

AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$2.25/SF NNN

(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.



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

PROPERTY DESCRIPTION

9525 Hillwood is a ±24,286 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

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com

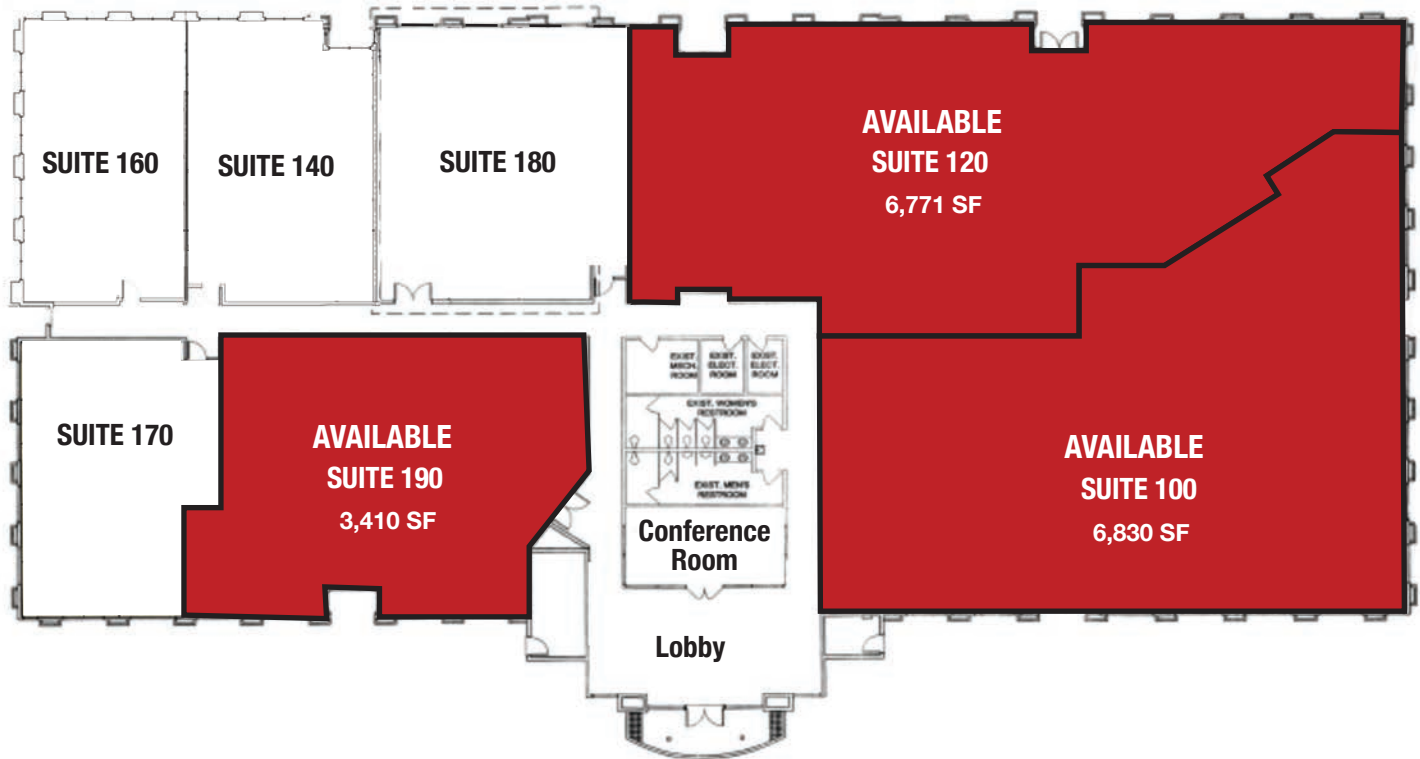
AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$2.25/SF NNN

(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134



AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
100	6,830	AVAILABLE
120	6,771	AVAILABLE
140	1,626	Brian H Nelson PLLC
160	1,765	November Inc
170	1,829	Inter-Con Security Systems
180	2,054	Boardsi
190	3,410	AVAILABLE



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$2.25/SF NNN

(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134

9525 Hillwood Dr - SUITE 190 (3,410 SF) - Asking Rate: \$2.25/SF NNN



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$2.25/SF NNN

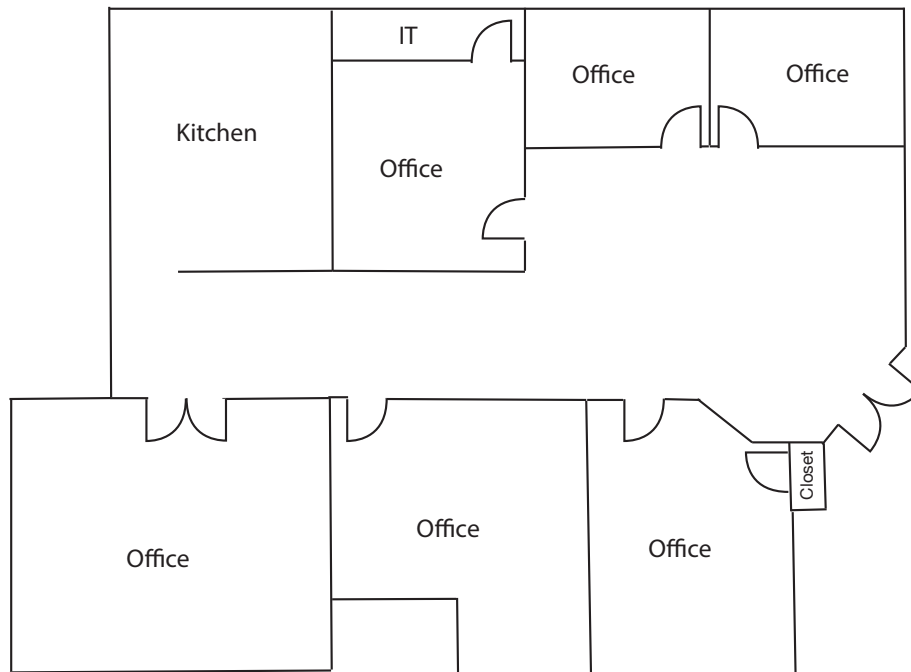
(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134

FLOOR PLAN

9525 Hillwood Dr - SUITE 190 (3,410 SF) - Asking Rate: \$2.25/SF NNN



Floor plan is not to exact scale. It is intended for general information purposes only.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com

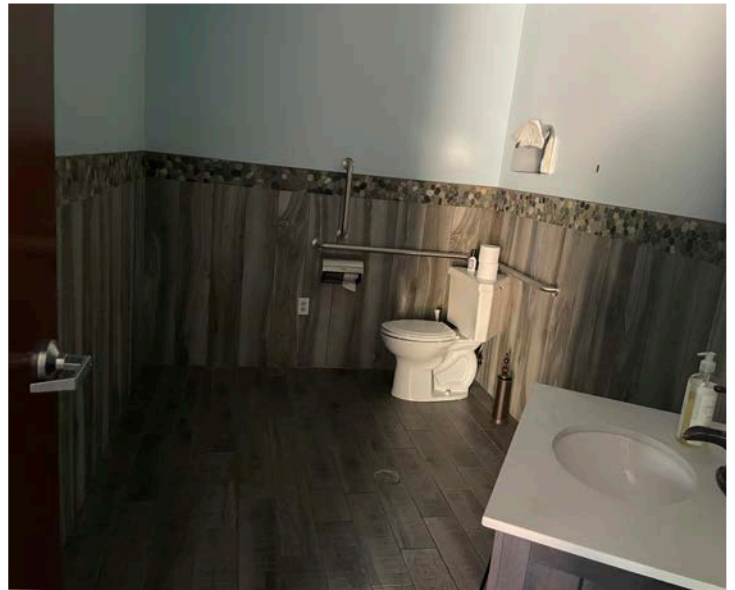
AVAILABLE FOR LEASE
Lease Rate: \$2.10 - \$2.25/SF NNN
(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134

INTERIOR PHOTOS

9525 Hillwood Dr - SUITE 100 (6,830 SF) - Asking Rate: \$2.25/SF NNN



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$2.25/SF NNN

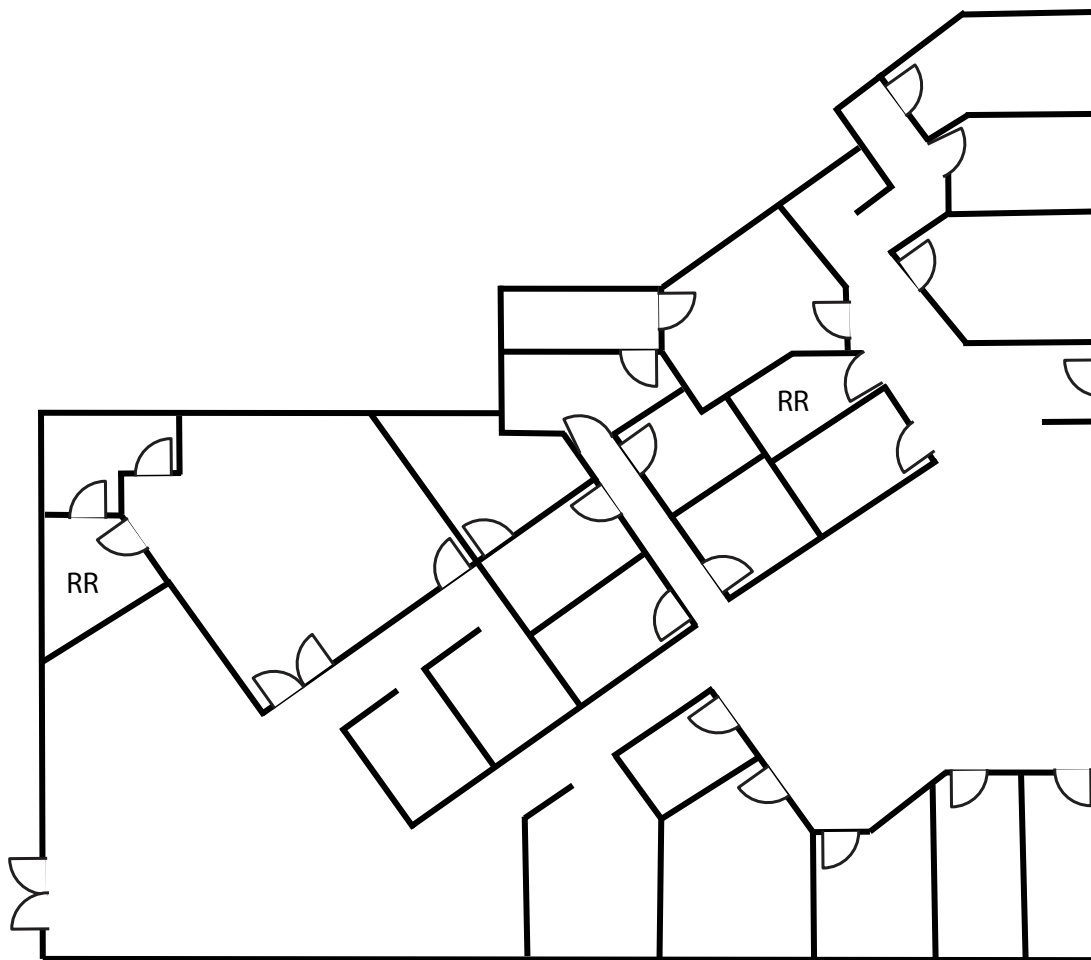
(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134

FLOOR PLAN

9525 Hillwood Dr - SUITE 100 (6,830 SF) - Asking Rate: \$2.25/SF NNN



Floor plan is not to exact scale. It is intended for general information purposes only.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.10 - \$2.25/SF NNN

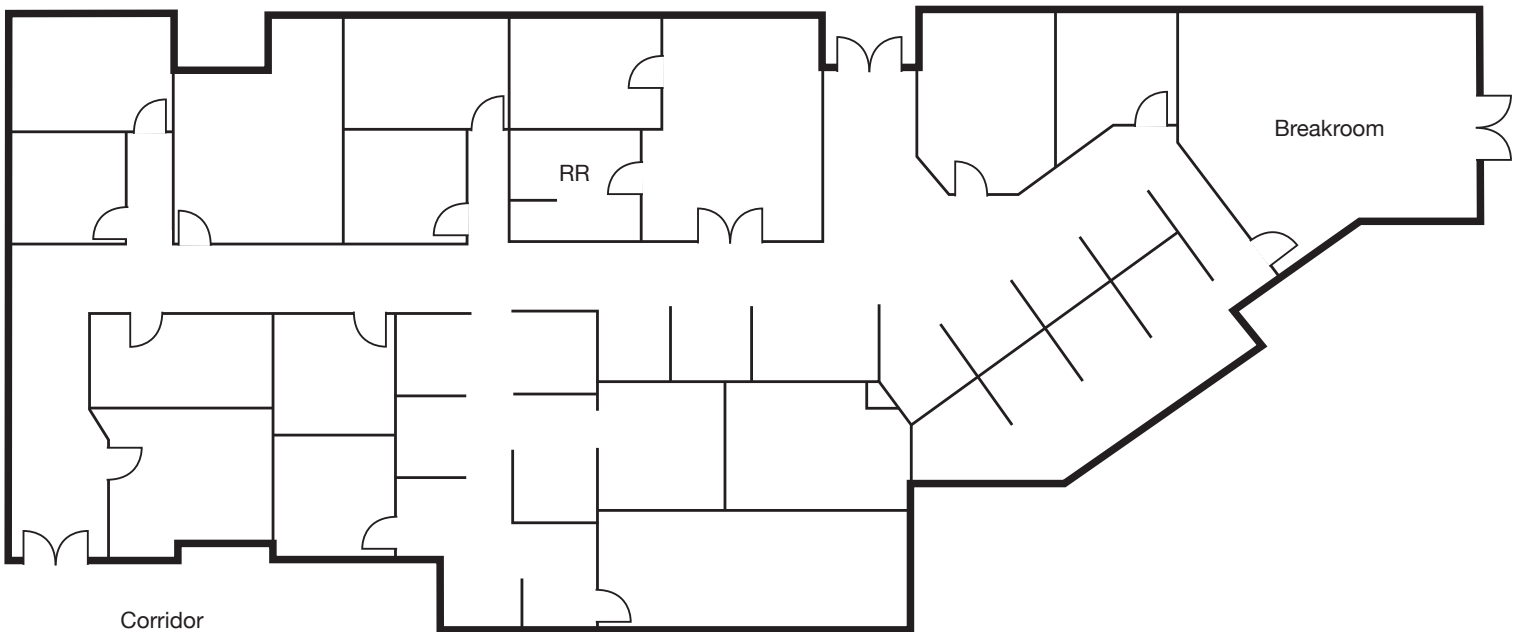
(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134

FLOOR PLAN

9525 Hillwood Dr - SUITE 120 (6,771 SF) - Asking Rate: \$2.10/SF NNN



Floor plan is not to exact scale. It is intended for general information purposes only.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

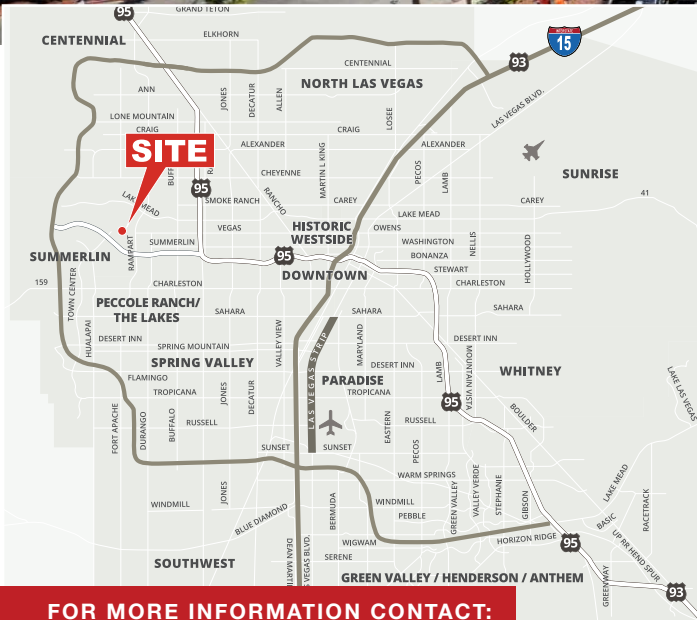
virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$2.10 - \$2.25/SF NNN
(2025 estimated CAMs are \$0.67 PSF)

9525 HILLWOOD DR.

OFFICE SPACES LOCATED IN THE HEART OF SUMMERLIN MASTER PLAN • GREAT TENANT MIX • Las Vegas, NV 89134



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

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.

virtus
commercial

www.virtusco.com