



OFFICE SPACE AVAILABLE

8100 W SAHARA AVE • SUITE 200

Las Vegas, NV 89117

FEATURES

RENTAL RATE:	\$1.50 USD/SF/Mo
Lease:	MG - Modified Gross
Size:	+/- 666 SF - +/- 5,020 SF
Year Built:	1990
Zoning:	C - 1
Acreage:	1.42 AC
Frontage:	- W Sahara Ave

DESCRIPTION

- Situated Above Mad Matty's Casino, This Second Story 5,020 SF Office Offers 15 Private Offices, Conference Room, Private Restrooms, Reception Area, Kitchen, Storage. The Executive Office Includes A Private Restroom With A Shower And Balcony. **Lease Rate Does Include Utilities, Including Electric And Property Expenses. It does exclude the internet/data.**
- Rate includes utilities, building services and property expenses
- Fully Built-Out as Standard Office
- Fits 20 - 41 People
- 15 Private Offices
- 1 Conference Room
- Central Air and Heating
- Reception Area
- Elevator Access
- Print/Copy Room
- Private Restrooms
- Drop Ceilings
- 24 Hour Access
- Bus Line
- Balcony

HIGHLIGHTS

- Surrounded By Retail Amenities, Restaurants & Single / Multi-Family Residential Communities
- Surrounding Amenities Include Dining, Fitness And Shopping
- Great Visibility On A Highly Traveled Commercial Corridor
- Fully Built-Out As A Standard Office With Private Restrooms





Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

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 FLOOR PLAN

-  2,772 SF
-  666 SF
-  655.5 SF
-  927 SF



Floor plan for illustrative purposes only, broker makes no representation to its accuracy.

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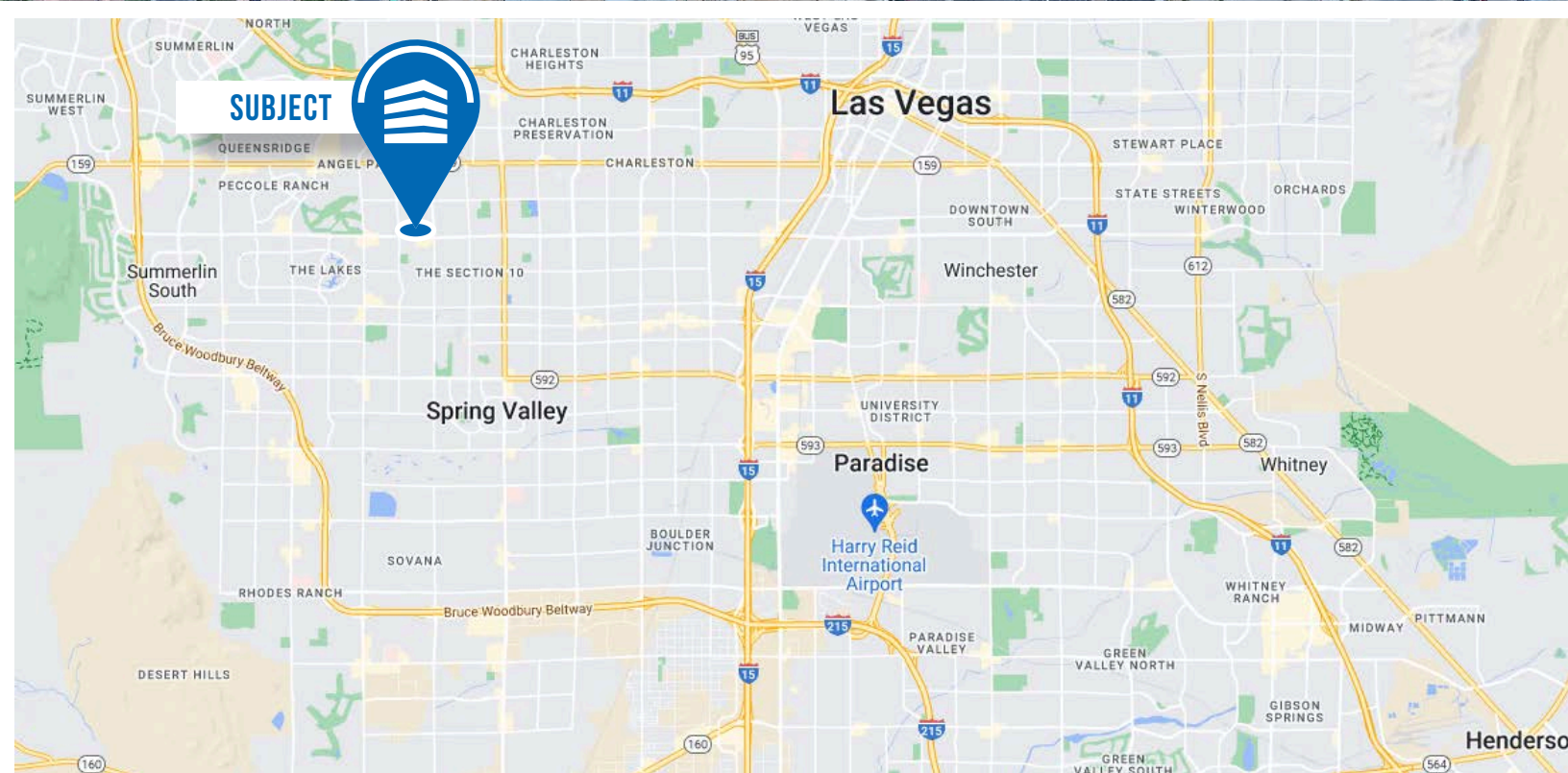
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