

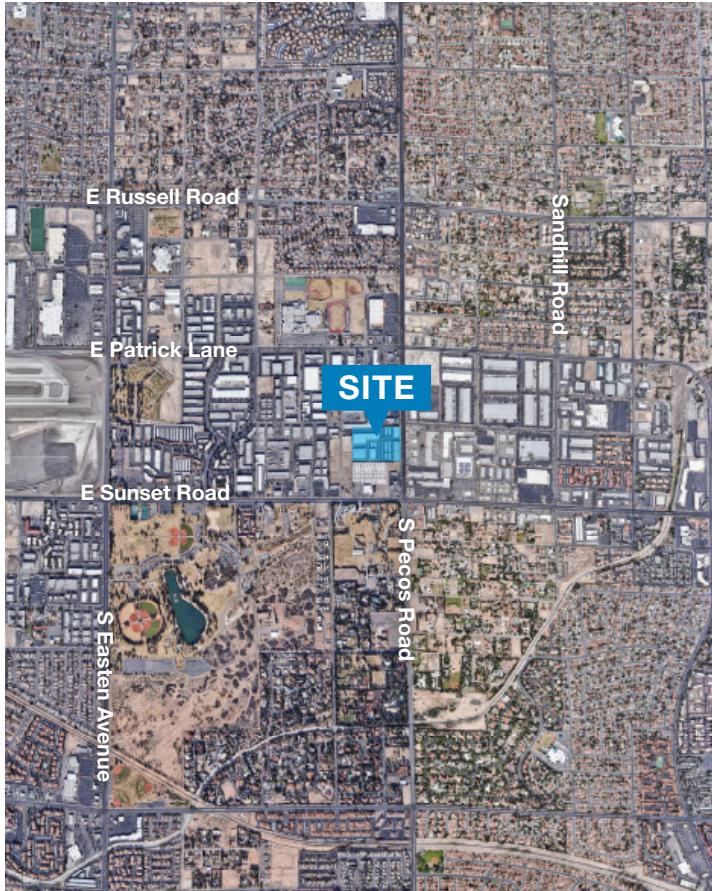


Ask Us About
Our Winter
Specials Today!*

FOR
LEASE

Sunset Airport Center

6363, 6345, 6375 S. Pecos Road, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

The Sunset Airport Center is a best-of-class mixed-use complex situated in the heart of the Airport submarket. Landlord has completed a multi-million-dollar redevelopment and has delivered turnkey first/second-story modern office suites with frontage on South Pecos Road, along with functionally built-out industrial incubator space near Pine Street/East Sunset Road. Employees can easily get to work with excellent access to Harry Reid International Airport (LAS), the Las Vegas Strip, US-95, I-15 & I-215 freeways. Employees can enjoy where they work with common area lounges inside the buildings, onsite property management, and various dining options in close proximity.

- Lease rates lower than what your business is paying now
- Second largest landlord in Southern Nevada
- Excellent access to US-95, I-15 & I-215 freeways
- High-end amenities with the same low cost
- On-site leasing and management office
- Covered parking available
- Parking ratio: 3.78:1,000

CONTACT

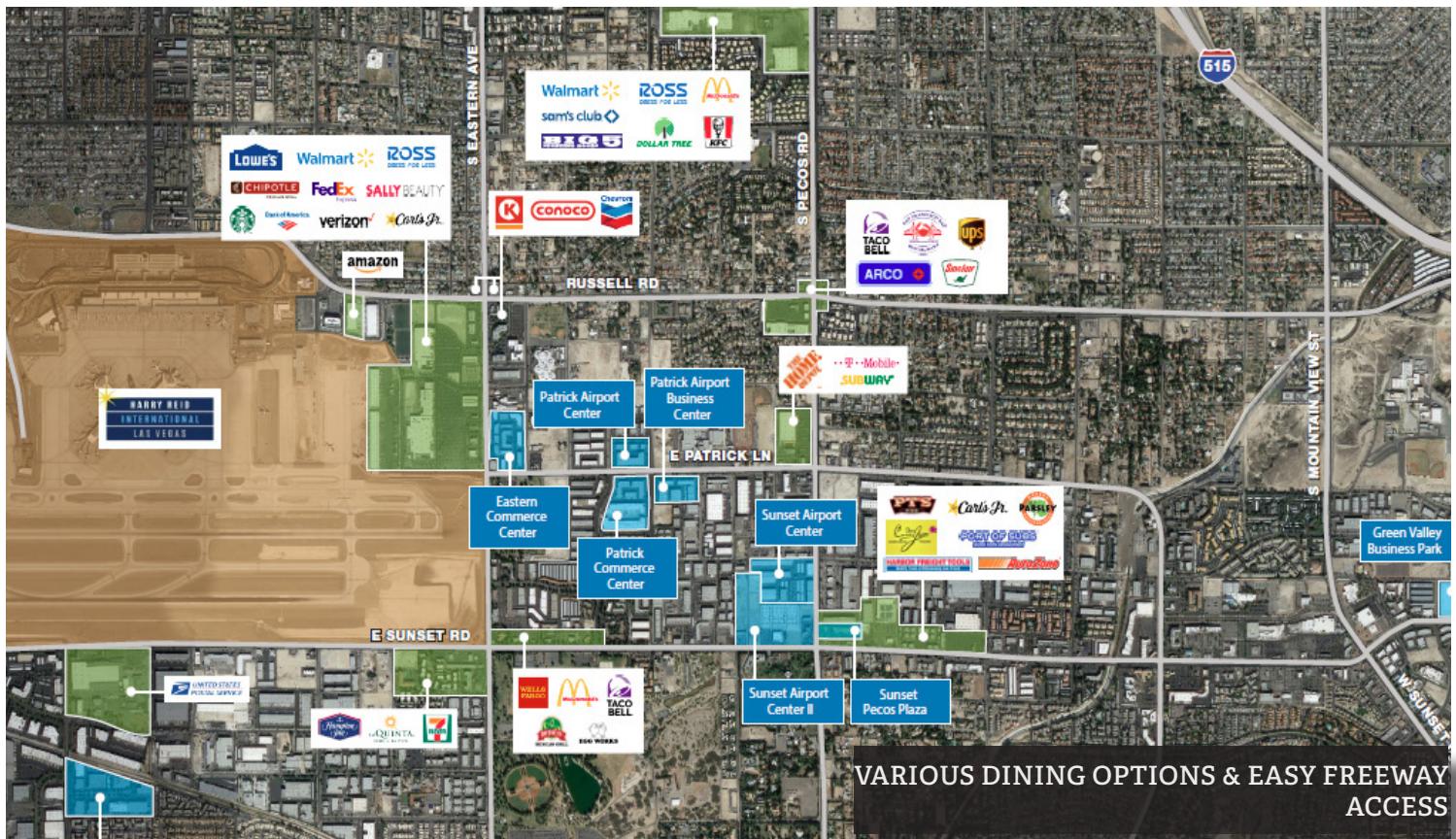
Melanie Morales • Leasing Associate
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SchnitzerProperties.com

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PROPERTIES
Formerly Harsch Investment Properties

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VARIOUS DINING OPTIONS & EASY FREEWAY ACCESS



RENTABLE CONFERENCE ROOM



COMMUNITY LOUNGE



MODERN CORRIDORS



STONE COUNTER CANTINA

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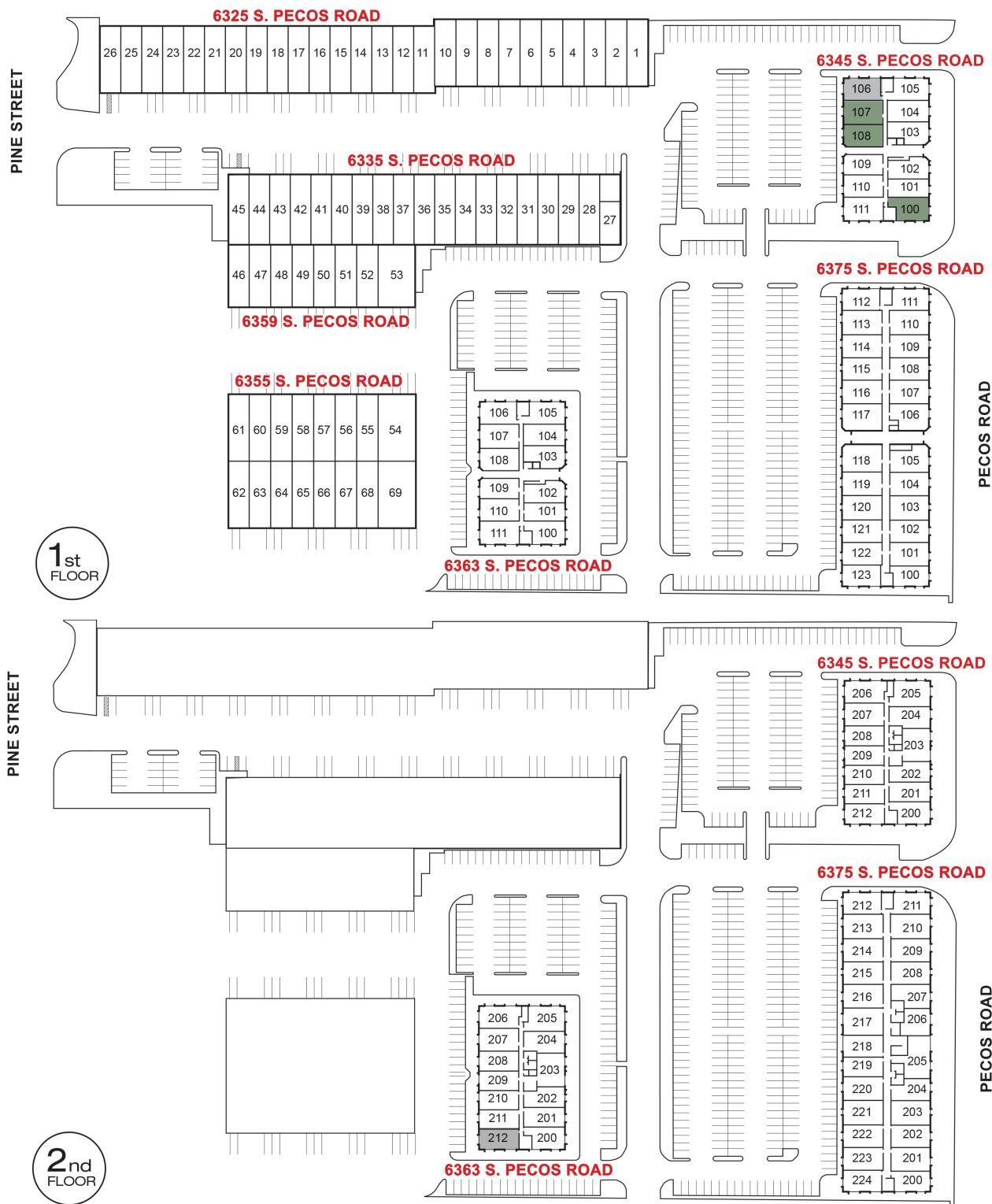
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AVAILABILITY

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6363 S. Pecos Road, Suite 212	1,297	\$1.20	\$0.33	\$1,984.41	Within 45 days
6345 S. Pecos Road, Suite 106	1,417	\$1.20	\$0.33	\$2,168.01	March 1, 2026
6345 S. Pecos Road, Suite 107-108	2,809	\$1.15**	\$0.33	\$4,016.87	Immediately
6345 S. Pecos Road, Suite 100	4,145	\$0.99**	\$0.33	\$5,471.40	Immediately

**Limited Time Winter
Specials*

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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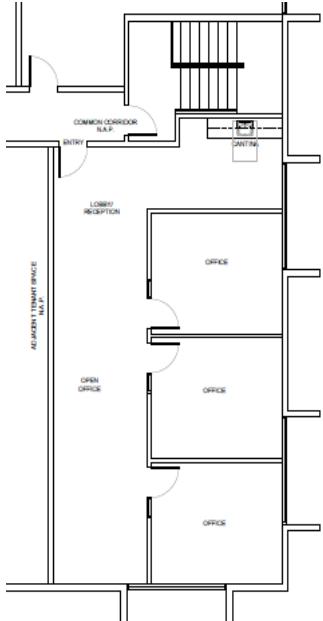
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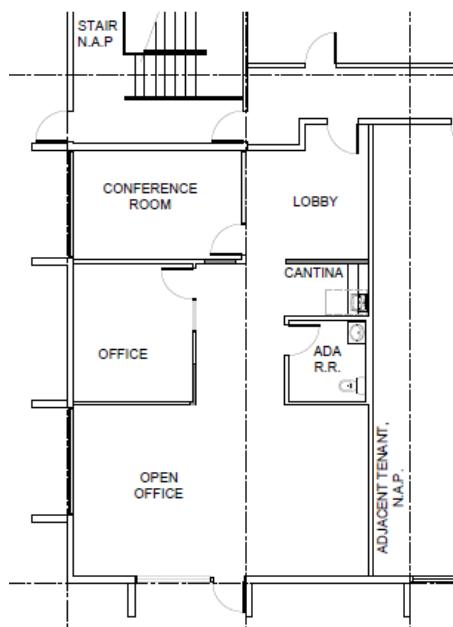


6363 S. PECOS ROAD, SUITE 212

Office Space

±1,297 SF

Available: Within 45 days
Lease Rate: \$1.20 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$1,984.41



6345 S. PECOS ROAD, SUITE 106

Office Space

±1,417 SF

Available: March 1, 2026
Lease Rate: \$1.20 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$2,168.01

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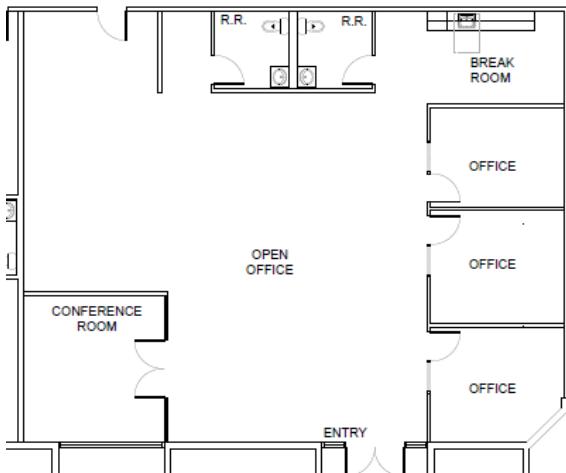
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6345 S. PECOS ROAD, SUITE 107-108

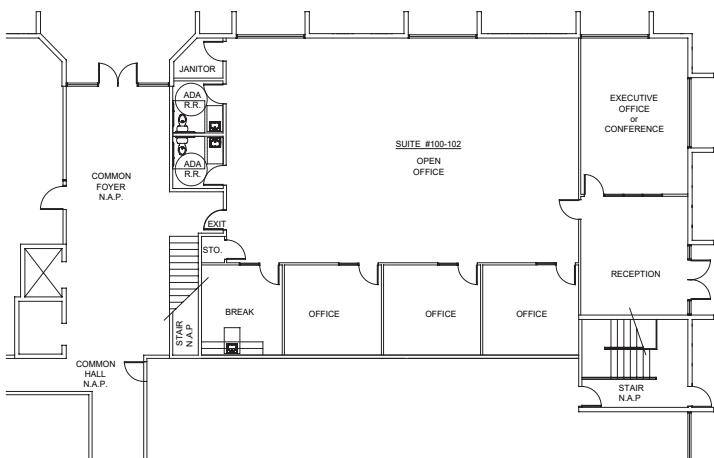
Office Space

±2,809 SF

Available: **Immediately**
Lease Rate: **\$1.10 PSF/M****
Cam Rate: **\$0.33 PSF/M**
Total Monthly: **\$4,016.87**

***\$1.10 psf for first year on a minimum 3 year term*

*Winter
Special*



6345 S. PECOS ROAD, SUITE 100

Office Space

±4,145 SF

Available: **Immediately**
Lease Rate: **\$0.99 PSF/M****
Cam Rate: **\$0.33 PSF/M**
Total Monthly: **\$5,471.40**

***\$0.99 psf for first year on a minimum 3 year term*

*Winter
Special*

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