

FOR LEASE

SUNSET HILLS PLAZA

8485 W SUNSET RD LAS VEGAS, NV 89113



Douglas Albright
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LAS VEGAS NV 89113

PROPERTY DESCRIPTION

NO LOAD FACTOR!! Located in the sizzling Southwest market, 8485 W Sunset Rd is a beautiful three-story building. The property is conveniently located off the I-215 and Durango. The location and architectural styling lends to excellent visibility from I-215, Durango & Sunset. 8485 W Sunset is also near two regional hospitals. Directly across the street from the 122 Acre UNLV Harry Reid Research and Technology Park. The Southwest office market is leading the way for attracting national tenants and spawning a high energy business climate. Enjoy the grandeur of Sunset Hills Plaza with its beautiful atrium and cavernous lounge area.

PROPERTY FEATURES

Lease Rates: \$1.70/SF NNN CAM \$.35/SF

Suites Available: #111 7,500 SF

2nd Gen Newly renovated layout

New Paint, New Carpet, New LED Lighting throughout

Beautiful Common Area Atrium

All Suites Provide Natural Light

No Load Factor Tenants Enjoy The Common Areas With No Extra Charge



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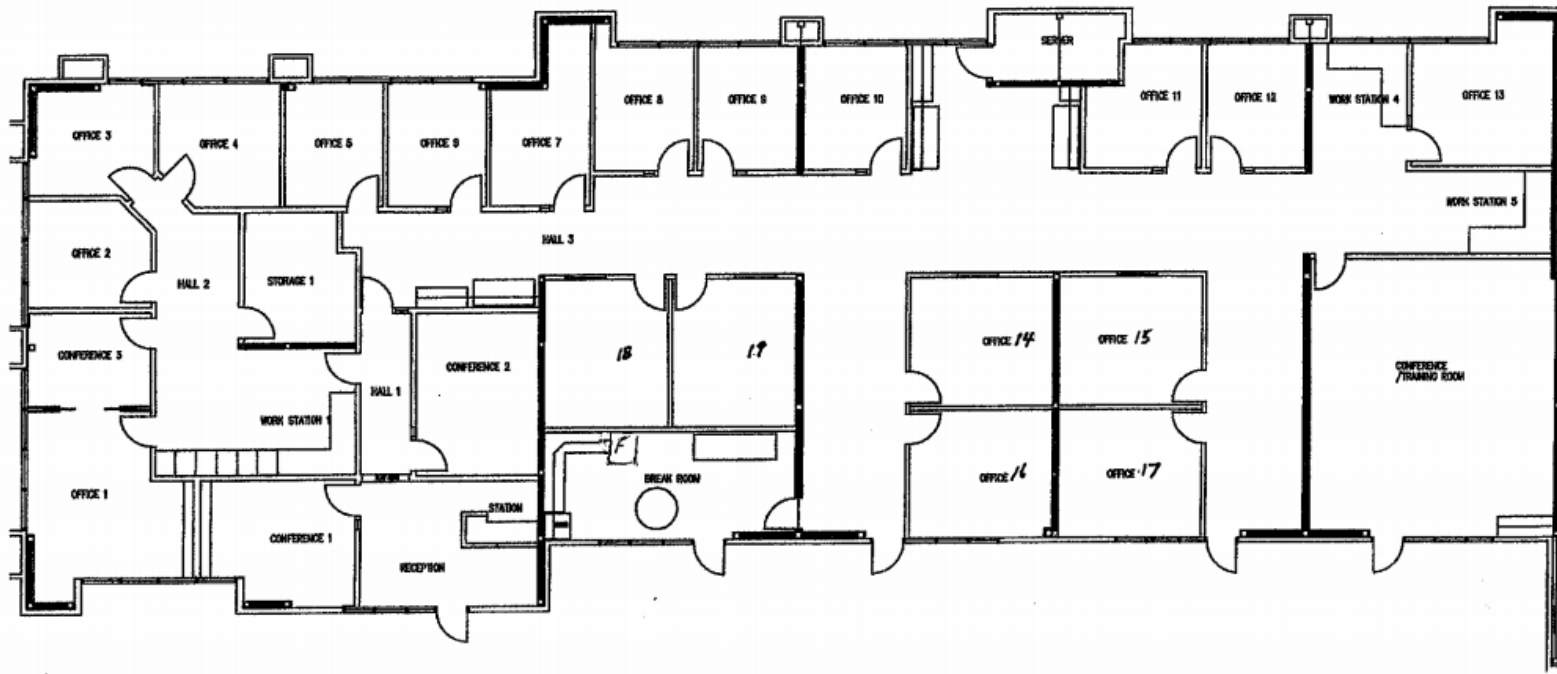
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Suite 111 7,500 SF

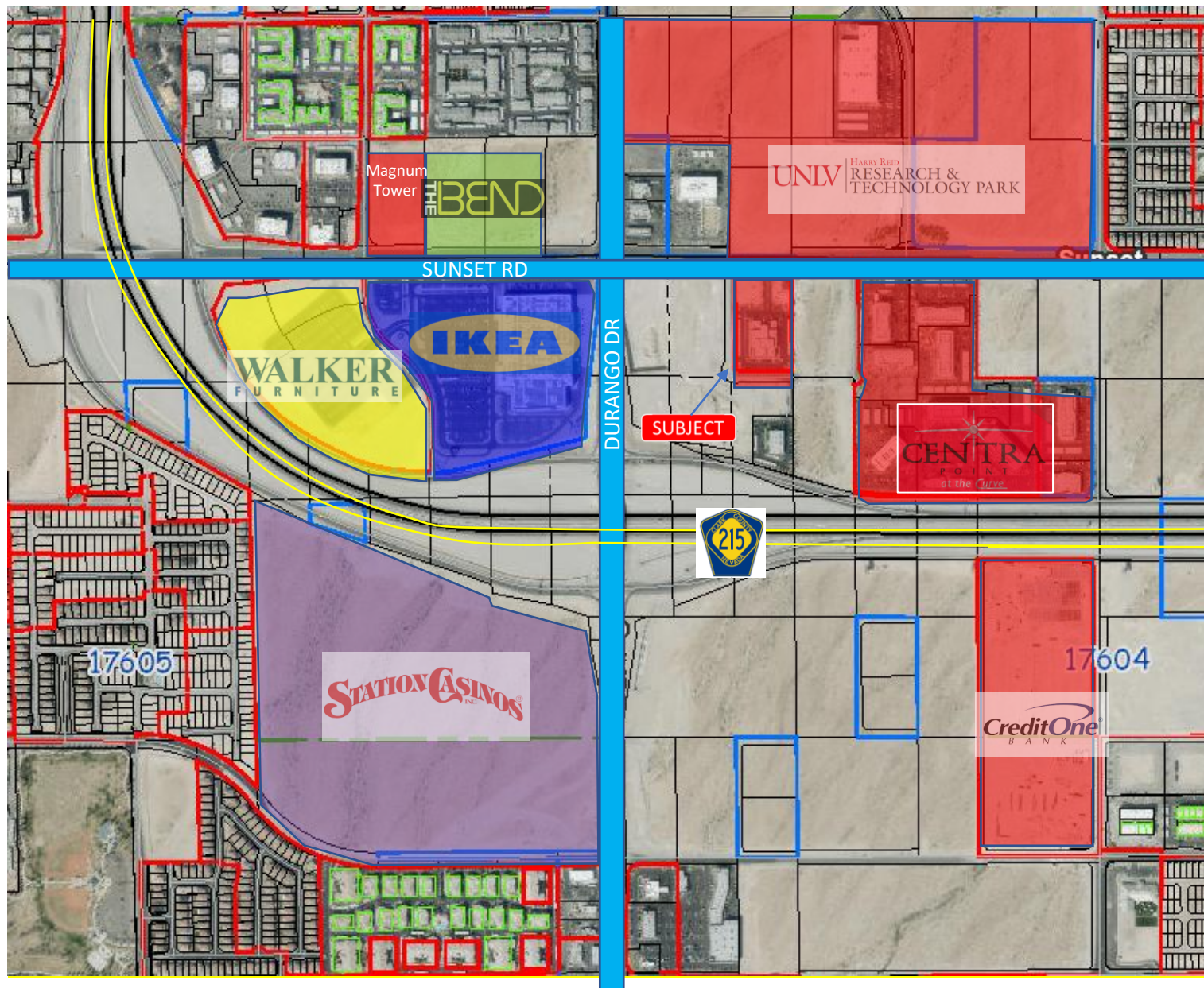


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ALBRIGHT CALLISTER & ASSOCIATES
LISTING DETAIL SHEET
OFFICE

Listing Agent (s): **Douglas Albright**
Bryan Houser

Phone: 702-732-1000

Fax: 702-395-9462

Address: 3658 N Rancho Dr #101
Las Vegas, NV 89130

Last Update: 7/15/2020

Property Name: Sunset Hills Plaza

Address: 8485 W Sunset Rd Las Vegas, NV 89113

Cross Streets: Durango and Sunset Rd

County: Clark

Zoning: C-2

APN: 176-04-112-001

Building Area: 39,000 SF Total

Year Built: 2005

Flood Zone: Not in a 100 year Flood Zone per
Clark County Assessors

AVAILABLE SUITES:

<u>SUITES</u>	<u>SIZES</u>	<u>BASE RATE</u>	<u>EST CAM</u>	<u>TOTAL MONTHLY</u>
111	7,500	\$1.70	\$.35	\$15,375.00/MO

3658 N Rancho Dr #101
Las Vegas, NV 89130

The information above has been obtained from sources we deem reliable and is submitted subject to errors, omission and changes. While we do not doubt its accuracy, we have not verified it and make no guarantee warranty or representation about it. The recipient prior to lease, purchase, exchange or execution of legal documents should verify all information.

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