

SUNSET BUSINESS CENTER



FOR LEASE

6445 W. SUNSET ROAD | LAS VEGAS | NV | 89118

SAM NEWMAN, SIOR

+1 702 836 3724
sam.newman@colliers.com
LIC. # NV-S.0172845

PAT MARSH, SIOR

+1 702 836 3741
pat.marsh@colliers.com
LIC. # NV-S.0039553

GABE TELLES

+1 702 836 3758
gabe.telles@colliers.com
LIC. # NV-BS.002269

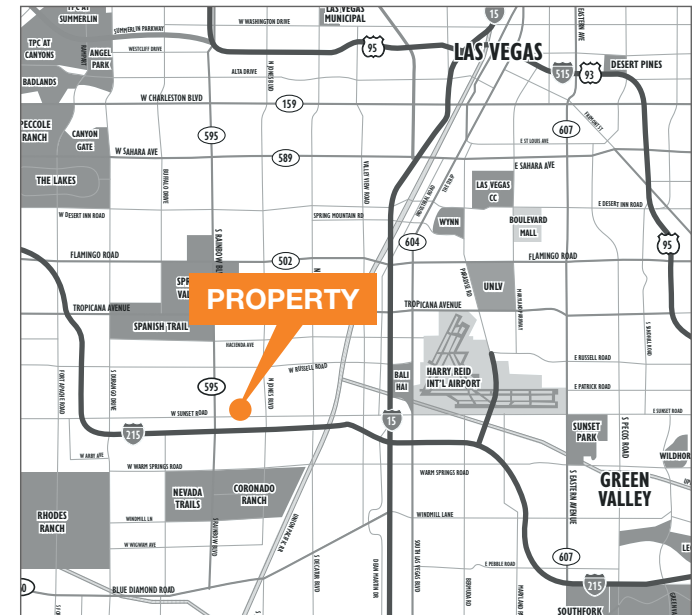
CHARLIE NEWMAN

+1 702 425 5537
charlie.newman@colliers.com
LIC. # NV-S.196915



PROPERTY FEATURES

- ±71,399 Total SF Industrial Park
- ±24' – ±26' Clear Height
- Fully Fire Sprinklered
- ±12' x ±14' Grade Overhead Doors
- Contiguous to UFC Global HQ Building
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

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FOR MORE INFORMATION

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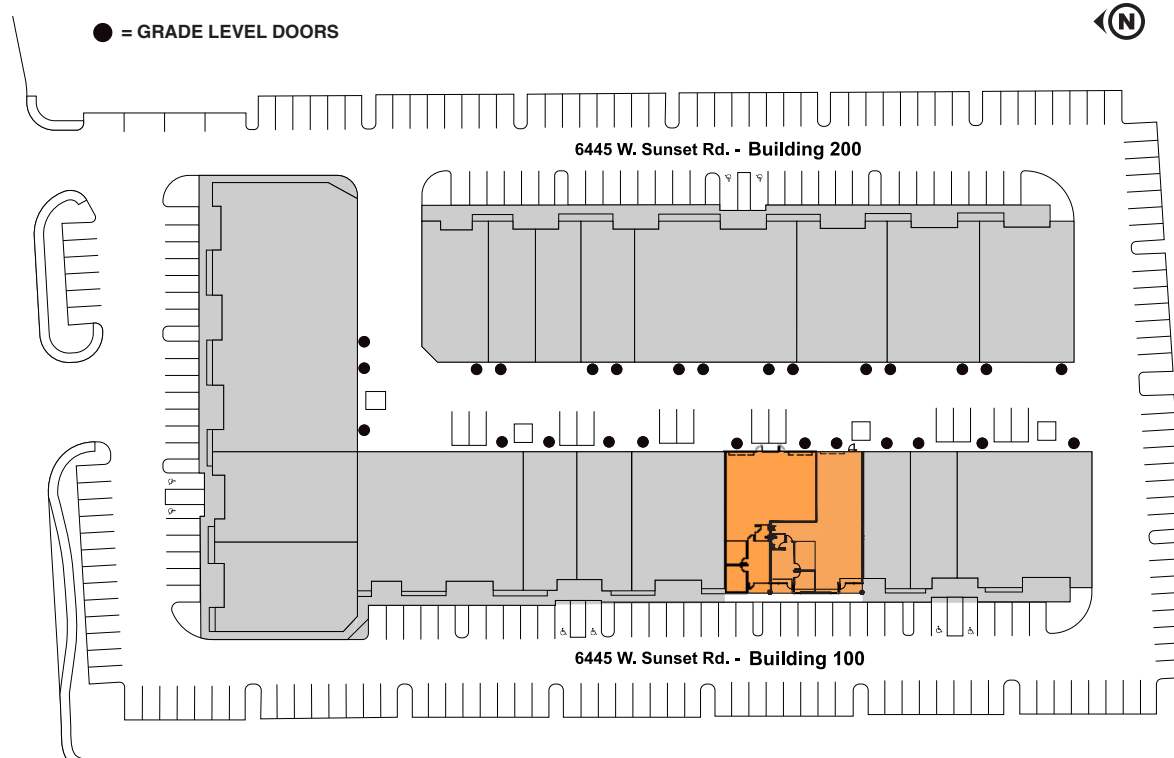
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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
Las Vegas, NV 89113

www.colliers.com/lasvegas



AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
100	134	±2,722	±736	±1,986	\$1.90 PSF/Mo	\$0.43 PSF/Mo	04/01/2026
100	136 – 138	±2,721	±667	±2,054	\$1.90 PSF/Mo	\$0.43 PSF/Mo	Available Now

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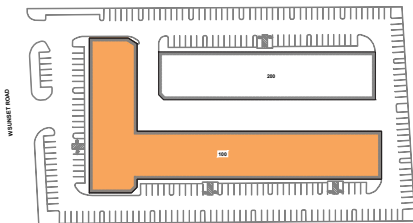
FLOOR PLAN

BUILDING 100

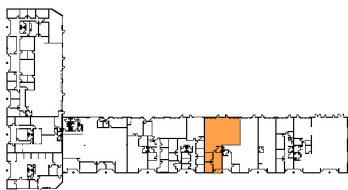
SUITE 134

- ±2,722 Total SF
- ±736 SF Office
- ±1,986 SF Warehouse
- ±22'3" – ±23'6" Clear Height
- 2 Grade Level Loading Doors
- Rate \$1.90 PSF/Mo
- NNN \$0.43 PSF/Mo

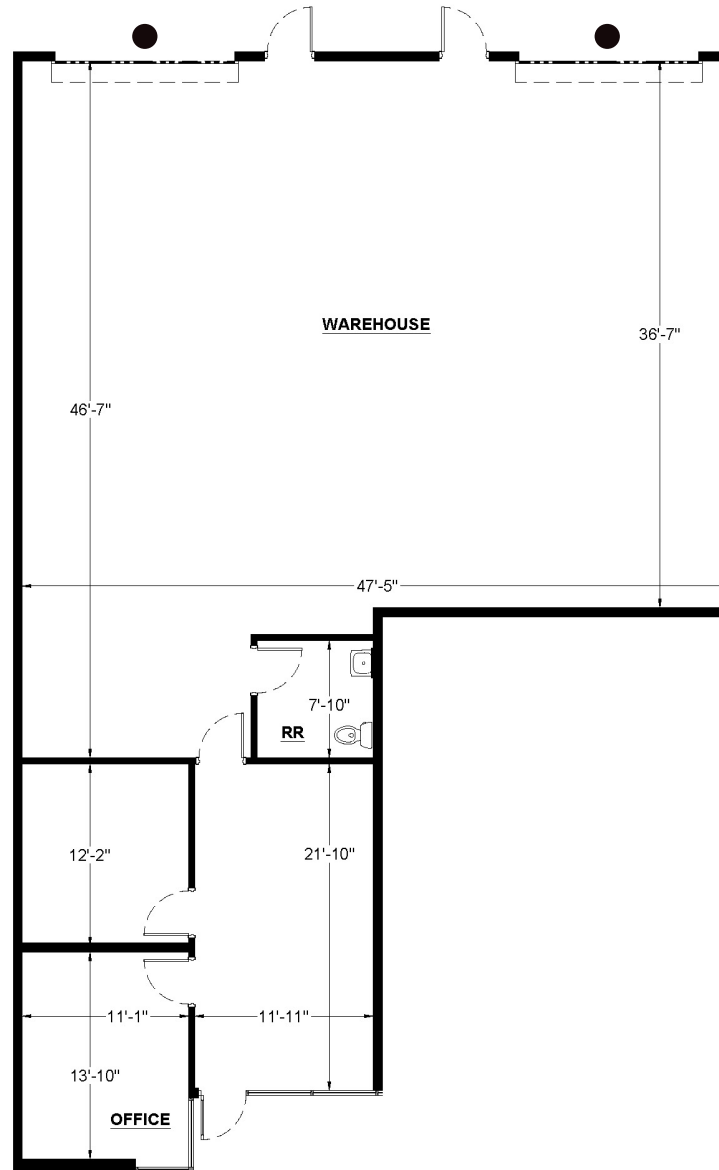
SITE KEY PLAN



BUILDING KEY PLAN



● = GRADE LEVEL DOORS



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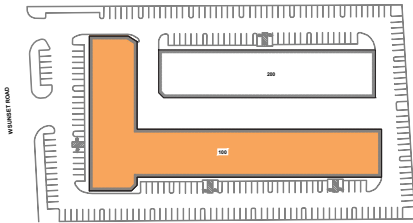
FLOOR PLAN

BUILDING 100

SUITE 136 – 138

- ±2,721 Total SF
- ±667 SF Office
- ±2,054 SF Warehouse
- ±22' – ±24' Clear Height
- 1 Grade Level Loading Door
- Rate \$1.90 PSF/Mo
- NNN \$0.43 PSF/Mo

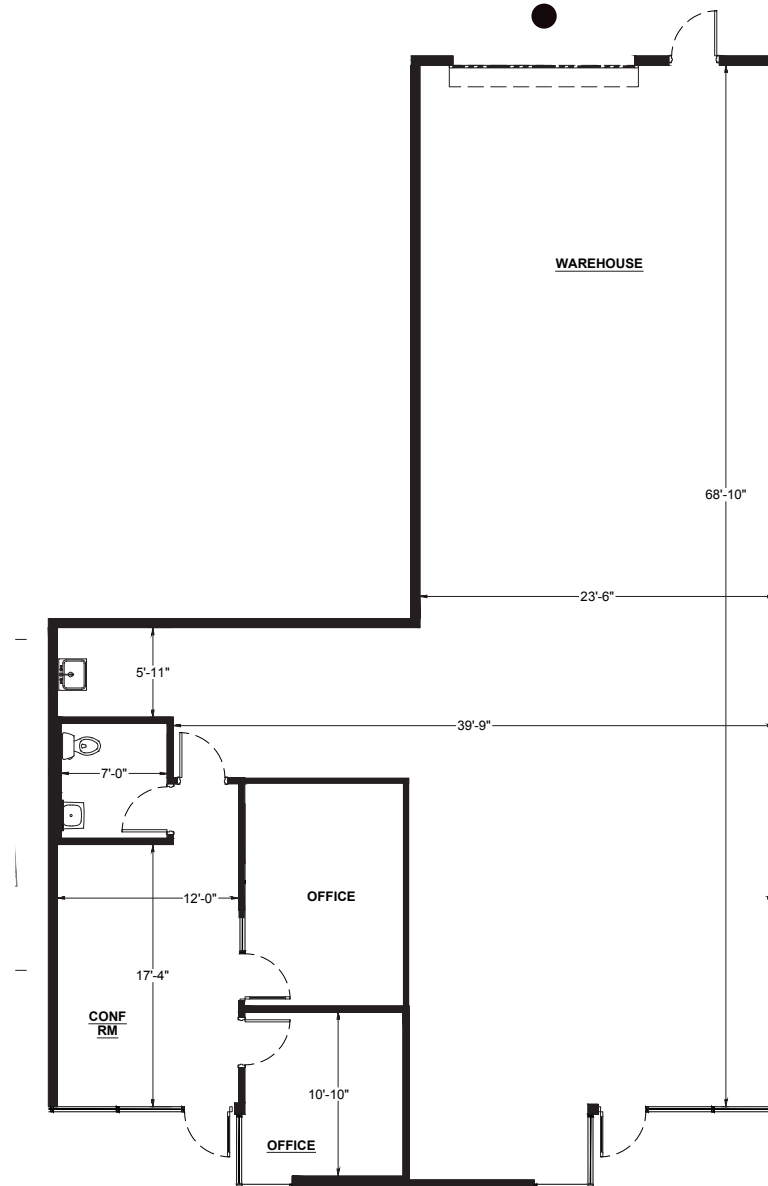
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BUILDING KEY PLAN



● = GRADE LEVEL DOORS



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PROPERTY PHOTOS

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AMENITIES & IMPROVEMENTS

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