

Sunset Spencer Complex

6525 S Bruce St, Las Vegas, NV 89119



THE GHALMI GROUP



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Home Smart Encore

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Sunset Spencer Complex

\$30.00 - \$36.00 /SF/YR

** Retail space & Office strategically located within the Airport industrial submarket, situated just minutes from Harry Reid International Airport and with direct access to I-215,

I-15. Property is close to the intersection of Eastern Ave & Las Vegas Blvd.

** Second floor encompasses 3,150 SF with city views, 4 Separate offices & vast Bullpen, 12 FT ceiling, Open Floor, Separate Kitchen, Cooperate Office.

** First Floor for Retail shop with 2100 SF retail space, 135 FT Sunset frontage. Newly renovated, New AC unit, New Two Bathrooms, Separate electrical Meter 220 Amp 2 phases. ** Newly Painted, Double doors, Easy access from Sunset Road & S Bruce....

- 135 FT Sunset Frontage, High traffic, Great visibility.
- Unique opportunity, Located within Industrial & Retail area.
- Newly updated retail shop. High traffic.



Rental Rate:	\$30.00 - \$36.00 /SF/YR
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Total Space Available:	5,250 SF
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Max. Contiguous:	3,150.00 SF
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	15,900 SF
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Year Built:	2007
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Taxes:	\$0.08 USD/SF/MO
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Operating Expenses:	\$0.00 USD/SF/MO
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Rental Rate Mo:	\$3.00 /SF/MO
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1st Floor

Space Available	2,100 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Features Suite 301* 2100 SF Total Un-Occupied Retail Space* industrial build out* New AC unit.* New electrical panel, 220 Amp 2 phases.* 135 SF Frontage on Sunset.* Ample Parking * 2 Entrances.* Separate Electricity Meter.* Newly Painted.* 2 New Private Bathrooms.Rent:* Suite 301 is 2,100 SFT @ \$3.00 per SFT.

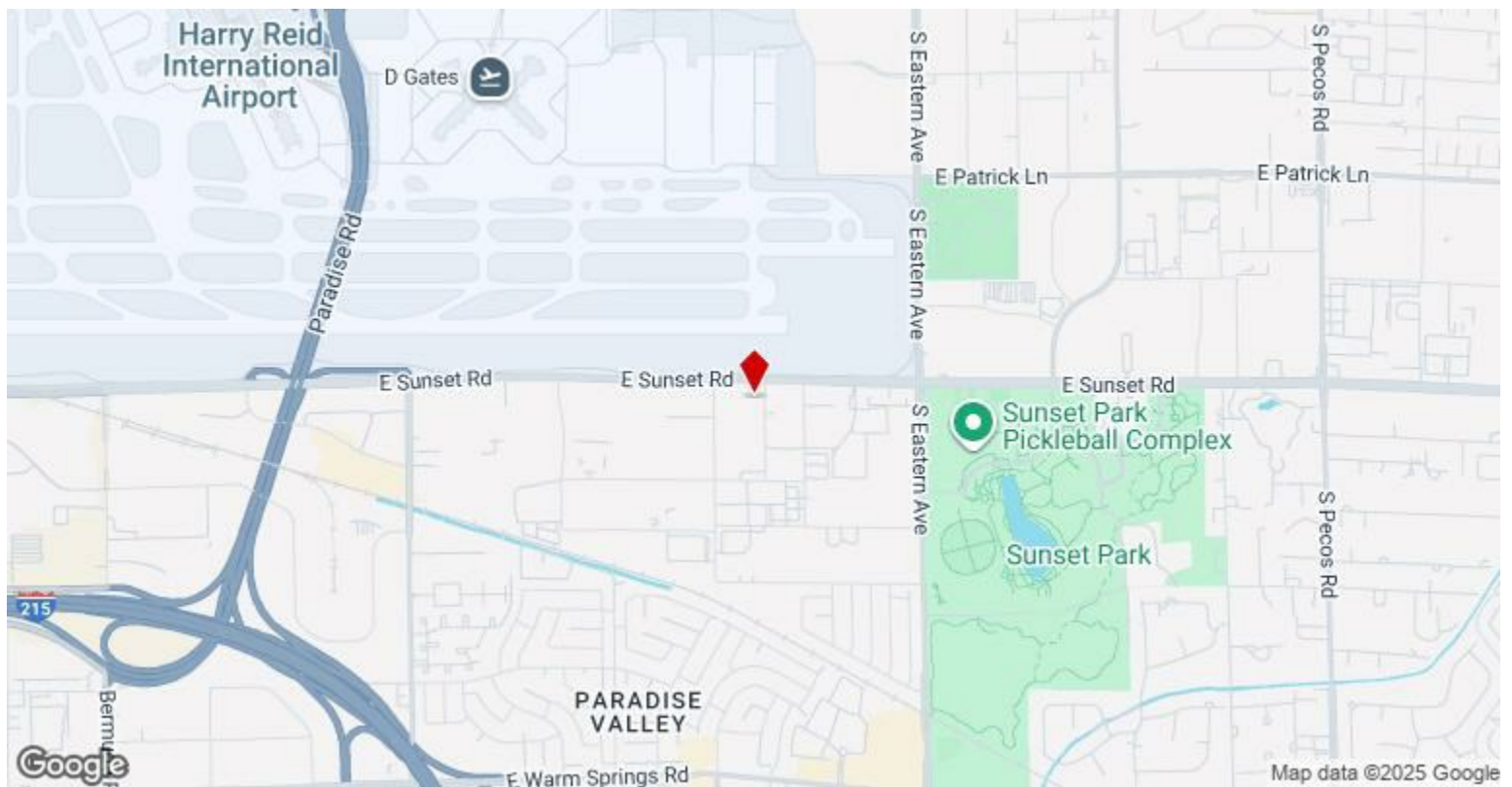
2nd Floor Ste 200

Space Available	3,150 SF
Rental Rate	\$30.00 /SF/YR
Contiguous Area	3,150 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Features Suite 200 * 3,150 sf of Office Space.* Currently Vacant* Multi Stalled Restrooms.* Natural light Throughout.* HVAC* Open Ceilings | Break Area, * 4 Offices * Open Conference Area..* Open Bullpen.Rent:* Suite 200 is 3,150 SQFT @ \$2.75 per SFT

Major Tenant Information

Tenant	SF Occupied	Lease Expired
7GD Global Distribution	-	



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Property Photos



Property Photos



bruce - remodel-1



bruce - remodel-3

Property Photos



Property Photos



bruce - remodel bonus-2



bruce - remodel bonus-3

Property Photos



bruce - remodel bonus-4



bruce - remodel-5

Property Photos



bruce - remodel-6



S Bruce-17

Property Photos



S Bruce-14



S Bruce-16

Property Photos



Property Photos



S Bruce-19

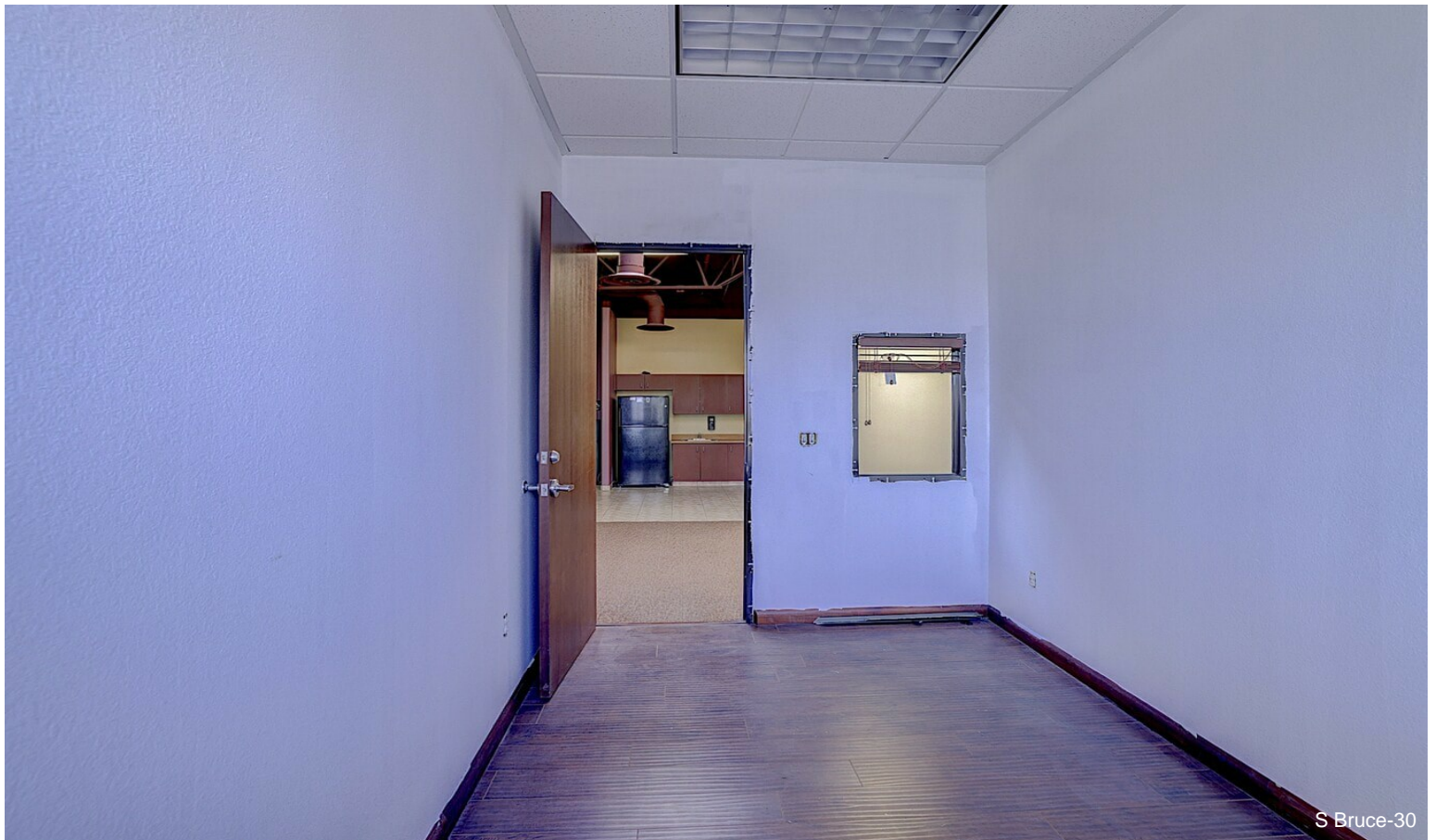


S Bruce-20

Property Photos



S Bruce-32

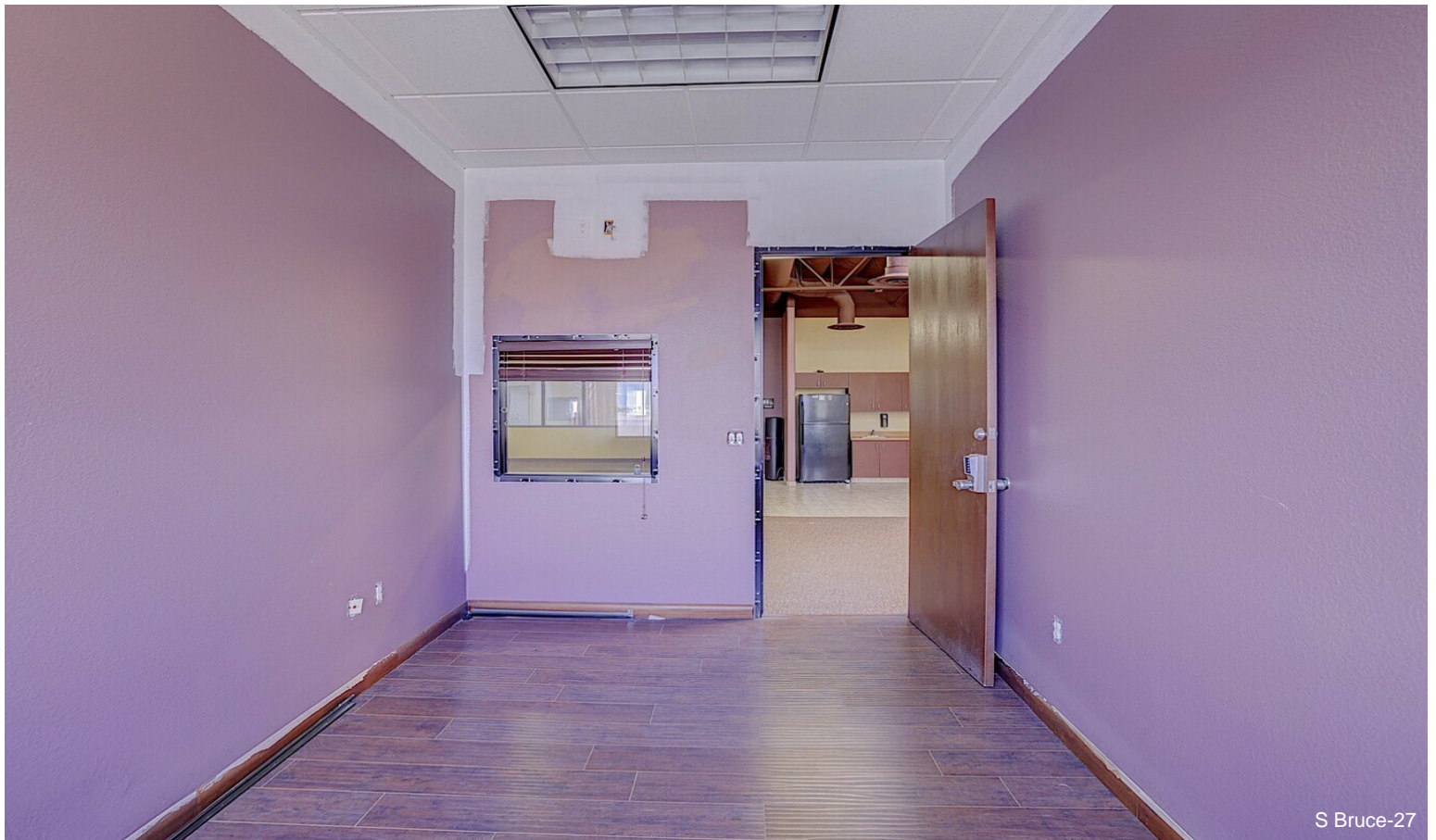


S Bruce-30

Property Photos

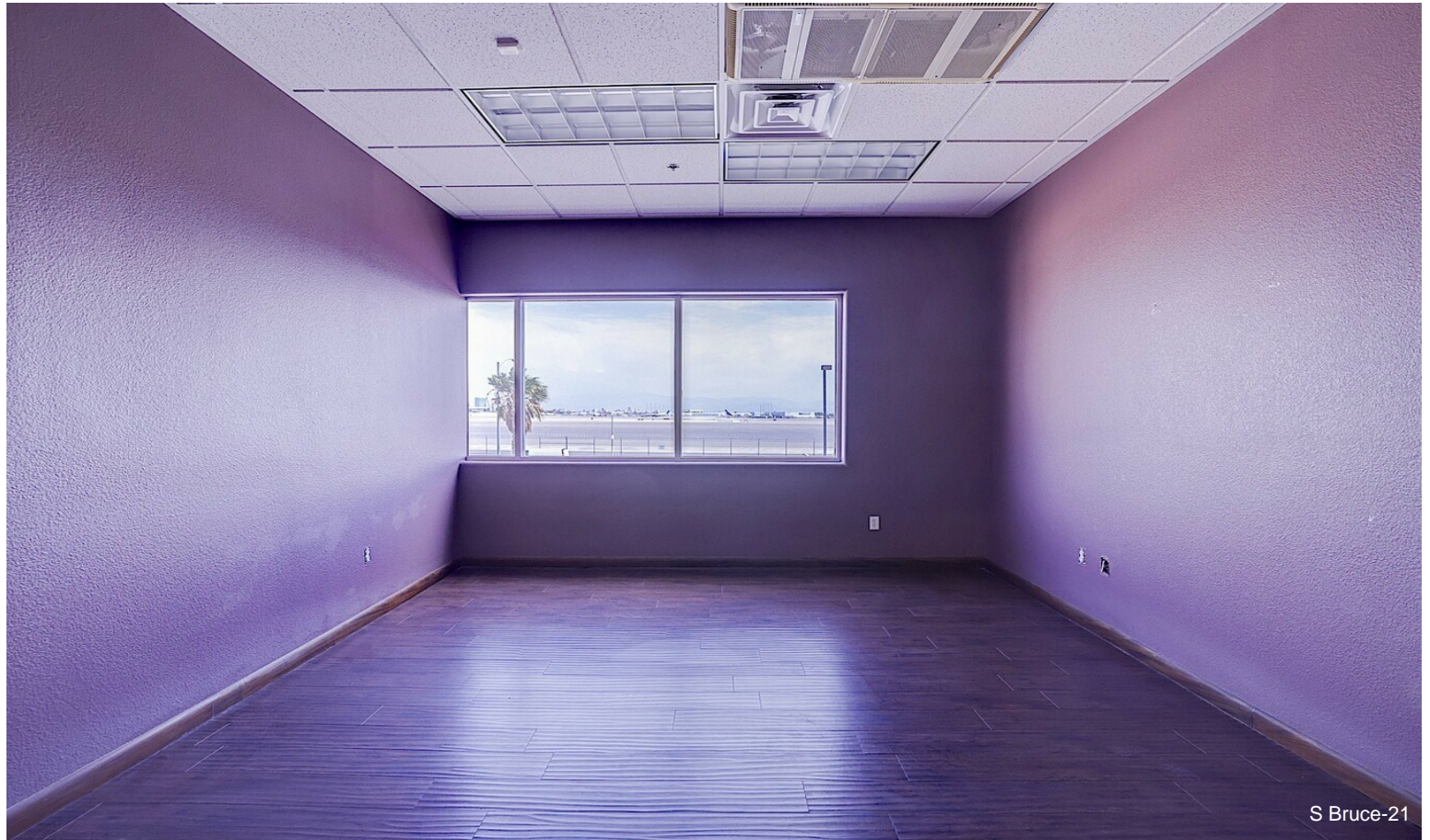


S Bruce-33



S Bruce-27

Property Photos



Property Photos



Property Photos



S Bruce-29