



4425 West Sunset Rd. Las Vegas, NV 89118 | For Lease

±5,500 SF of Office/Warehouse Space

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Accelerating success.

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Property Highlights

- ±5,500 Total SF
- ±3,992 SF of Two Story Office
- ±1,508 SF of Warehouse
- High Image Office Finishes
- Grade Level Loading
- Storefront Entry
- Fire Sprinklered
- Zoned M1 (Light Manufacturing)
- Estimated Occupancy November 1, 2024
- Excellent SW location with I-215 access at Decatur

Base Rent: \$1.60 PSF

CAMs: \$0.22 PSF



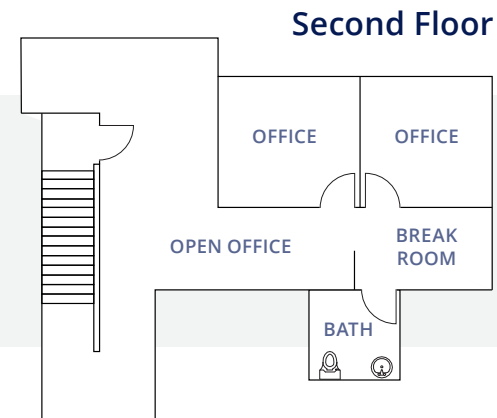
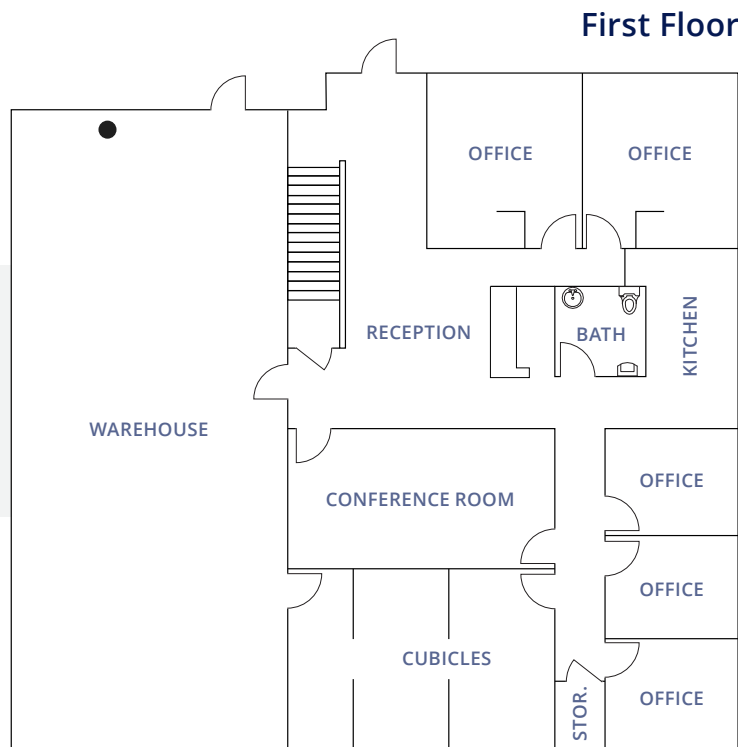
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Not To Scale. For Illustration Purposes Only.

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● = Grade Doors

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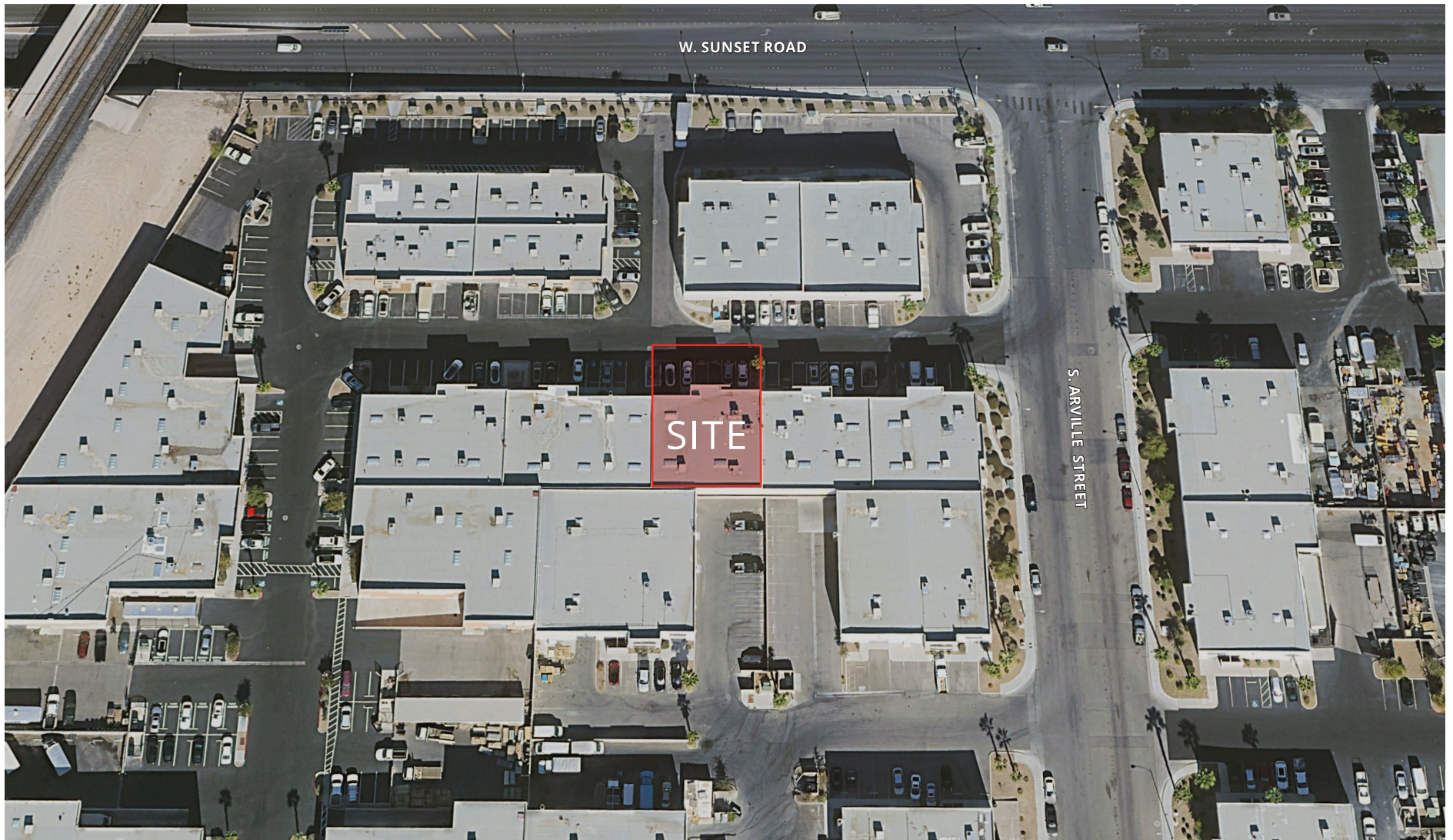
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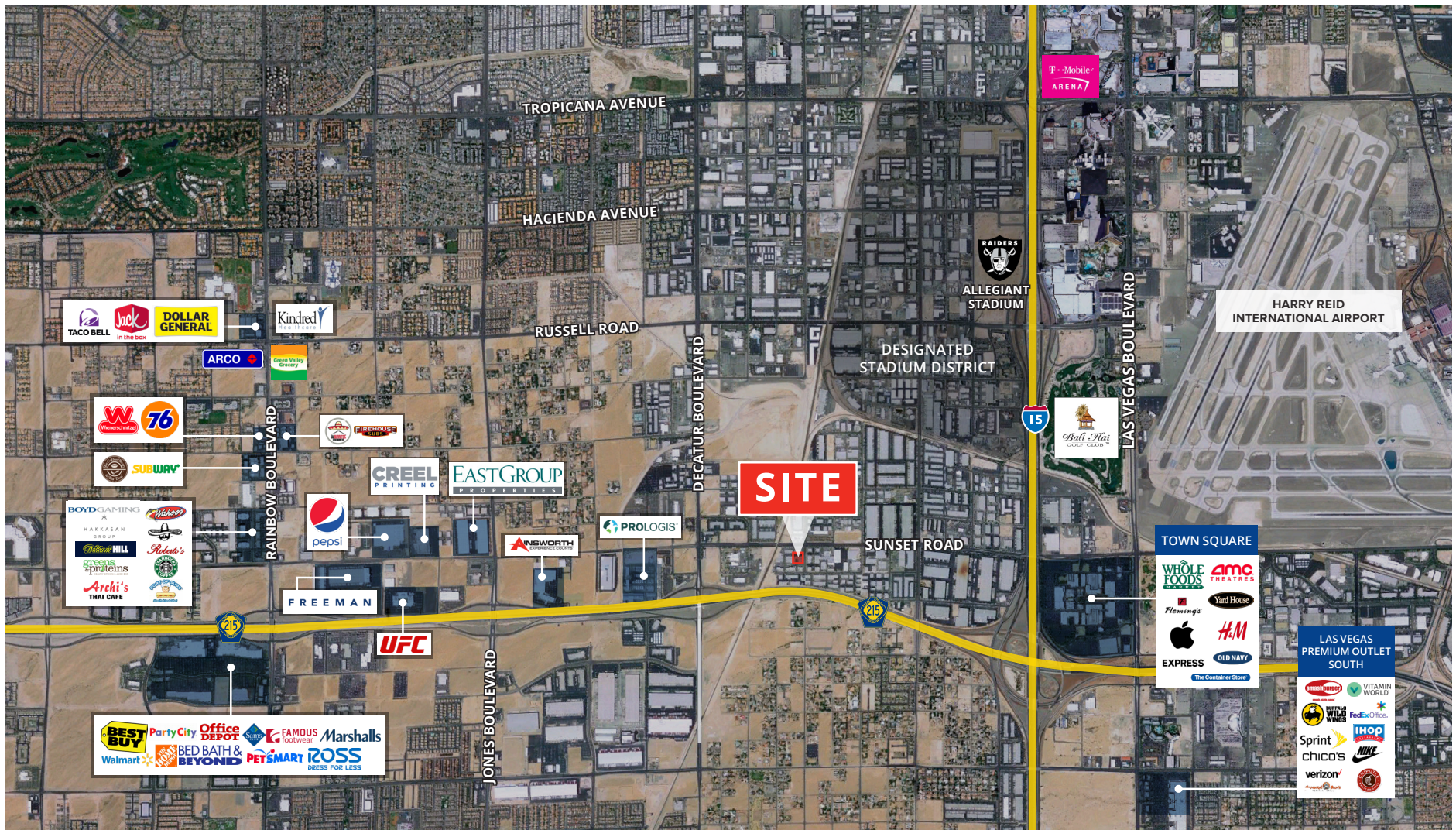


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Aerial Map 



\$4.4B+ Annual revenue

68 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$96B Assets under management

22,000 Professionals

Exclusive Listing Agents:

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