



2200 HIGHLAND DR

LAS VEGAS BLVD, LAS VEGAS, NV 89102

Fully Renovated and Move-In Ready

2200 Highland Drive has entered a new chapter—its complete transformation is now finished. This standalone ±10,591 SF office building now showcases high-end, modern finishes throughout, offering an exceptional leasing opportunity in one of Las Vegas’s most accessible and dynamic commercial corridors.

Strategically positioned near the Las Vegas Strip, I-15, and key business nodes, the building provides unmatched visibility, convenience, and a professional atmosphere tailored to today’s companies.

Key Features and Highlights:

- **Brand-New Modern Upgrades** – Renovations are now fully completed, enhancing aesthetics, efficiency, and overall functionality.
- **Exceptional Connectivity** – Immediate access to I-15 provides fast commuting times to Downtown, The Strip, and Harry Reid International Airport.
- **High-Profile Presence & Visibility** – With 600 feet of dual street frontage, tenants benefit from premium signage and brand exposure..
- **Bright, Open Layouts** – Expansive window lines flood the interiors with natural light, creating an energizing, modern workspace.
- **Executive-Style Offices** – Includes private, professional offices with elevated finishes ideal for corporate users.
- **Surrounded by Growth** – Adjacent to major hospitality, retail, and office developments, offering a strong commercial ecosystem.
- **Ample Parking & Accessibility** – On-site parking and direct road access for tenant and visitor convenience.

FOR LEASE

STARTING BASE RENT

\$1.85 / SF, NNN

** PROMOTIONAL STARTING RATE.
CONDITIONS APPLY*

NNN

± \$0.50 / SF

FULL BLDG AVAILABLE

±10,591 SF (GLA)

PROPERTY TYPE

OFFICE, 2-STORY

ZONING

M, LAS VEGAS

YEAR BUILT / REMODEL

1999 / 2025

PARKING

3.21/1,000 SF

(32 SURFACE + 2 PRIVATE GARAGE)

LOT SIZE / APN

±0.95 AC, 162-04-403-004



Move-In Ready – A Rare Opportunity in Las Vegas

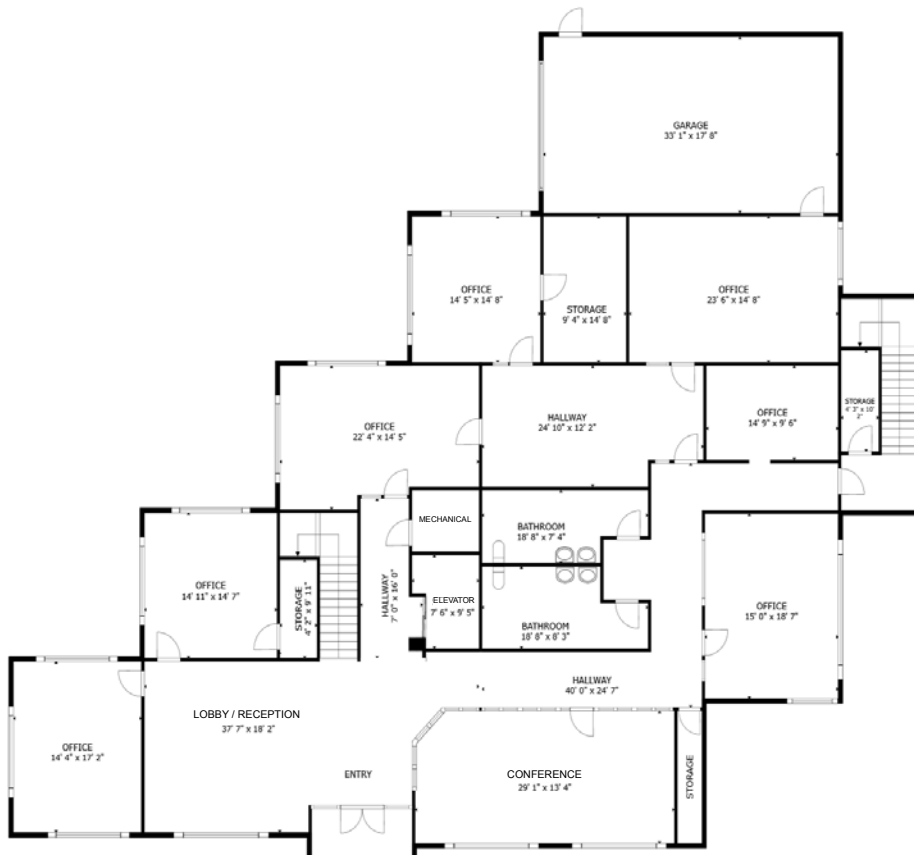
Whether you're a growing company or an established business, 2200 Highland Drive delivers the modern infrastructure, high-profile presence, and strategic location you need to thrive. With its fully completed upgrades, this property stands apart as a premier leasing option in the Las Vegas market.

Location Advantage: Located in one of Las Vegas's most active business corridors, 2200 Highland is surrounded by major retailers, hospitality powerhouses, and established corporate offices—making it ideal for a regional headquarters, satellite office, or collaborative workspace.

Now Leasing – Secure Your Space Today: With renovations now complete, the property is ready for immediate occupancy. Don't miss this turnkey leasing opportunity in a submarket where quality office space is scarce and in demand.



Floor Plans & Features



Floor 1 Features	
Lobby / Reception Area	1
Private Offices	7
Elevator Access	1
Mechanical Rooms	2
Storage Rooms	3
Employee Lounge	1
Restrooms	2, Multi-Stall
Conference Rooms	1
Garage	1, 2-car

Floor 2 Features	
Private Offices	11
Elevator Access	1
Game Room	1
Kitchen / Break Rooms	1
Restrooms	2, Multi-Stall
IT / Data Room	1



Click or Scan:



Hatrak Commercial Website



Property Website



Virtual Tour

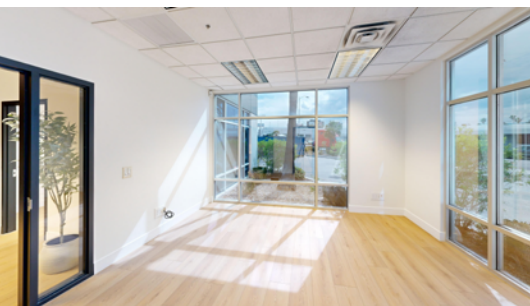


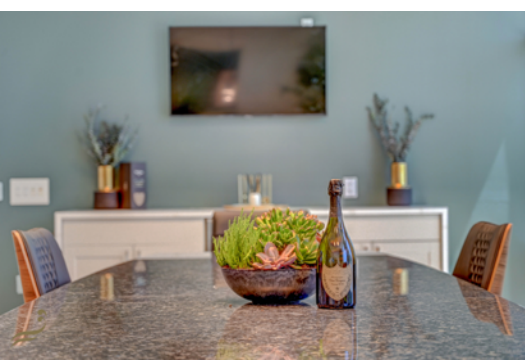
Professional Offices with Panoramic Comfort

Every office space at 2200 Highland Drive is finished with continuous wood flooring that flows seamlessly throughout the building, reinforcing a clean and cohesive aesthetic.

Natural light pours into each office through floor-to-ceiling windows, framing dynamic views of the Las Vegas Strip to the east, mountains to the west, and the property's mature trees and landscaped grounds.

When it's time to pause and reset, the vistas provide more than just scenery—they offer a moment of calm amidst the workday.





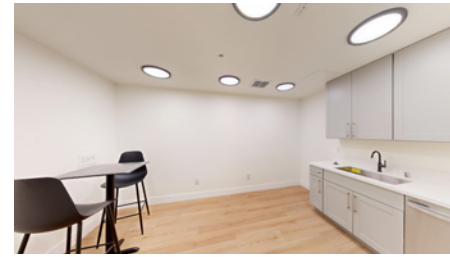


Workplace That Works Hard—And Plays Hard

This building was purpose-built with one clear objective: to create a “sticky” environment where teams feel energized, connected, and comfortable staying throughout the day.

- **Upstairs Employee Kitchen & Break Room** – Fully equipped for daily convenience and socialization
- **Downstairs Lounge Area** – A casual space to unwind, snack, or hold informal huddles
- **Game Room Oasis** – Complete with pool table, shuffleboard, arcade games, putting green, and big-screen zone for team movie nights or big games.

Every square foot has been designed to foster retention, camaraderie, and comfort—so employees have fewer reasons to leave, and more reasons to stay.





Strategically positioned at the intersection of South Highland Avenue and Highland Drive, this property boasts approximately **600 feet of prime street frontage**, offering exceptional visibility and exposure. Its hard-corner location ensures maximum visibility and provides terrific signage opportunities, making it an ideal choice for tenants seeking a high-profile presence. With a steady flow of passing traffic, businesses can leverage this premier positioning to enhance brand recognition and accessibility.





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