

SUNSET BUSINESS CENTER



FOR LEASE

6445 W. SUNSET ROAD | LAS VEGAS | NV | 89118

SAM NEWMAN, SIOR

+1 702 836 3724

sam.newman@colliers.com

LIC. # NV-S.0172845

PAT MARSH, SIOR

+1 702 836 3741

pat.marsh@colliers.com

LIC. # NV-S.0039553

GABE TELLES

+1 702 836 3758

gabe.telles@colliers.com

LIC. # NV-BS.002269

CHARLIE NEWMAN

+1 702 425 5537

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LIC. # NV-S.196915



4-YEAR TERM:

YEAR 1 - \$1.25 PSF | YEAR 2 - \$1.85 SF

PROPERTY FEATURES

- ±71,399 Total SF Industrial Park
- ±24' – ±26' Clear Height
- Fully Fire Sprinklered
- ±12' x ±14' Grade Overhead Doors
- Contiguous to UFC Global HQ Building
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

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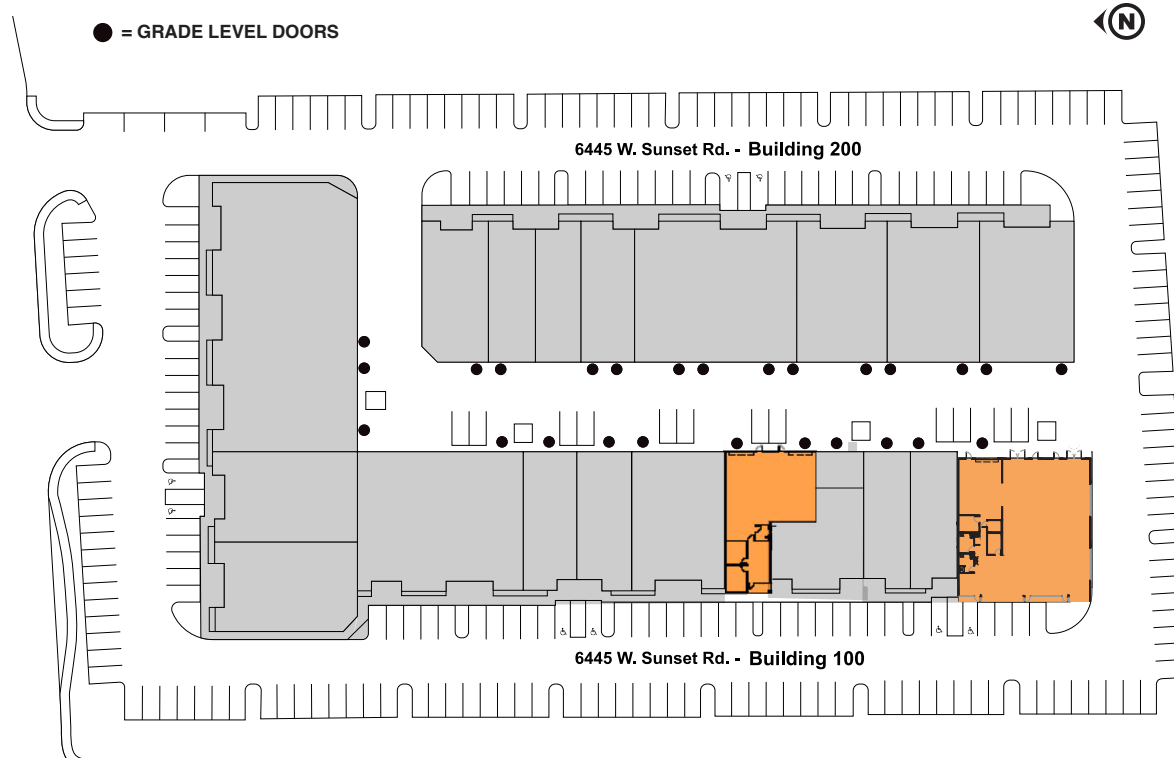
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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
Las Vegas, NV 89113

www.colliers.com/lasvegas



AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
100	134	±2,722	±736	±1,986	\$1.25* Year 1	\$0.43 PSF/Mo	AVAILABLE NOW
100	144-148	±5,482	±445	±5,037	\$1.25* Year 1	\$0.43 PSF/Mo	AVAILABLE NOW

*Year 2: \$1.85

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FLOOR PLAN

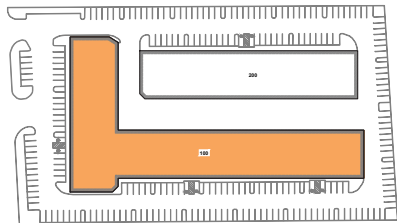
BUILDING 100

SUITE 134

- ±2,722 Total SF
- ±736 SF Office
- ±1,986 SF Warehouse
- ±22'3" – ±23'6" Clear Height
- 2 Grade Level Loading Doors

YEAR 1 RATE: \$1.25 PSF
NNN: \$0.43 PSF/MO

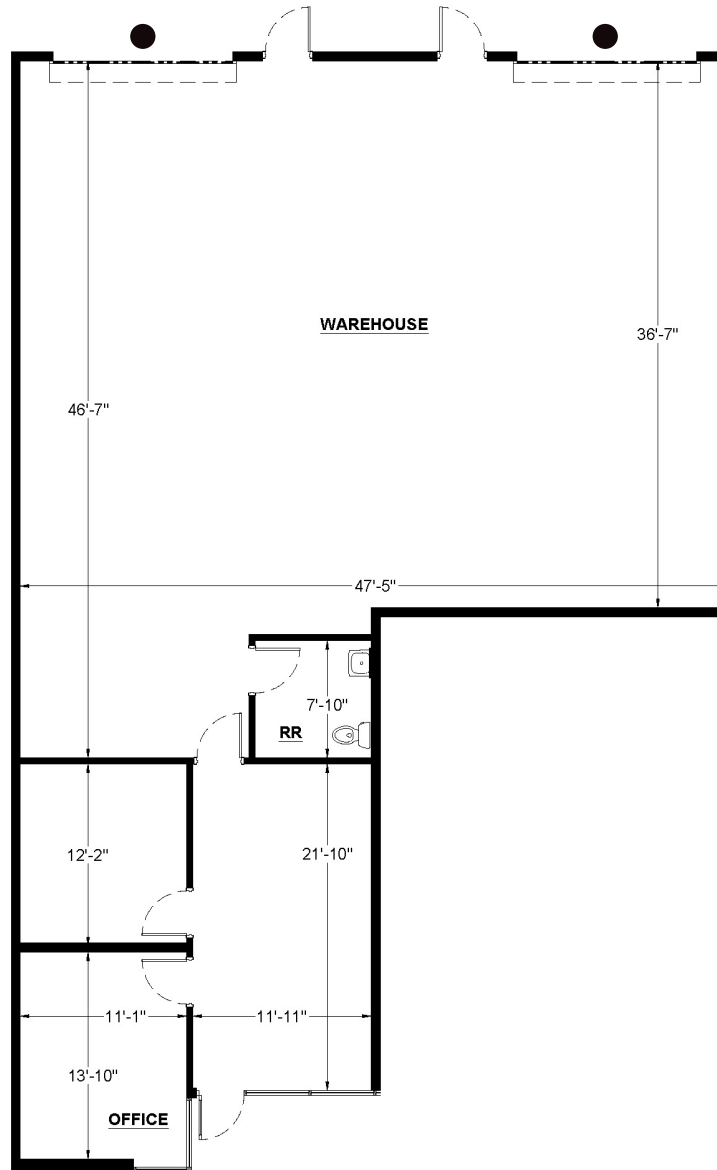
SITE KEY PLAN



BUILDING KEY PLAN



● = GRADE LEVEL DOORS



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FLOOR PLAN

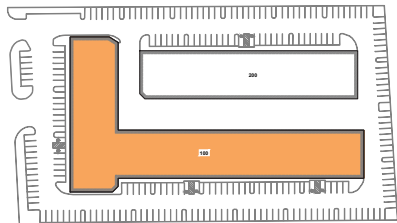
BUILDING 100

SUITE 144-148

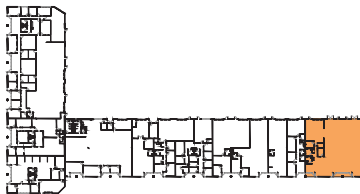
- ±5,482 Total SF
- ±445 Office SF
- ±5,037 Warehouse SF
- ±22'6" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$1.25 PSF
NNN: \$0.43 PSF/MO

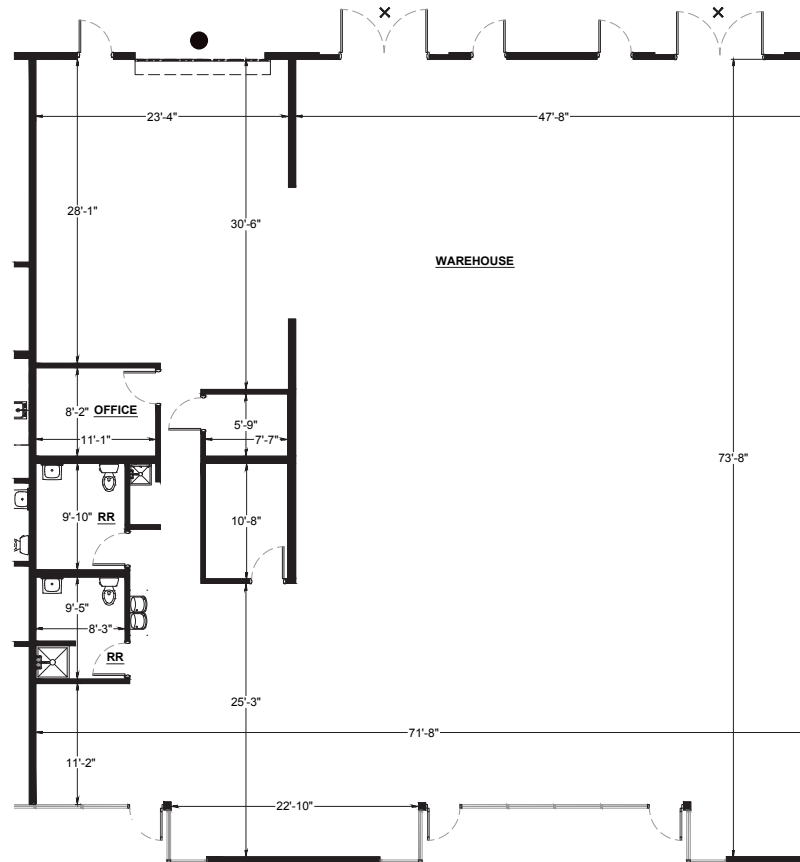
SITE KEY PLAN



BUILDING KEY PLAN



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PROPERTY PHOTOS | YEAR 1 RATE - \$1.25 PSF

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AMENITIES | YEAR 1 RATE - \$1.25 PSF

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