

6431 W Sahara Ave

\$20.16 /SF/YR \$1.68 /SF/MO

Professional, well maintained, clean and quiet building... Ground level entry doors for coded entry 24/7.. Elevator.. Business signage possible on front/South and East side of building.. Contact Andrew Corwin 702-277-8662 for access code to view.....

- Conveniently located on W Sahara Ave between S Torrey Pines Drive and S Mann Circle near S Rainbow Blvd and W Sahara Ave.
- Strip and City views from East and South facing offices
- Newly renovated Office Suites



Rental Rate:	\$20.16 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	15,200 SF
Year Built:	1996
Walk Score ®:	53 (Somewhat Walkable)
Transit Score ®:	39 (Some Transit)
Rental Rate Mo:	\$1.68 /SF/MO

2nd Floor Ste 200

Space Available	2,726 SF
Rental Rate	\$20.16 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Excellent Professional Newly Renovated Space with 10 Offices, Storage Room, Open Space. Conveniently located on W Sahara Ave between S Torrey Pines Drive and S Mann Circle near S Rainbow Blvd and W Sahara Ave. Ground level entry doors electronically locked 24/7.. Business signage possible on front/South and East side of building. Professional, well maintained, clean and quiet..

LEASED

2nd Floor Ste 275

Space Available	1,510 SF
Rental Rate	\$20.16 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Excellent Professional Newly Renovated Space with open area, 1 Office and Break Room. Conveniently located on W Sahara Ave between S Torrey Pines Drive and S Mann Circle near S Rainbow Blvd and W Sahara Ave. Ground level entry doors electronically locked 24/7.. Business signage possible on front/South and East side of building.. Professional, well maintained, clean and quiet..

Contact: Andrew Corwin
Broker
aEON Real Estate
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Contact me to see the space(s) or for any questions..