

PROFESSIONAL / MEDICAL OFFICE

SUITE 401 FOR LEASE

3663 E Sunset Rd Las Vegas, NV 89120



LEASE RATE \$1.80 SF

CAMS \$.37/ SF

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SUITE 401

3663 E SUNSET RD

Sunset Professional Park



SUITE OVERVIEW

Ideally used for a pediatric dental practice, this suite features a spacious reception and family waiting area, plus a large open-bay treatment room designed for carousel-style dentistry with plumbing and power for two central sink pods, each supporting five chairs. The layout includes four private operatories with chair hookups, two private offices, a wet lab, two restrooms, and a large employee break room, supporting efficient workflow and high-volume pediatric care.

Also suitable for physical therapy, chiropractor, medical, professional or general office use with minor modifications.

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LEASE



PROPERTY DESCRIPTION

Now leasing at Sunset Professional Park—an established, Green Valley-adjacent office and professional complex on East Sunset Road. Ideal for dental, medical, and professional office users, the property offers a range of suite sizes with flexible layouts to accommodate a variety of practice needs. Tenants benefit from high visibility with over 37,000 vehicles passing daily and ample on-site parking. Conveniently located just 2.5 miles from the 215 Beltway, the property offers easy access to nearby neighborhoods including Green Valley, Paradise, Silverado Ranch, and Henderson, as well as McCarran Airport and the Las Vegas Strip. Join a strong mix of healthcare and professional tenants in a well-maintained setting designed for long-term success.

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OFFERING SUMMARY

Lease Rate:	\$1.80 SF Modified Gross
CAMs:	\$.37/SF
Suite 401:	2,875 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,557	61,499	171,619
Total Population	10,431	153,080	419,471
Average HH Income	\$89,942	\$91,176	\$86,301



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SUNSET PROFESSIONAL PARK ^{3663 E SUNSET RD}

LEASE



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INTERIOR PHOTOS

SUITE 401
3663 E Sunset Rd

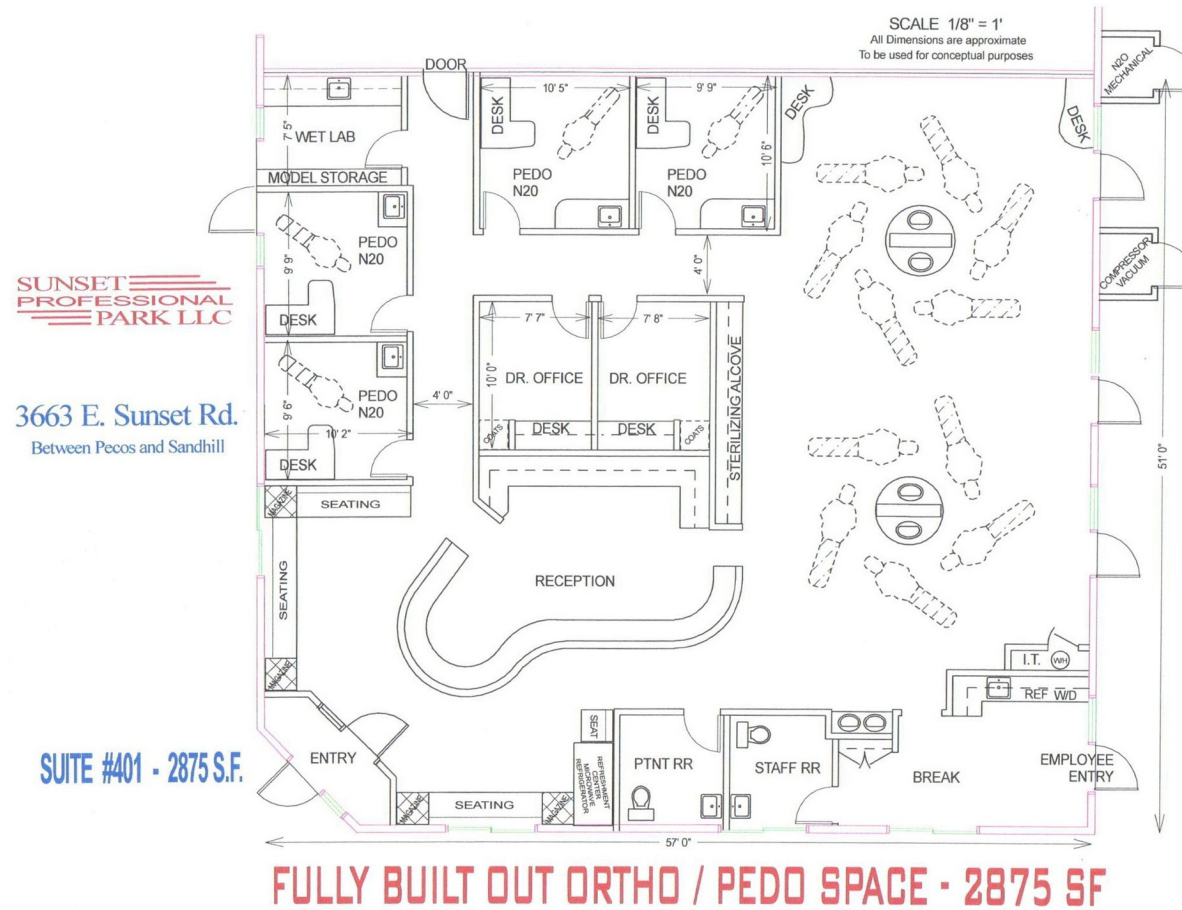


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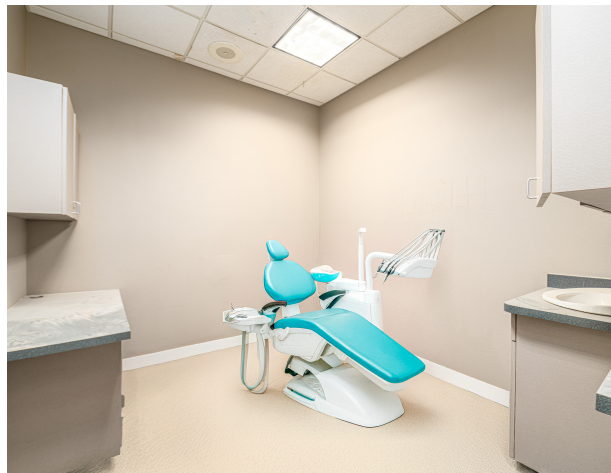
Suite 502 has a versatile layout combining private offices, open offices and a glassed walled conference room with a reception area.

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VIRTUALLY STAGED

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LOCATION

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DEMOGRAPHICS

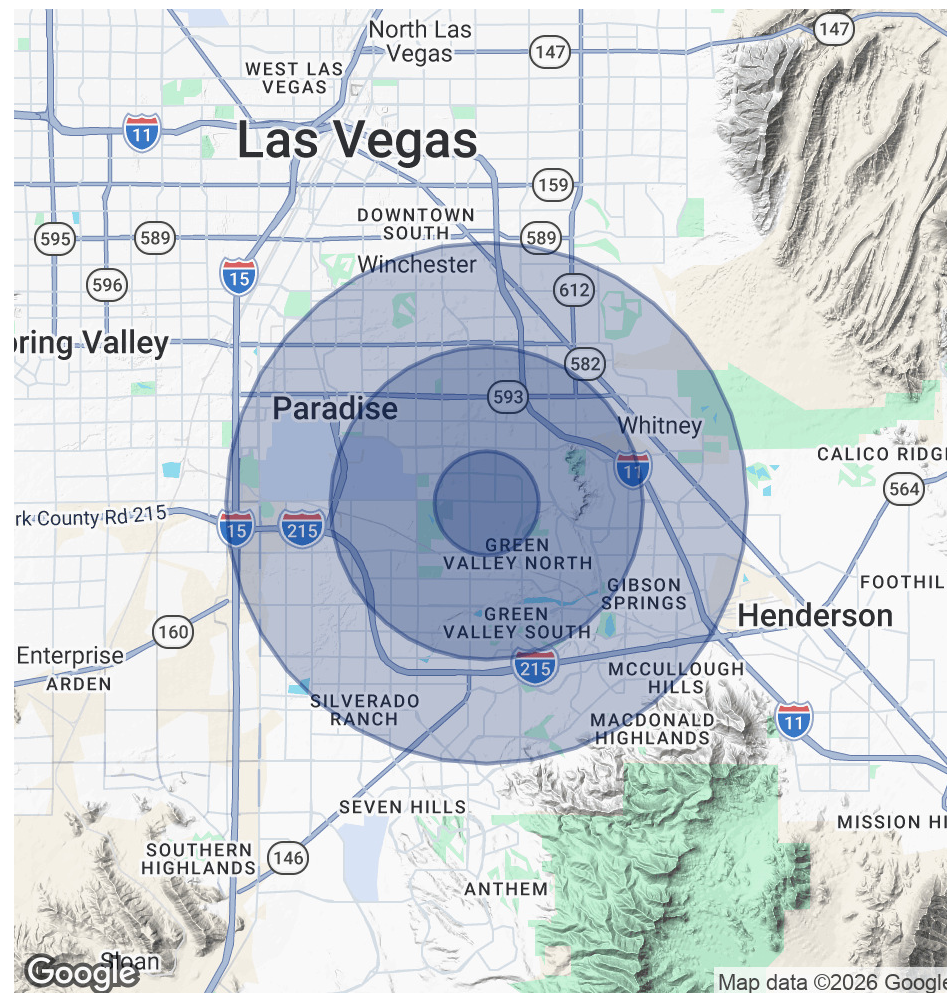
3663 E SUNSET RD

LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,431	153,080	419,471
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,557	61,499	171,619
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$89,942	\$91,176	\$86,301
Average House Value	\$609,944	\$466,471	\$426,804

2020 American Community Survey (ACS)



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