

For Lease

Building
9440



VILLAGE SQUARE

9440 West Sahara Avenue, LAS VEGAS, NV 89117

JAYNE CAYTON

Principal

o: 725 228 6022 c: 702 306 3205

jayne.cayton@avisonyoung.com

License #: S.0043335

**AVISON
YOUNG**

9440 West Sahara Avenue, Suite 240

Village Square Shopping Center is a +/-245,000 sf center of retail and office space with strong demographics and traffic counts. The center is located at the gateway to Summerlin on the NWC of West Sahara and South Fort Apache.



±4,117 square feet available on the 2nd Floor



Centrally located within the dynamic Upscale West Side Corridor



High end demographics



Ample Parking



Lease Rate: \$2.00 psf Modified Gross

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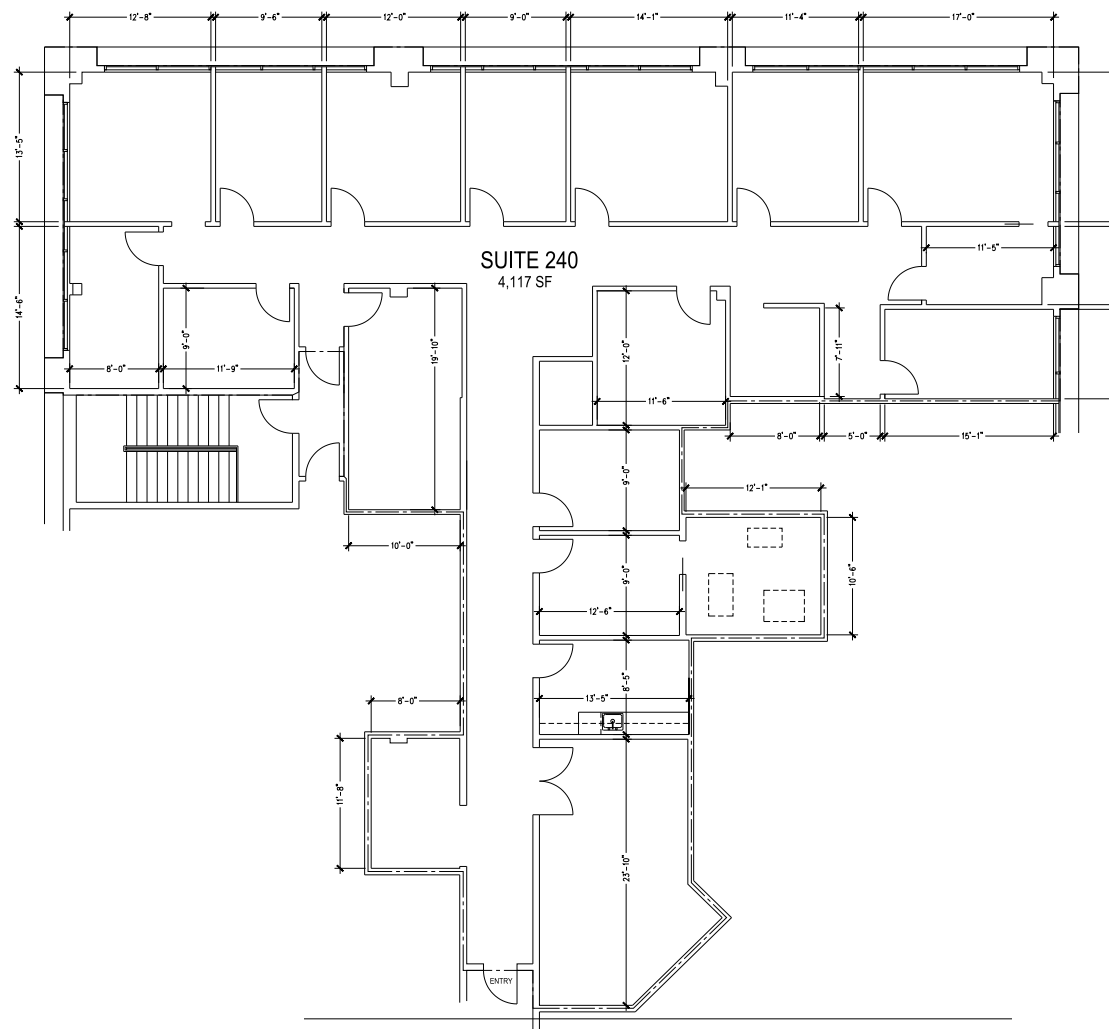
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2nd Floor

Suite 240, 4,117 sf



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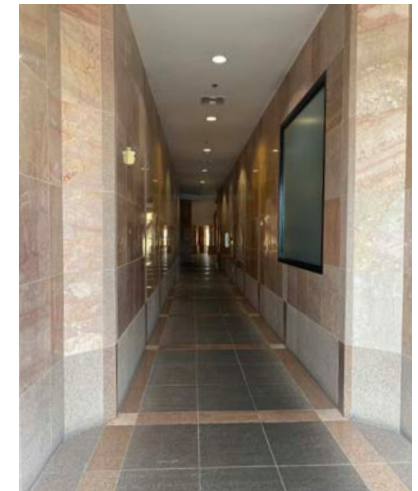
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LOCATED ON THE SECOND FLOOR OF VILLAGE SQUARE, BUILDING 9440



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