1627 E. Windmill Lane | Las Vegas, NV 89123

For Lease

Property Info

Windmill Office Park consists of six garden style, single-story, Class A office buildings located in the Southeast submarket. The property offers both professional office and medical office opportunities for lease and is located along E. Windmill Lane with both building and monument signage available. Located near the East 215 Beltway, Windmill Office Park offers an abundance of nearby amenities such as dining, shopping, and is just minutes from the Harry Reid International Airport and the Las Vegas "Strip". Windmill Office Park is surrounded by an abundant number of rooftops within the Master Plan communities of Green Valley, Silverado Ranch and Anthem and is just minutes to the Siena Campus of St. Rose Dominican Hospital; a 230-bed full-service hospital managed Dignity Health, the fifth-largest hospital system in the nation.



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Highlights

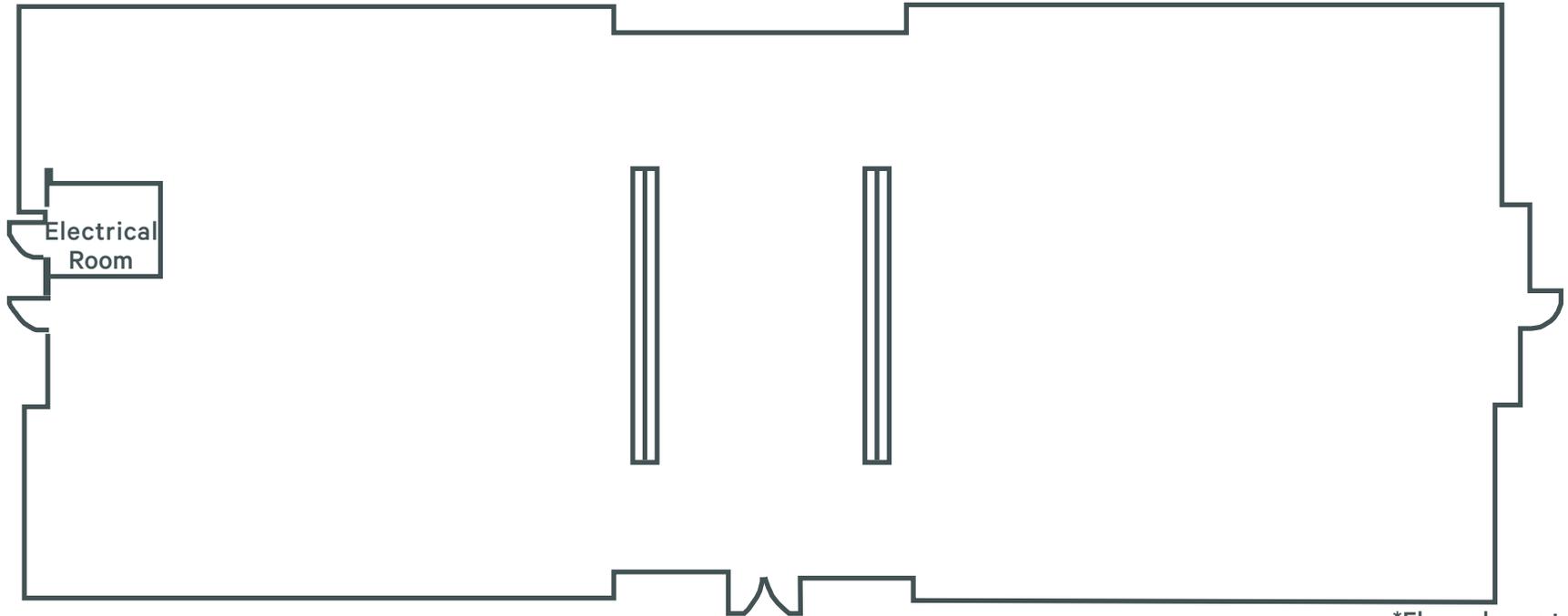
- + Minutes from Harry Reid International Airport
- + Near an abundance of retail amenities including shopping, restaurants, Town Square, and the Las Vegas “Strip”
- + Zoning: CP (Business & Professional Office)
- + Beautiful common areas with mature trees
- + Generous tenant improvement allowance available for grey shell suites
- + Ample parking and covered parking available
- + Building and Monument signage available



Building 2 | Grey Shell

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*Floor plan not to scale



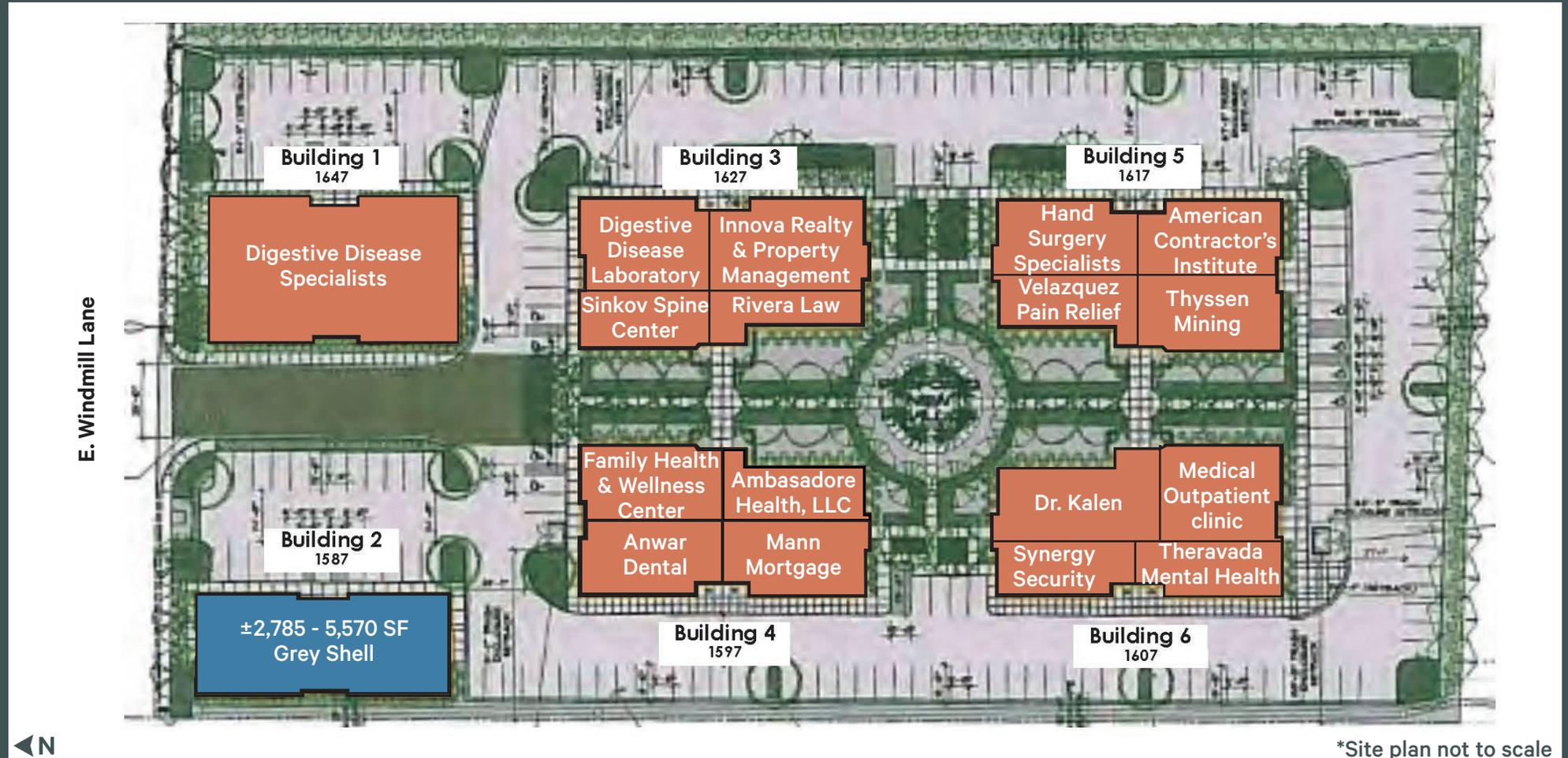
Highlights

- + Lease Rate: \$1.65/SF (NNN), grey shell
- + Estimated CAMs: \$0.35/SF
- + ±2,785-5,570 SF
- + Customize your own office with a Generous Tenant Improvement Allowance
- + Building & Monument signage available
- + Direct exposure on E. Windmill Lane
- + Quick Access to the East 215 Beltway, Harry Reid International Airport and the Las Vegas "Strip"
- + Ample and covered parking available

Windmill Office Park | Site Plan

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*Site plan not to scale

Windmill Office Park | Aerial

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Contact Us

Linda Gonzales

Senior Associate
+1 702 369 4924
www.linda.gonzales@cbre.com
Lic. BS.0049667

CBRE Las Vegas

8548 Rozita Lee Avenue
Suite 200
Las Vegas, NV 89113
+1 702 369 4800
www.cbre.com/lasvegas



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