



# PROFFESIONAL OFFICE BUILDING | FOR LEASE

7229 WEST SAHARA AVENUE, SUITE 100 | Las Vegas, NV 89117



**PRIORITY ONE COMMERCIAL**  
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

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## AREA DESCRIPTION

**Stone Canyon Professional Park** is conveniently located at 7229 West Sahara Ave, Las Vegas, NV 89117, just minutes away from the prestigious Summerlin master-planned community. This Prime location offers easy access to top residential neighborhoods, shopping, dining, and recreational amenities.

The property is also well-connected to major transportation routes, including Summerlin Parkway and US-95, providing seamless access to the Las Vegas Strip, Downtown Las Vegas, and surrounding areas. This makes it an ideal choice for businesses seeking both convenience and visibility.



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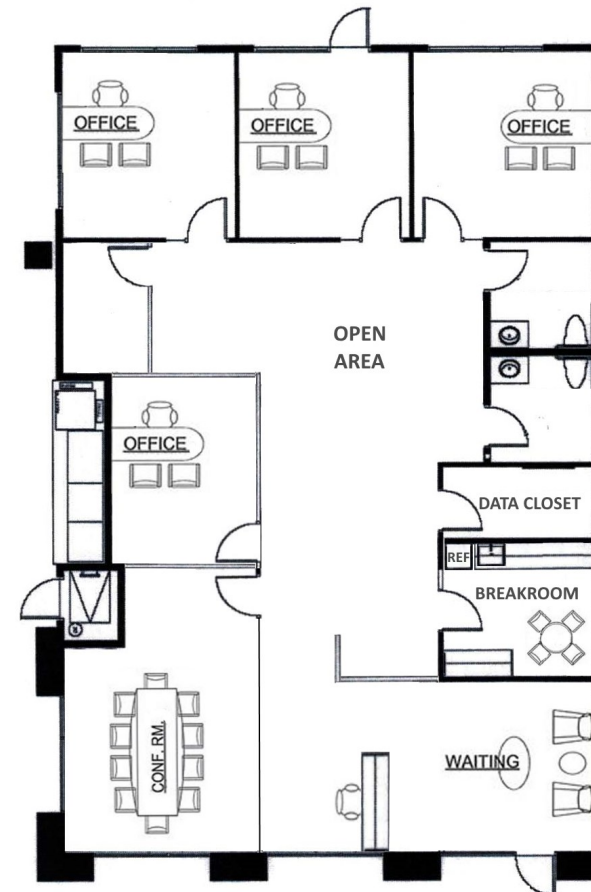
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## SUITE 100

- Square Footage: 2,500 +/-
- Lease Rate: \$1.65
- CAMs: \$.47
- Zoning: Commercial Professional (CP)
- Covered Parking Available

## SPACE DESCRIPTION

- Upgraded finishes throughout the space
- Built-in reception desk
- Lobby area
- Glass conference room
- Five private offices
- M/W restrooms
- Break room



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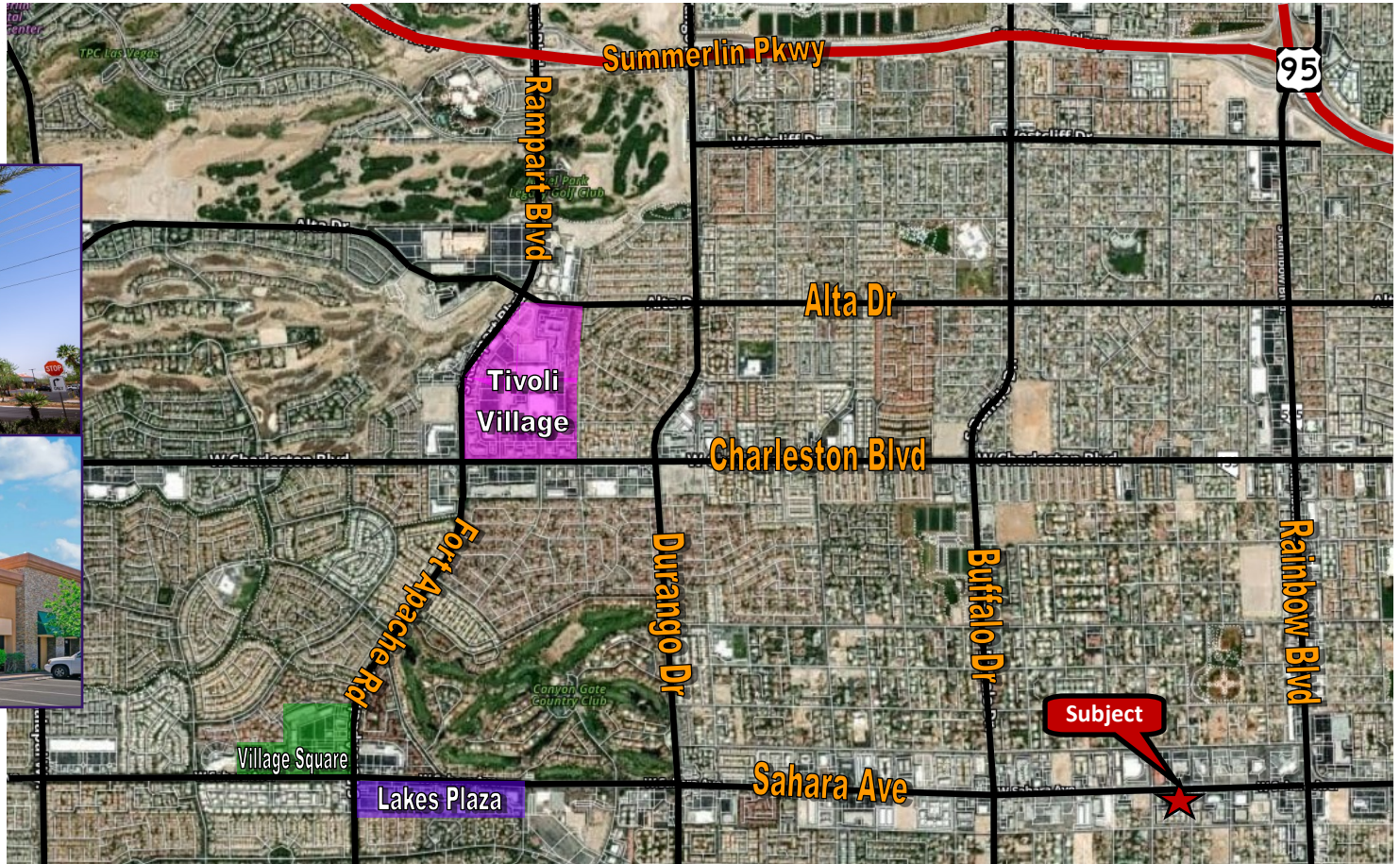
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