



Sunset Parkway

3325 W. Sunset Road, Suite E, Las Vegas, NV 89118

Sam Newman, SIOR
Vice President
Direct: +1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845

Pat Marsh, SIOR
Executive Vice President
Direct: +1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

Charlie Newman
Associate
Direct: +1 702 425 5537
charlie.newman@colliers.com
License # NV-S.196915

Colliers

Accelerating success.

±28,000 Total SF Available | For Sublease

Sunset Parkway

The Colliers logo is a blue rectangular box with the word "Colliers" in white, bold, sans-serif font. Below the box are three horizontal stripes in yellow, red, and blue.

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3325 W. Sunset Road is part of an 80 Acre master-planned business park. The property offers convenient access to the I-15 freeway and is just minutes from the Las Vegas "Strip" and Harry Reid International Airport.

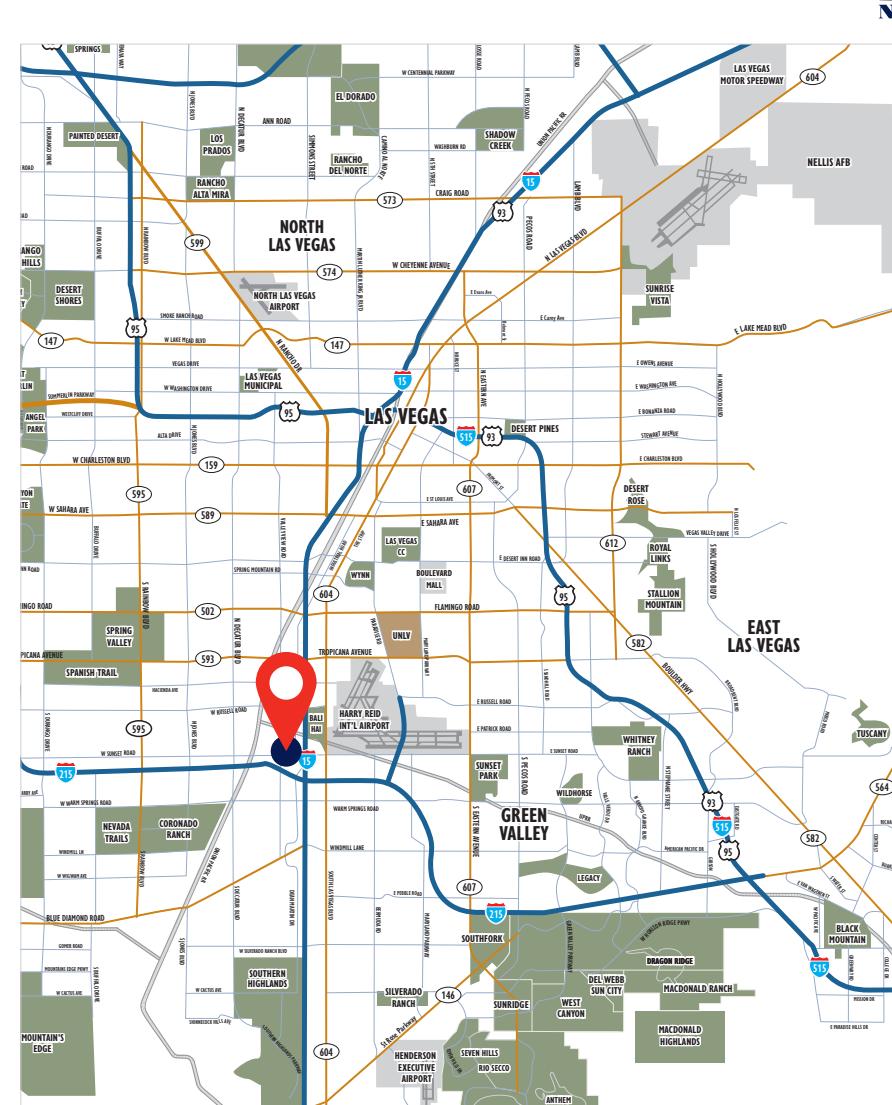
Property Highlights

Building Size	±288,520 SF
Suite E	±28,000 SF
Office	±3,877 SF
Zoning	M1 Zoning
Clear Height	±28' Minimum at First Column
Loading	7 Dock High Loading Doors 1 Ground Level Ramp
Column Spacing	±50' x ±50' (Typical)
Sprinklers	ESFR Sprinkler System
Power	600 amp, 277/480 volt, 3 ph, 4 wire (Expandable)



Sublease Rate

Contact Broker



±28,000 Total SF Available | For Sublease

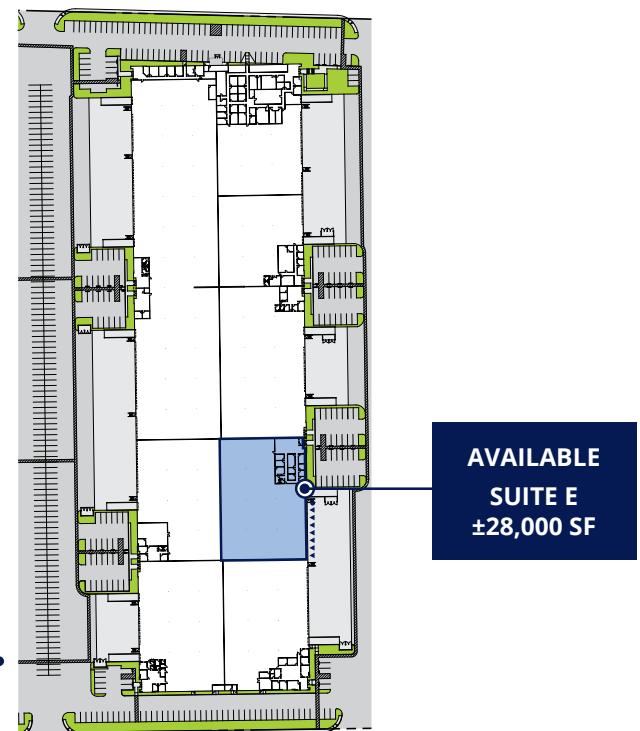
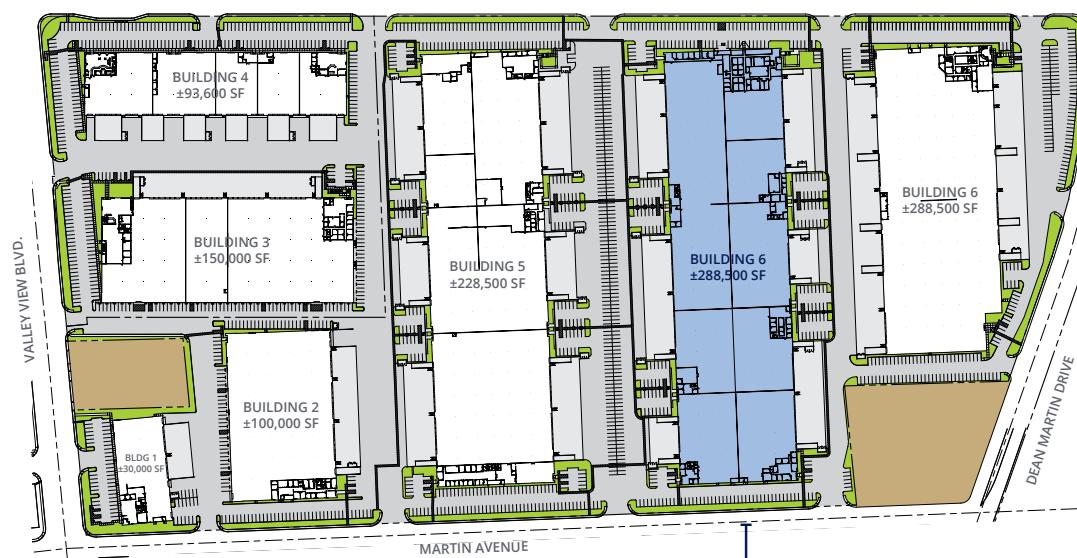
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Site Plan

▲ = Dock High Loading Door ● = Grade Level Ramp For illustration purposes only. Not to scale.



Building	Suite	Total SF	Office SF	Dock High Loading Doors	Grade Level Ramp
6	E	±28,000 SF	±3,877 SF	Seven (7)	One (1)

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

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Floor Plan

BUILDING 6

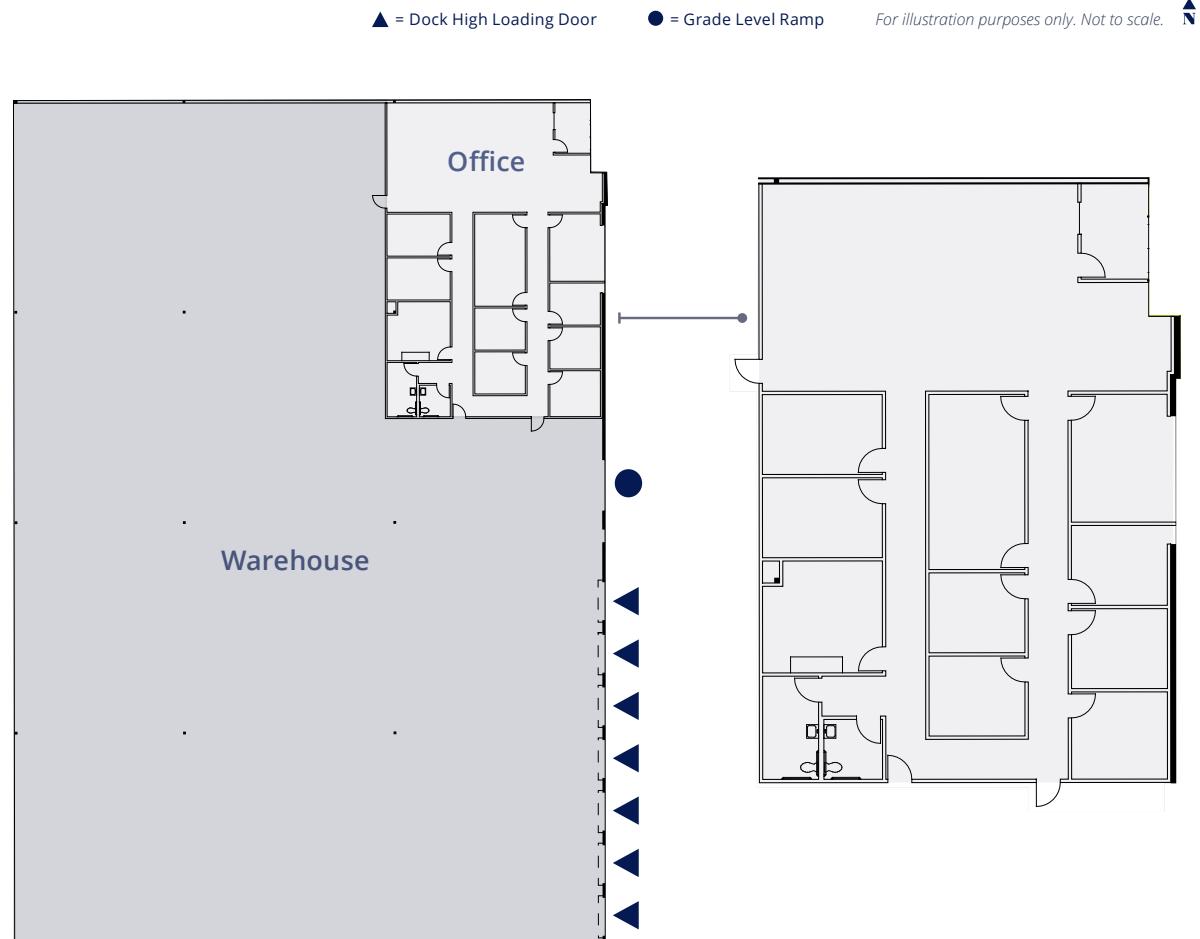
Suite E

- ±28,000 Total SF
- ±3,877 Office SF
- ±26' Clear Height
- Seven (7) Dock-High Loading Doors
- One (1) Grade Level Ramp
- M1 Zoning



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Colliers Las Vegas

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

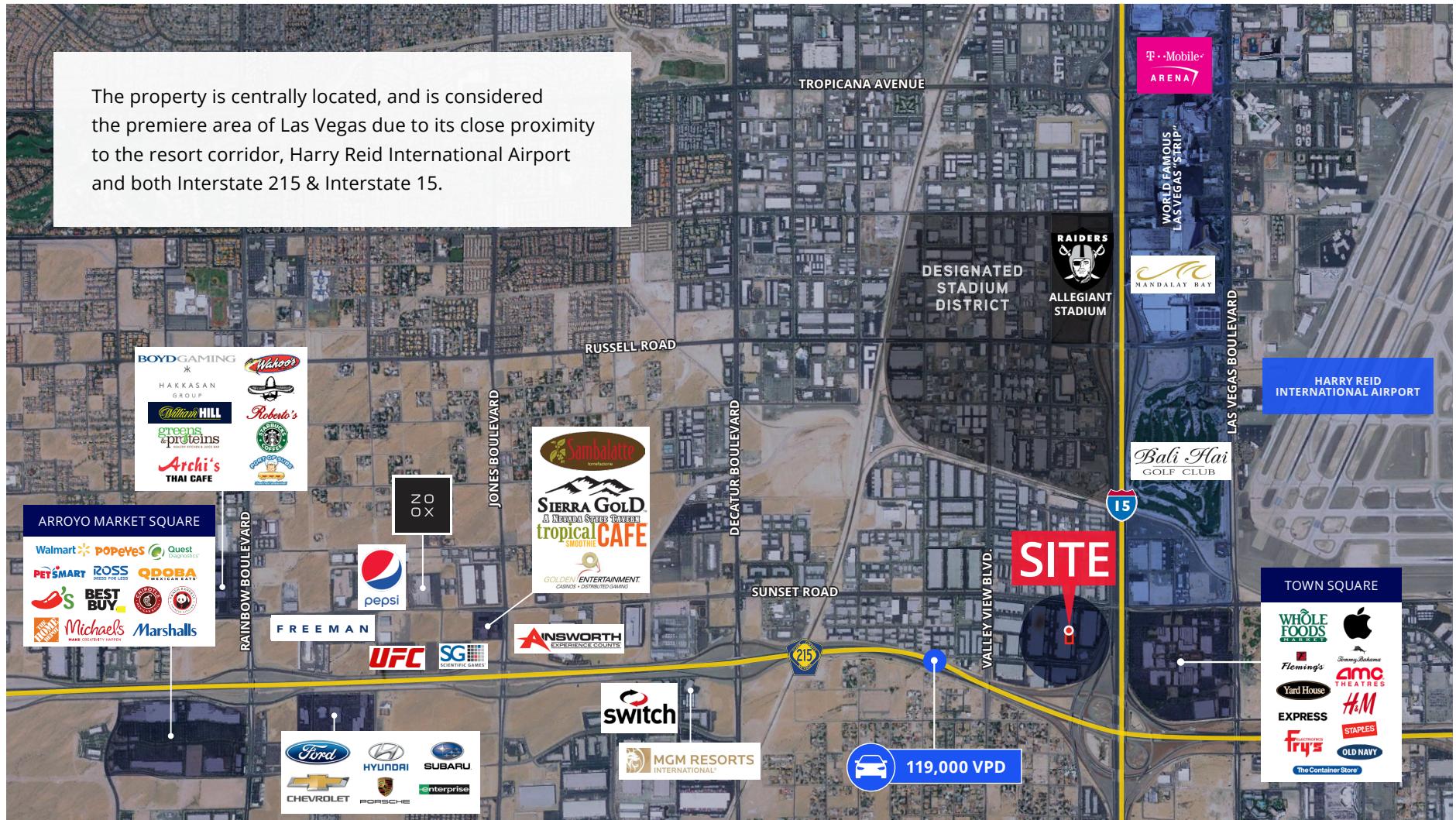
www.colliers.com/lasvegas

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Trade Area Map



\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIER'S

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over \$5.0 billion in annual revenues, a team of 24,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X@Colliers or LinkedIn.

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