



NORTH AMERICAN
COMMERCIAL

Lease Brochure



Description

North American Commercial is proud to exclusively list the office space at 5420 West Sahara Ave, Las Vegas, NV 89146.

Located along the highly visible West Sahara corridor, this property offers an exceptional West Las Vegas office opportunity with strong access and exposure. Positioned in a prominent business-oriented area, the site is surrounded by steady traffic and established commercial activity, providing excellent signage and branding potential.

Located directly along one of Las Vegas' main east-west thoroughfares, the property ensures prime visibility and convenient accessibility. It is ideal for professional service providers, satellite offices, and growing companies looking for a strategic West Las Vegas location with modern amenities.

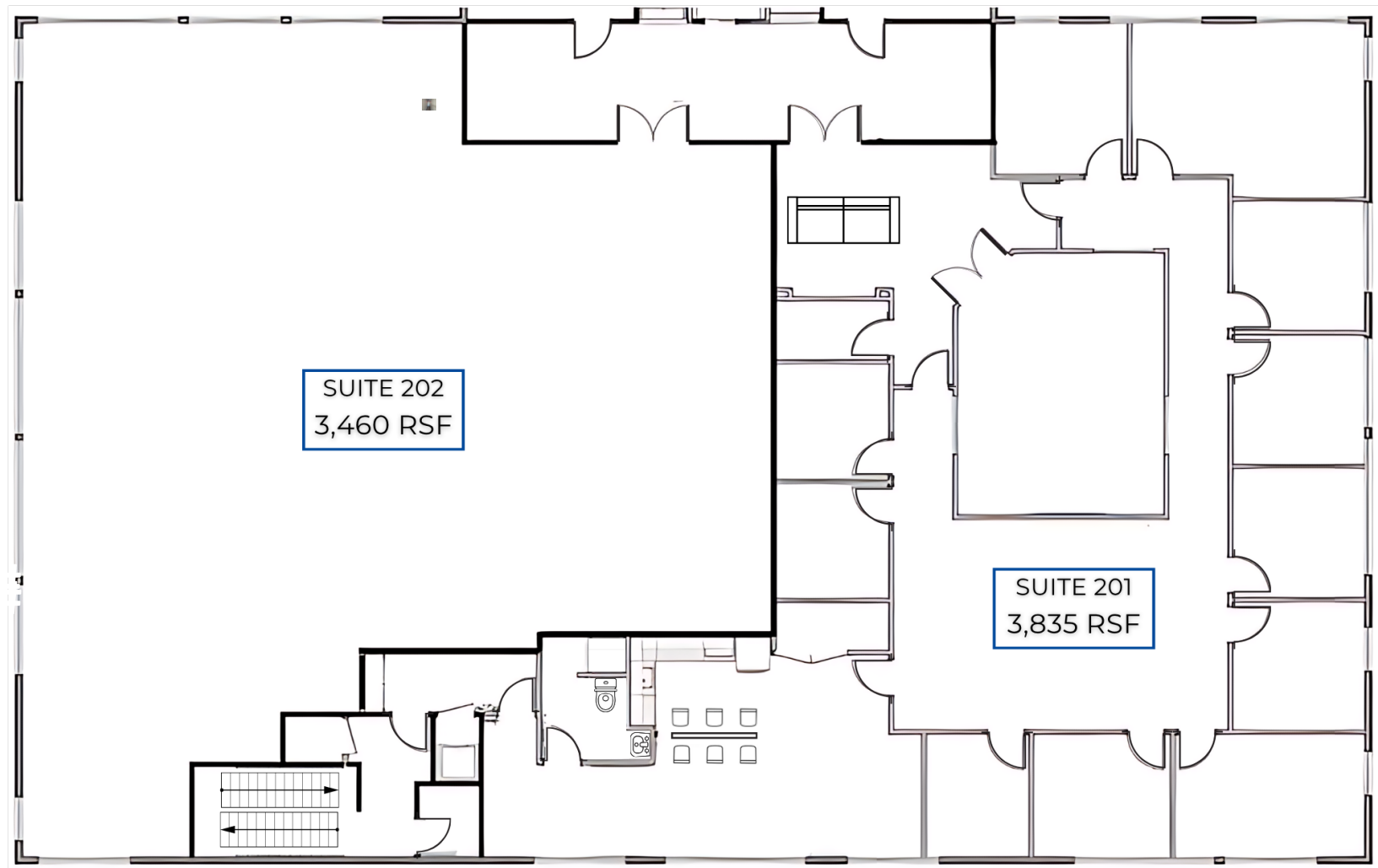
For details or to schedule a viewing, contact us today!

*Tenant to verify all building specifications

Property Specifications

Property Address:	5420 West Sahara Las Vegas, NV 89146
Parcel Number:	16301810003
Parcel size:	0.76 Acres
Property Type:	Office
Office SF:	20,114 SF +/-
Lease Rate:	\$2.00 NNN
Parking:	Ample Parking
Year Built:	2007

West Sahara Retail Office | For Lease



Not to scale

Chris Jackson

Broker | CEO
NV Lic # B.0144856.LLC
(702) 466-9324 C
Chris.Jackson@nac-re.com

Donn Roach

Associate
NV Lic # S.0203696
(702) 524-9167 C
Donn.roach@nac-re.com



West Sahara Retail Office | For Lease

Suite 201 Lobby



Suite 201 Office Space



Suite 201 Kitchenette



Shared Restroom



Suite 202



Suite 202



Build to Suit, TI Available

Chris Jackson

Broker | CEO
NV Lic # B.0144856.LLC
(702) 466-9324 C
Chris.Jackson@nac-re.com

Donn Roach

Associate
NV Lic # S.0203696
(702) 524-9167 C
Donn.roach@nac-re.com

 **NORTH AMERICAN**
COMMERCIAL

West Sahara Retail Office | For Lease

Common Area



Common Area



Common Area



Common Area



Chris Jackson

Broker | CEO
NV Lic # B.0144856.LLC
(702) 466-9324 C
Chris.Jackson@nac-re.com

Donn Roach

Associate
NV Lic # S.0203696
(702) 524-9167 C
Donn.roach@nac-re.com





Sahara Avenue

Chris Jackson

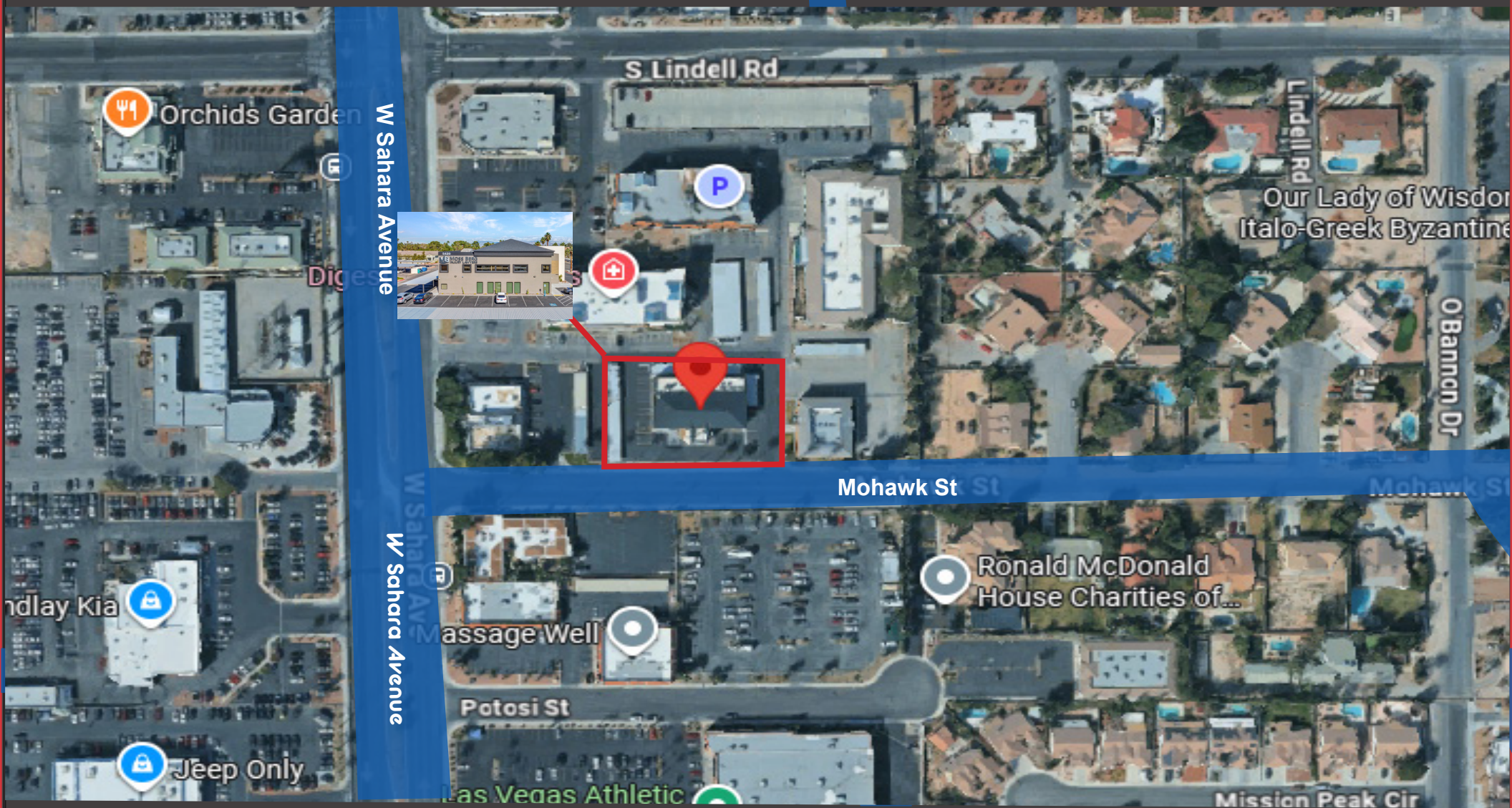
Broker | CEO
NV Lic # B.0144856.LLC
(702) 466-9324 C
Chris.Jackson@nac-re.com

Donn Roach

Associate
NV Lic # S.0203696
(702) 524-9167 C
Donn.roach@nac-re.com



Property Map



Chris Jackson

Broker | CEO

NV Lic # B.0144856.LLC

(702) 466-9324 C

Chris.Jackson@nac-re.com

www.nac-re.com

Donn Roach

Associate

NV Lic # S.0203696

(702) 524-9167 C

Donn.roach@nac-re.com

www.nac-re.com



North American Commercial ©2025. North American Commercial and its affiliates make no representations or warranties regarding the information contained herein. All information is deemed reliable but not guaranteed. Pricing is subject to change without notice and all parties should conduct their own due diligence to form their own conclusions. North American Commercial logo, design, trademarks, artwork and photos are prohibited from being copied or utilized without the prior written consent of North American Commercial.