



±28,000 Total SF Available | For Sublease

# 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



Accelerating success.



# Sunset Parkway



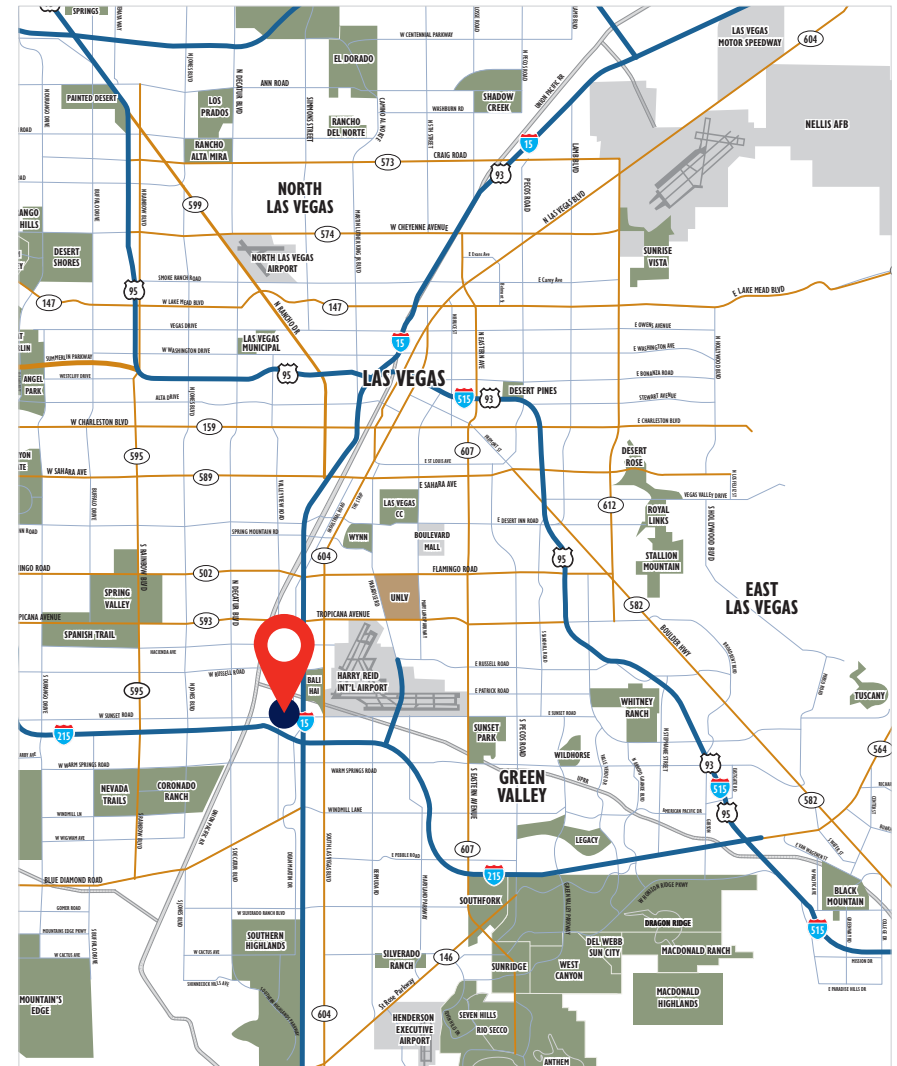
## Property Highlights

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



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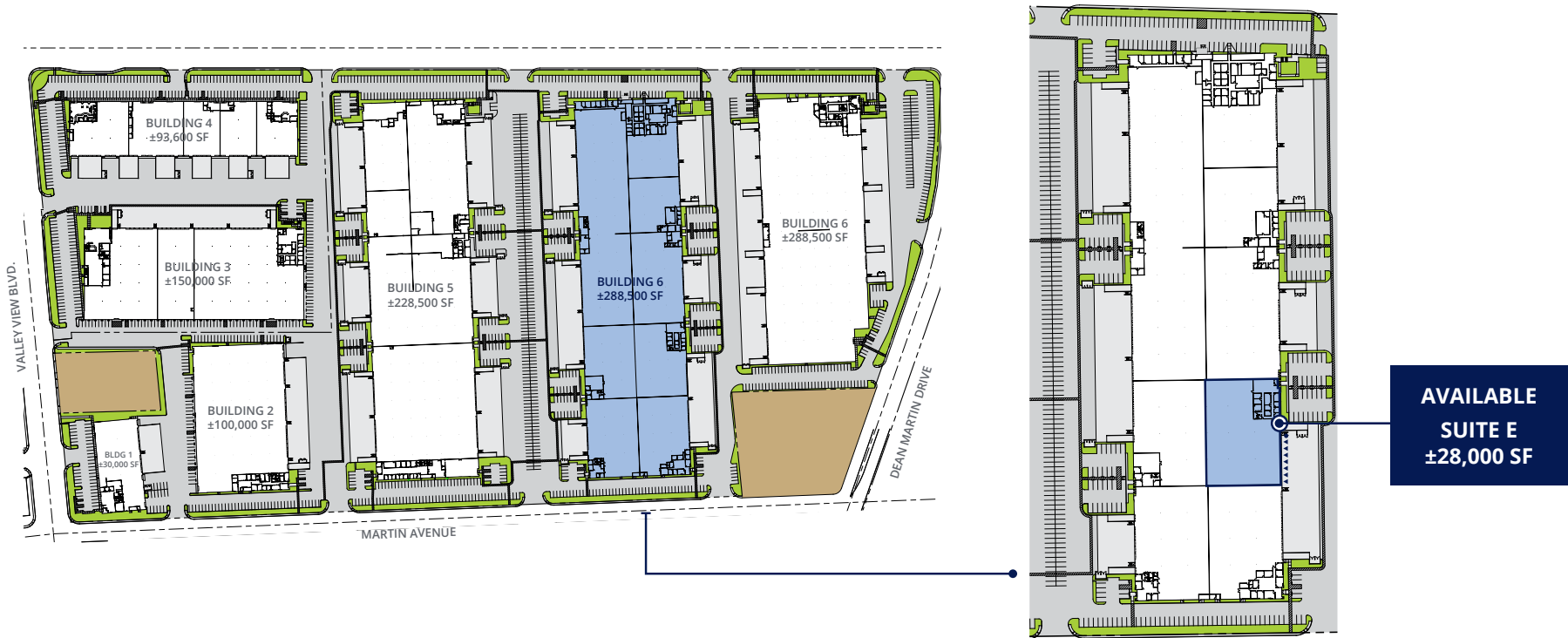
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## Site Plan

▲ = 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)

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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



Sublease Rate

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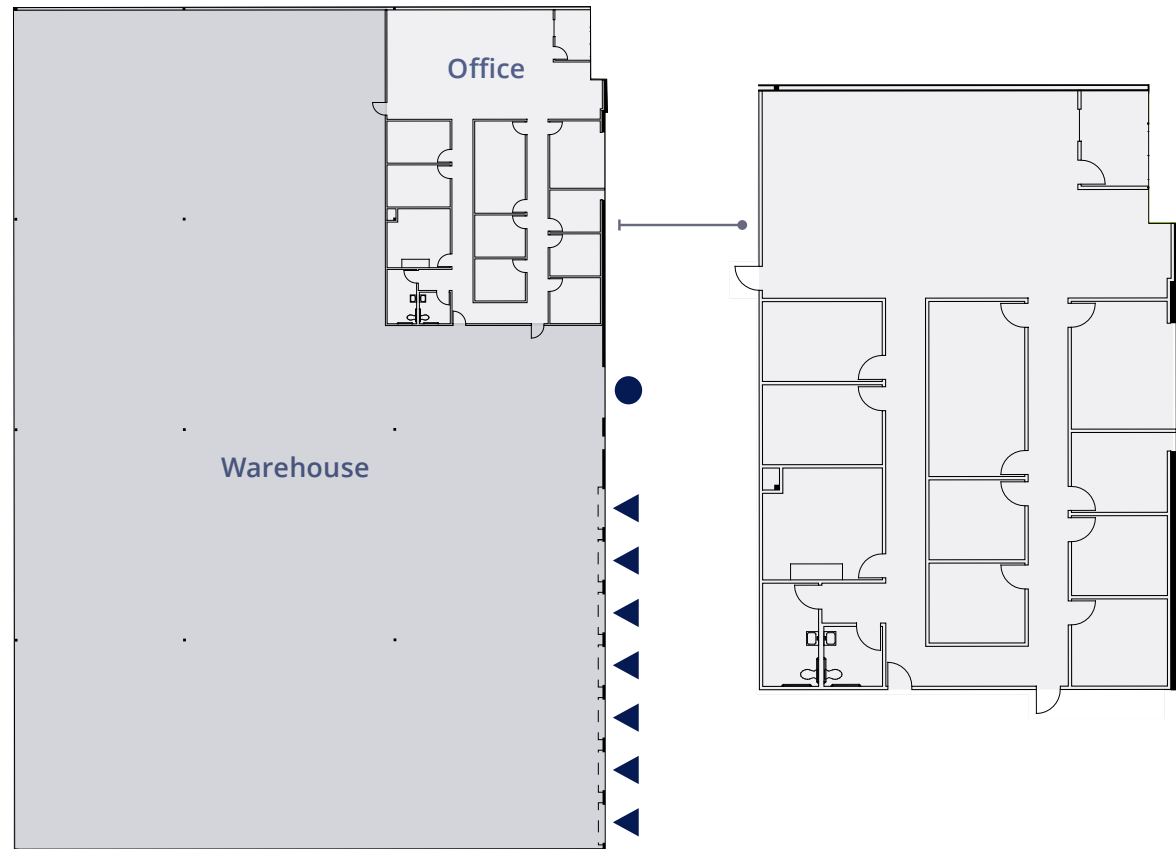
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● = Grade Level Ramp

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#### Colliers Las Vegas

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



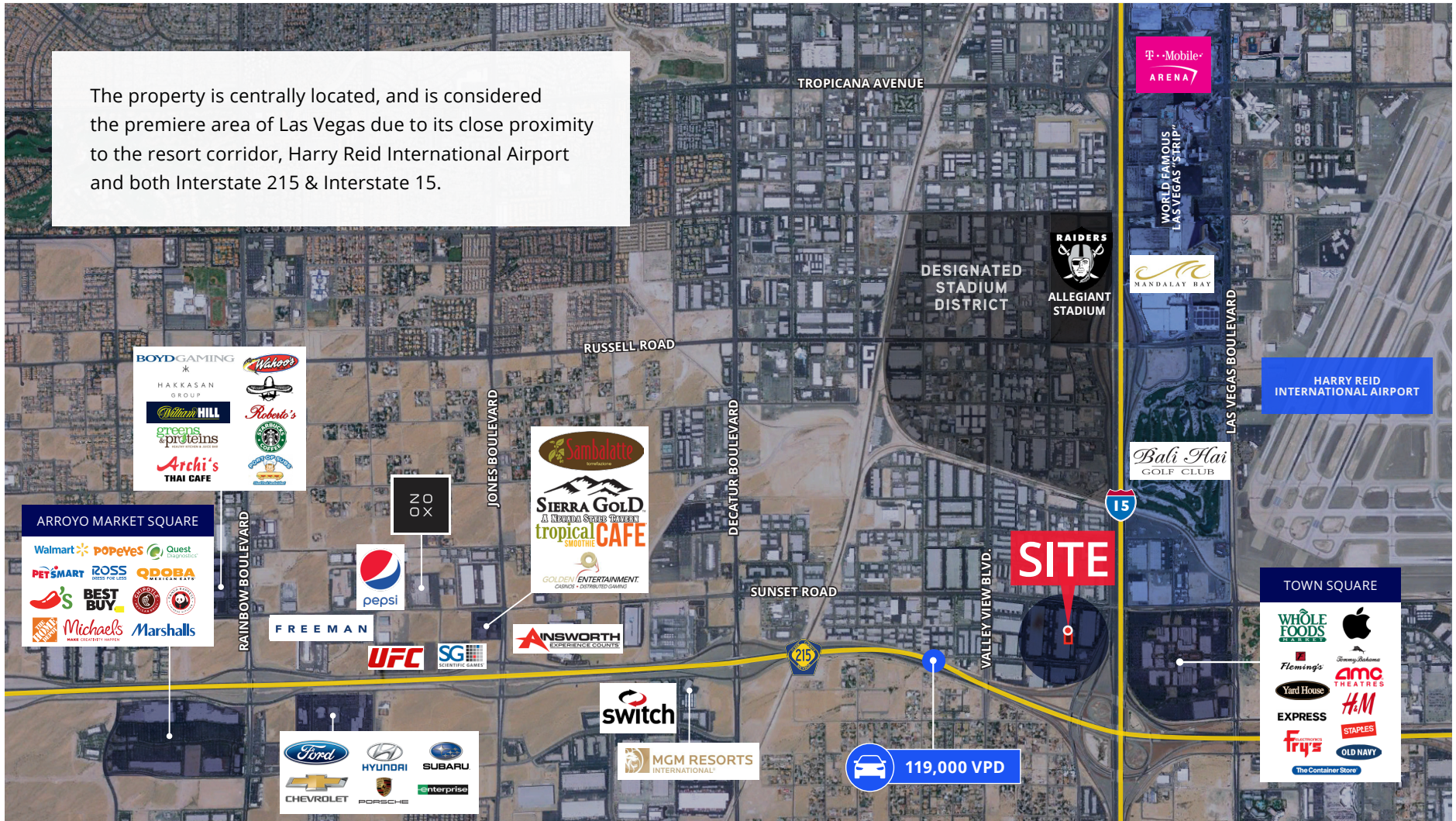
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# Sunset Parkway



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Trade Area Map





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\$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

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Exclusive Listing Agents:

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## ABOUT COLLIERS

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