

# 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  
charlie.newman@colliers.com  
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.*



# SUNSET BUSINESS CENTER

## SITE PLAN

FOR LEASE



FOR MORE INFORMATION

**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

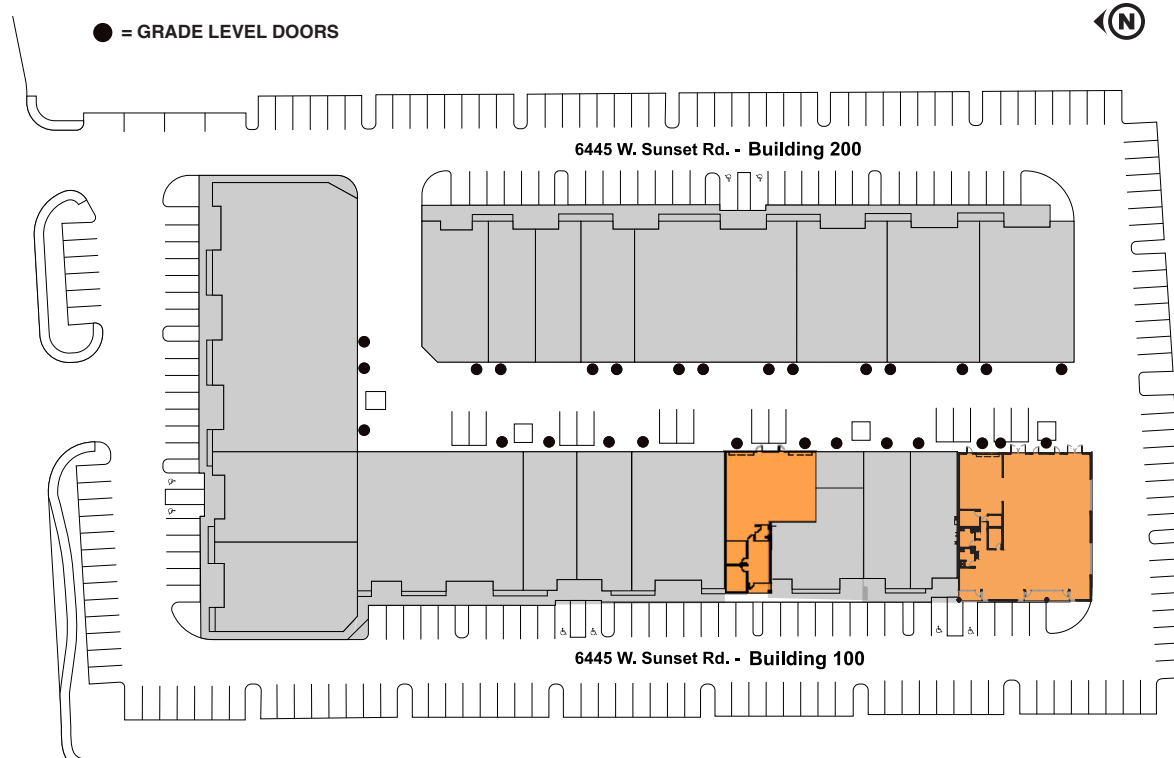
charlie.newman@colliers.com

LIC. # NV-S.196915

**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

# SUNSET BUSINESS CENTER

## FLOOR PLAN

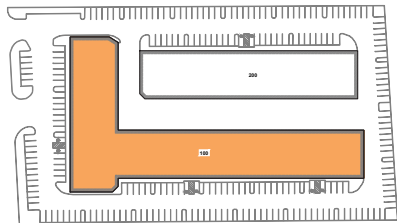
### BUILDING 100

### 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**

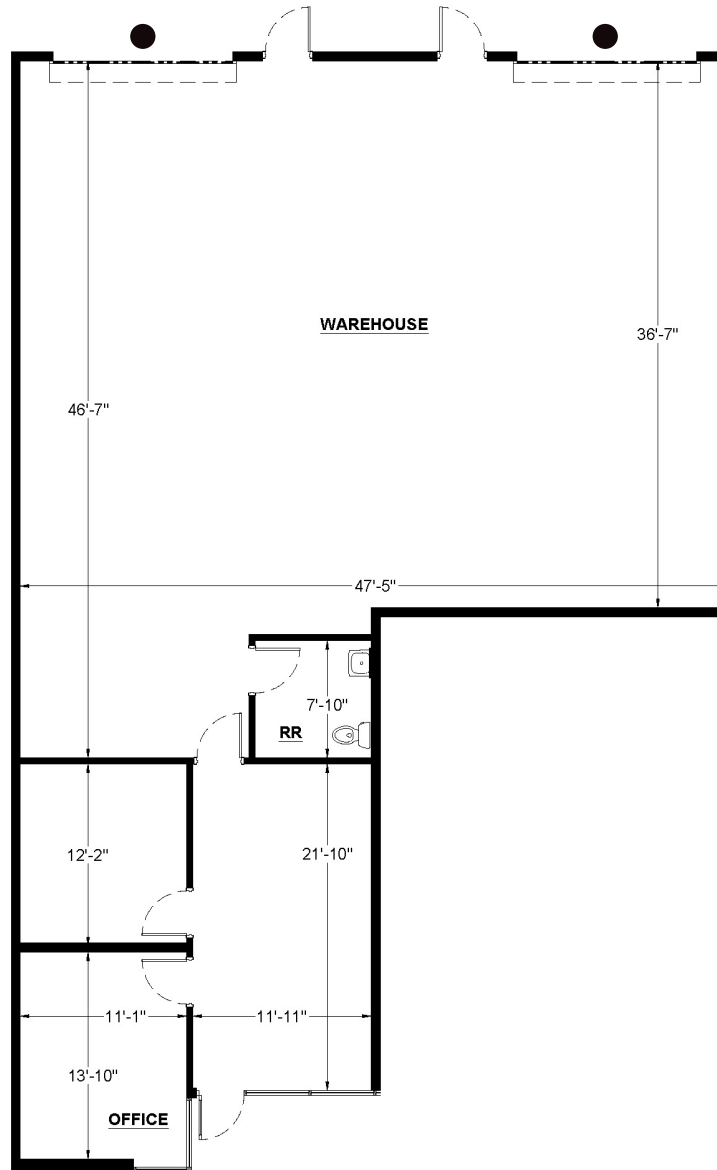
#### SITE KEY PLAN



#### BUILDING KEY PLAN



● = GRADE LEVEL DOORS



FOR LEASE



#### FOR MORE INFORMATION

##### 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

charlie.newman@colliers.com

LIC. # NV-S.196915

##### COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

#### SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD

LAS VEGAS, NV 89118



# SUNSET BUSINESS CENTER

## FLOOR PLAN

### BUILDING 100

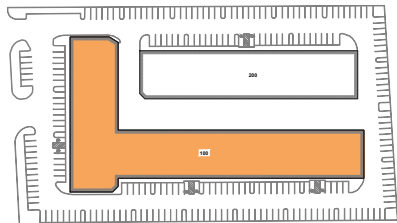
### SUITE 144-148

- ±5,482 Total SF
- ±708 Office SF
- ±4,774 Warehouse SF
- ±22'-6" - 23'-9" Clear Height
- 3 Grade Level Doors

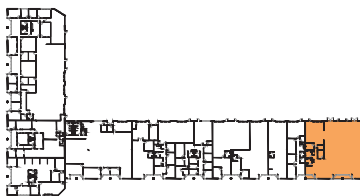
**YEAR 1 RATE: \$1.25 PSF**

**NNN: \$0.43 PSF/MO**

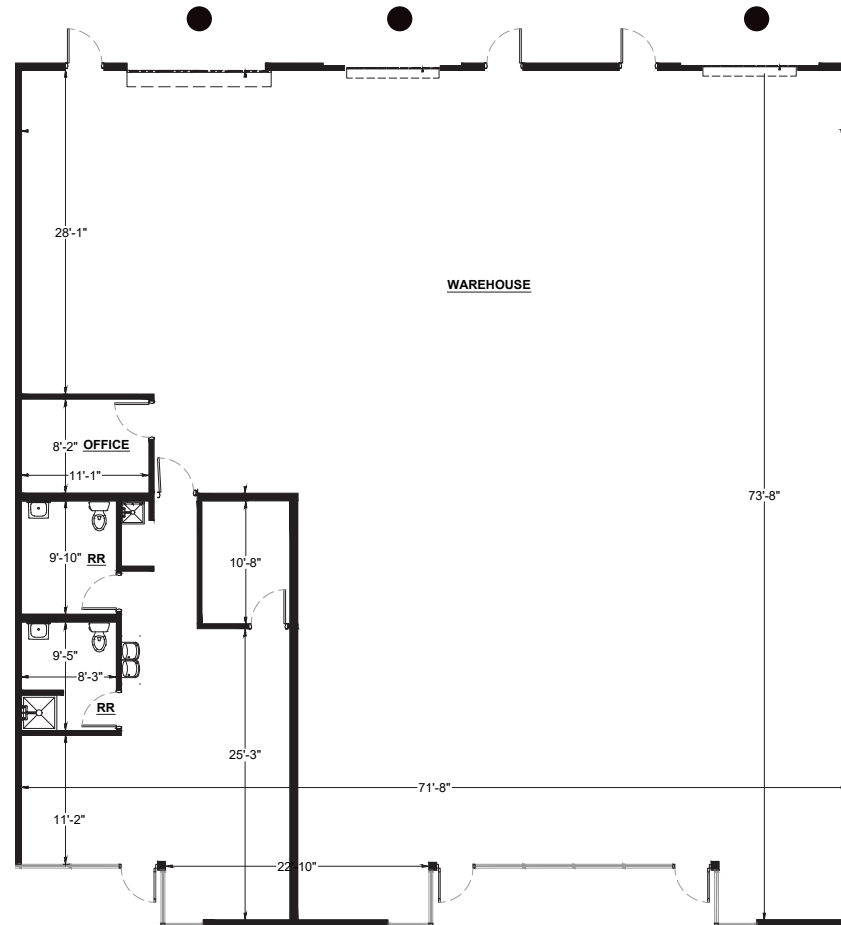
### SITE KEY PLAN



### BUILDING KEY PLAN



● = GRADE LEVEL DOORS



FOR LEASE



### FOR MORE INFORMATION

#### 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

charlie.newman@colliers.com

LIC. # NV-S.196915

#### COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

### SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD

LAS VEGAS, NV 89118



# SUNSET BUSINESS CENTER

PROPERTY PHOTOS | YEAR 1 RATE - \$1.25 PSF

FOR LEASE



## FOR MORE INFORMATION

### 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

charlie.newman@colliers.com

LIC. # NV-S.196915

### COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

## SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD

LAS VEGAS, NV 89118



# SUNSET BUSINESS CENTER

AMENITIES | YEAR 1 RATE - \$1.25 PSF

FOR LEASE



## FOR MORE INFORMATION

### 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

charlie.newman@colliers.com

LIC. # NV-S.196915

### COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

## SUNSET BUSINESS CENTER

6445 W. SUNSET ROAD

LAS VEGAS, NV 89118

