

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF NNN

(2021 estimated CAMs are \$0.48 PSF)

9525 HILLWOOD



OFFICE SPACES • 9525 Hillwood Drive | Las Vegas, NV 89134

PROPERTY DESCRIPTION

9525 Hillwood is a ±24,024 sf 1-story office building located just off the Summerlin Parkway and Town Center signalized intersection. The property's easy access to and from the freeway, abundant parking, quality space buildouts, and fantastic Summerlin location make it arguably one of the best options for businesses seeking office space in the Summerlin submarket, and at affordable rates, too.

PROPERTY HIGHLIGHTS

- Competitive lease rates
- FREE RENT INCENTIVES (conditions apply)
- Tenant improvement packages available (conditions apply)
- Less than a block away from the Summerlin Pkwy & Town Center intersection
- Great mix of medical, legal, and other professional tenants
- Large parking lot with available covered parking options
- Located in the heart of the Summerlin Master Plan

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

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1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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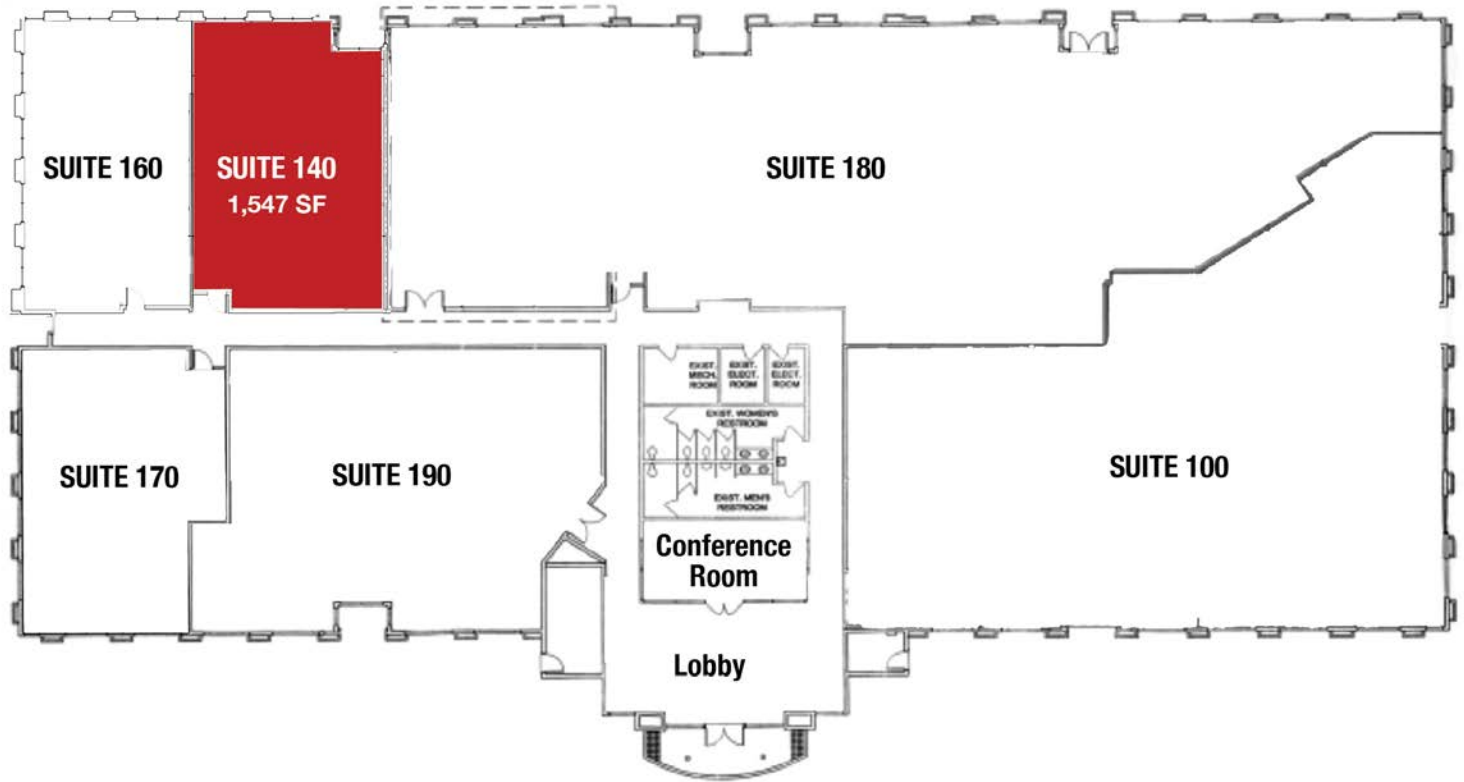
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AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
100	6,394	Alignology
120	7,110	Signature Real Estate
140	1,547	AVAILABLE
160	1,674	November Inc
170	1,760	National Transportation
180	9,124	Signature Real Estate Group
190	3,571	Gilson Daub



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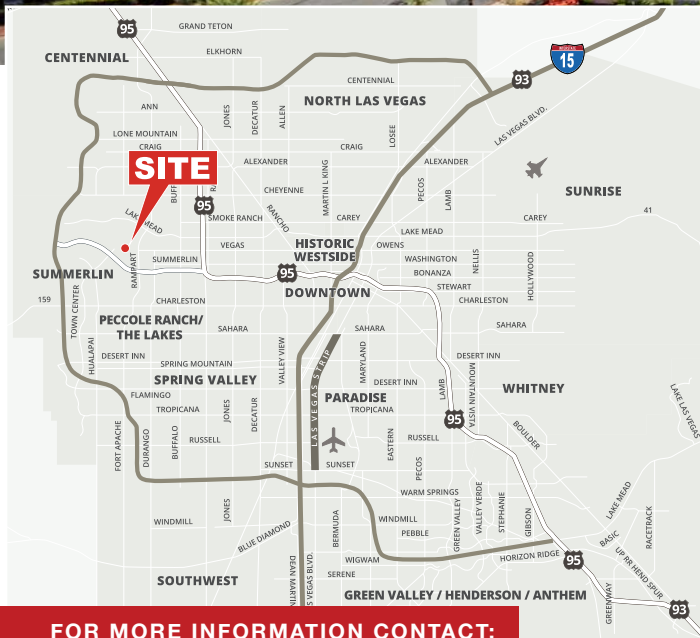
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