



3201 W SAHARA AVE

LAS VEGAS BLVD, LAS VEGAS, NV 89103

AN EXCEPTIONAL OFFICE SPACE OFFERING IN THE VIBRANT HEART OF LAS VEGAS, WHICH COMBINES FUNCTIONALITY, ACCESSIBILITY, AND AFFORDABILITY. BUILT IN 1986, THIS \pm 7,004 SF CLASS B OFFICE BUILDING IS METICULOUSLY MAINTAINED AND THOUGHTFULLY DESIGNED TO SUPPORT A VARIETY OF PROFESSIONAL USES.

Key Features and Location Advantages:

Prime Availability: Currently, \pm 1,800 SF is available on the second floor, ready for immediate occupancy. The suite is ideal for businesses that require flexible, well-appointed office space with ample natural light and modern aesthetics.

Unmatched Visibility: Positioned on bustling West Sahara Avenue, one of Las Vegas's most heavily trafficked thoroughfares, the property enjoys exposure to over 57,000 vehicles daily.

Strategic Connectivity: Located just 1.5 miles from the iconic Las Vegas Strip and with nearby freeway access to I-15 and I-11, the property ensures seamless commutes for employees and clients alike.

Proximity to Amenities: The surrounding area boasts a vibrant mix of dining, shopping, and entertainment options, including proximity to Downtown Las Vegas, the Fashion Show Mall, and other major retail hubs.

Promotional Lease Opportunity: For a limited time, qualified tenants can secure this premium office space at a highly competitive promotional rate of \$1.00/SF MG for the first year. This exceptional value makes 3201 W Sahara Ave an ideal choice for businesses looking to establish themselves in a premier Las Vegas location.

Whether you're an established enterprise or a growing business, 3201 W Sahara Ave provides the perfect platform to thrive. Its combination of modern functionality, strategic location, and exceptional value sets it apart as a premier choice in the Las Vegas office market.

FOR LEASE

STARTING BASE RENT
\$1.00 / SF, MG
(promotional rate, conditions apply)

SPACE AVAILABLE
 \pm 1,800 SF

PROPERTY TYPE
OFFICE, 2-STORY

BUILDING SIZE (GLA)
 \pm 7,004 SF

ZONING
C-1, CLARK COUNTY

YEAR BUILT
1988

PARKING
5.33/1,000 SF

PROPERTY SUMMARY

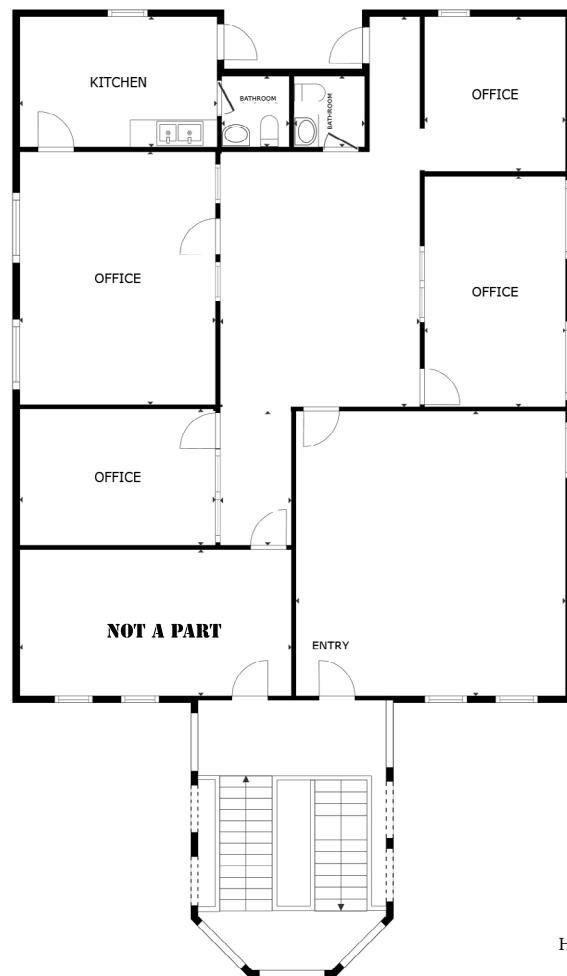
LOT SIZE
 \pm 0.5 AC

APN
162-08-104-002

PROPERTY HIGHLIGHTS:

- **Abundant Parking:** A spacious parking lot ensures convenience for tenants and their visitors.
- **Pylon Signage:** High-visibility signage opportunities enhance your brand's exposure to thousands of daily passersby.
- **Prime Location on West Sahara Avenue:** Over 57,000 vehicles pass daily, offering unmatched visibility for businesses.
- **Accessibility:** Just 1.5 miles from the Las Vegas Strip and minutes from I-15, with nearby freeway access to I-11 and I-15, ensuring seamless commutes for employees and clients.
- **Proximity to Amenities:** Surrounded by a vibrant mix of retail, dining, and personal services, with a variety of options for off-site meetings or quick lunches.
- **Convenient to Downtown and The Strip:** Located near the heart of Las Vegas, offering tenants a strategic position close to business, cultural, and entertainment hubs.

This prime location and suite of amenities make 3201 W Sahara Ave a standout choice for businesses seeking visibility, convenience, and accessibility.



Hatrak Commercial Website



VirtualTour



Listing Info

SUITE H FEATURES:

This ±1,800 SF second-level office suite is immediately available and perfectly suited for businesses seeking both functionality and affordability. Offering an attractive lease rate and a move-in-ready design, the space provides a seamless blend of practicality and modern aesthetics.

- **Four Spacious Private Offices:** Ideal for privacy and productivity.
- **Large Open Work Area:** Perfect for collaboration and team activities.
- **Convenient Breakroom:** Includes a sink for added functionality.
- **Two Separate Entrances:** Provides flexibility and privacy for tenants.
- **Glass Wall Dividers:** Create an inviting, open, and contemporary feel, allowing natural light to flood the space and enhance the work environment.
- **Two Restrooms:** Conveniently located within the suite for tenant use.
- **Street Frontage:** Offers excellent visibility and accessibility.
- **Quiet Co-Tenancy:** Enjoy the peaceful coexistence with professional and retail users within the building.

This adaptable layout is ideal for professional operations, providing a welcoming and efficient workspace for a variety of business needs. Don't miss this opportunity to establish your business in a premium Las Vegas location.





For more information, contact:

Rob Hatrak

Broker • Owner

702-271-3520 • rob@hatrak.com

NV. B.144920, PM.168447



Hatrak Commercial

626 S 3rd St, Ste 100 | Las Vegas, NV 89101 | 702-826-0050

DISCLAIMER: © 2025 Hatrak Commercial. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease or sale and availability are subject to change or withdrawal without notice. Interested parties are encouraged to perform their own thorough and independent property investigation and verification of all information, and any reliance on this information is solely at your own risk. All logos, trademarks, etc. displayed in this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of any party/owner to another. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.