

For Lease

3% COMMISSION TO COOPERATING BROKER

Building
9440



VILLAGE SQUARE

9440 West Sahara Avenue, LAS VEGAS, NV 89117

JAYNE CAYTON

Principal
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jayne.cayton@avisonyoung.com
License #: S.0043335

MATT KREFT

Vice President - Office
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**AVISON
YOUNG**

9440 West Sahara Avenue

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.



Suite 243: ±880 sf available on the 2nd Floor
Suite 245: ±2,256 sf available on the 2nd Floor



Centrally located within the dynamic Upscale West Side Corridor



High end demographics



Abundant Parking

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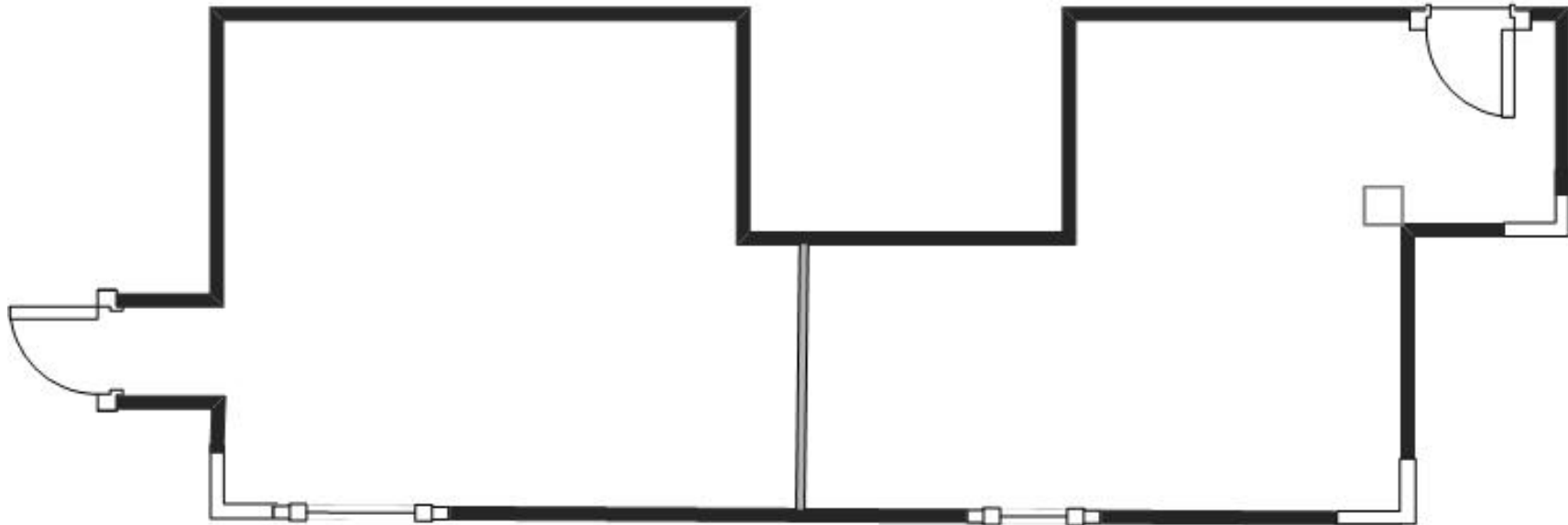
±880 & ±2,256 sf Available

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2nd Floor

Suite 243, 880 sf

\$2.15 psf MG



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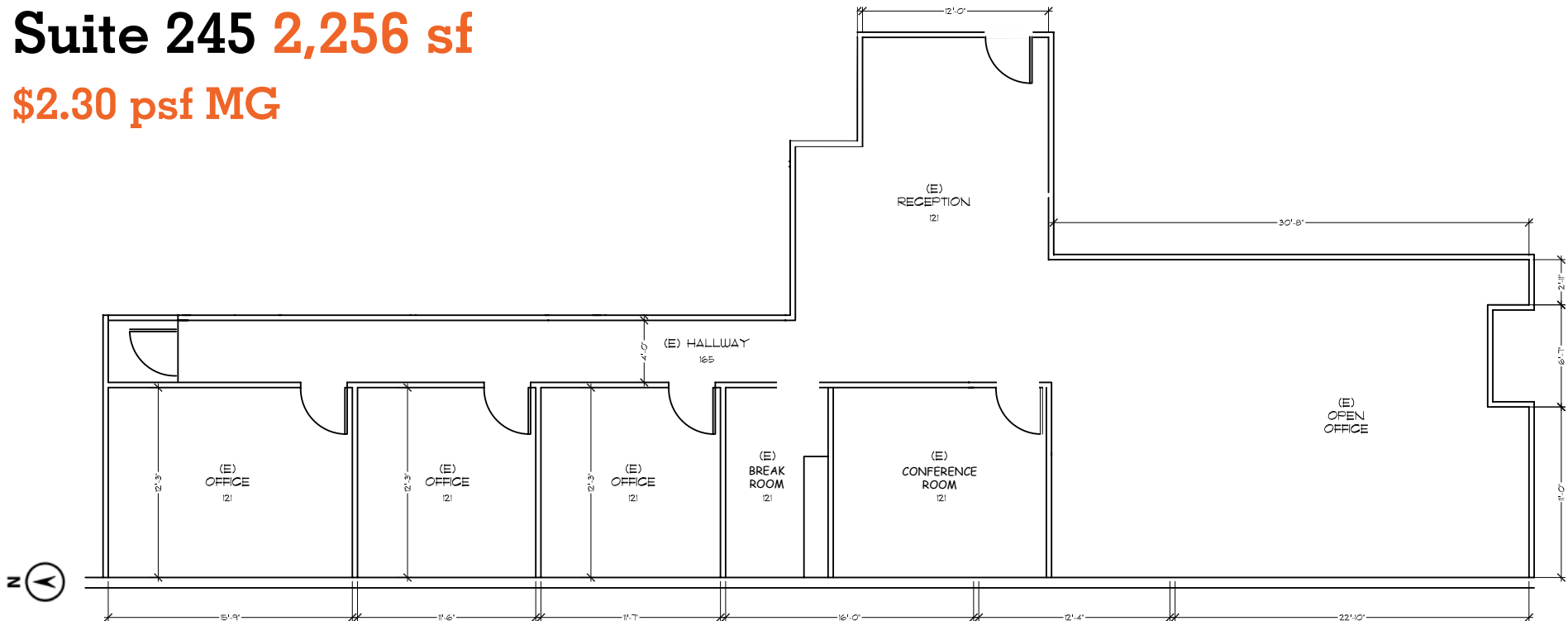
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2nd Floor

Suite 245 2,256 sf

\$2.30 psf MG



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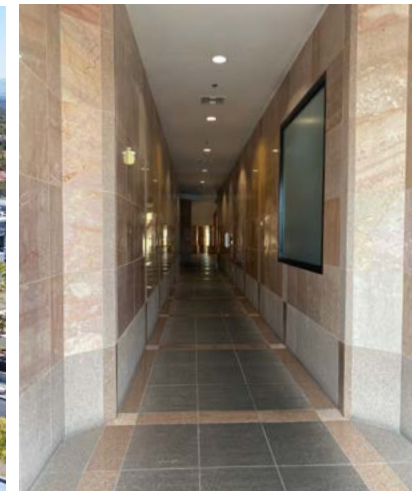
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LOCATED ON THE SECOND FLOOR OF VILLAGE SQUARE, BUILDING 9440



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