

FOR LEASE

CBRE

FULL HVAC
SUITES AVAILABLE



McCarren Sunset Business Park

1421-1525 E. SUNSET ROAD
LAS VEGAS, NV 89119



CONTACT US

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Property Overview

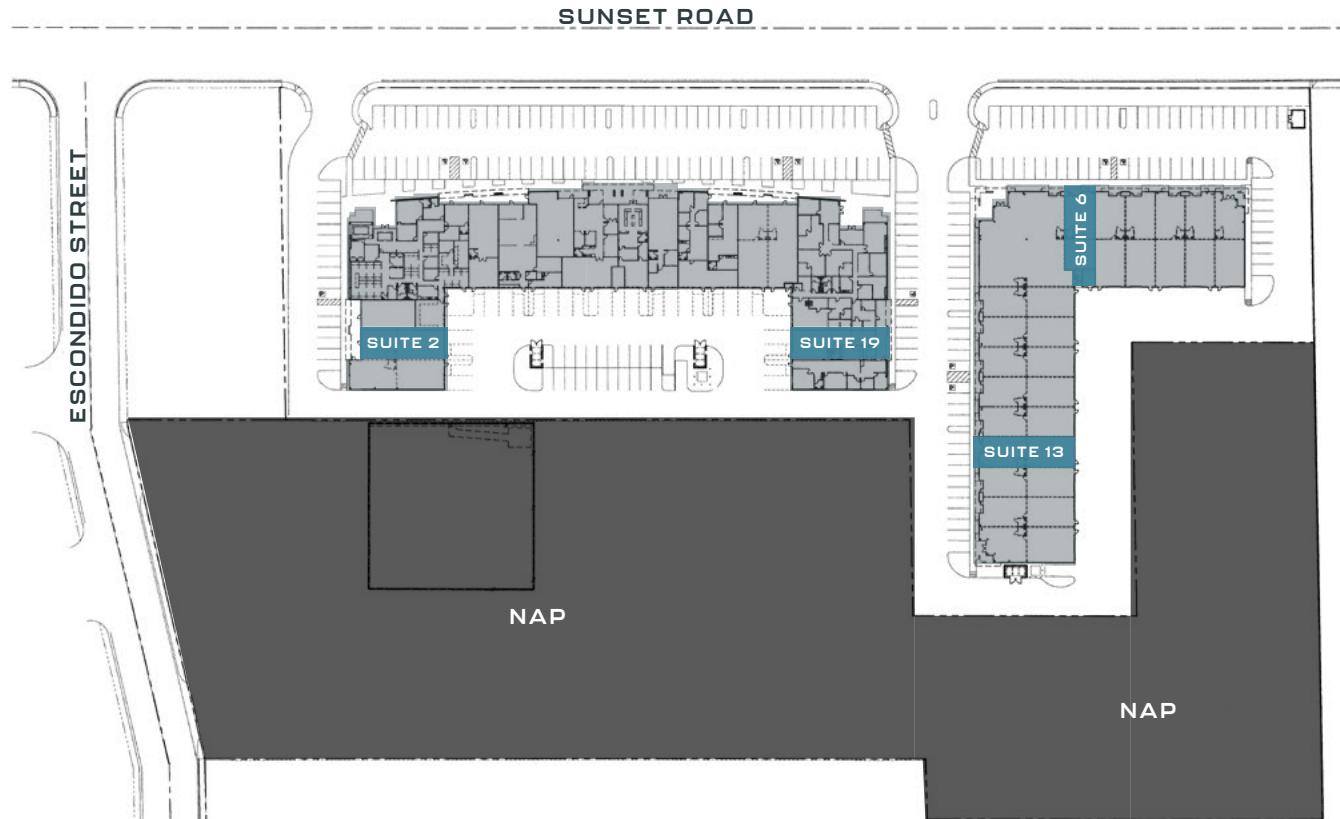
Home to several of Nevada's best-known companies, McCarran Airport Business Park is one of the Las Vegas Valley's most successful regional Flex developments. Developed under a participatory ground lease, this high image office/flex business park boasts an exceptional location near Harry Reid International Airport, the I-15 and I-215 Freeways, and the world-famous Las Vegas Strip. The Property offers the perfect opportunity for today's high end flex users by offering fully HVAC units, ample parking, built out office space, and attractive store front entrances with great frontage on Sunset Road.



- + High Image multi-tenant flex portfolio
- + ±81,135 SF on ±5.88 Acres
- + Crossroads: Sunset Road and Escondido Street
- + Fully HVAC suites available
- + Glass storefronts
- + Grade Level Loading (10' x 12')
- + Natural gas stubbed to the building
- + Sprinklered
- + 16' Clear Height
- + 3 Phase power (Tenant to verify)
- + Reinforced concrete construction
- + 3.28 per 1,000 parking ratio (1525 E. Sunset Road)
- + 2.72 per 1,000 parking ratio (1421 E. Sunset Road)
- + Built in 2000
- + APN: 177-02-102-039
- + Industrial Park (IP) Zoning



Site Plan



AVAILABLE

LEASED

NAP

*not to scale
*all measurements are approximate

AVAILABILITIES

SUITE	SIZE	LEASE RATE	CAMS	TOTAL MONTHLY	AVAILABILITY
2	±1,757 SF	\$1.30/SF	\$0.48/SF	\$3,127.46	Available Now
6	±1,560 SF	\$1.30/SF	\$0.48/SF	\$2,776.80	Available within 60 Days
13	±2,000 SF	\$1.30/SF	\$0.48/SF	\$3,560.00	Available April 1st
19	±1,757 SF	\$1.30/SF	\$0.48/SF	\$3,127.46	Available Now

Suite 2

1421 E. SUNSET ROAD

- + $\pm 1,757$ SF Unit
- + 100% HVAC
- + ± 987 SF Office
- + ± 770 SF Warehouse
- + Three (3) Private Offices
- + Reception
- + One (1) Restroom
- + One (1) 10' x 12' grade-level roll-up door
- + Sprinklered
- + Gas available
- + 120/208v, 250 amps (tenant to verify)

$\pm 1,757$ SF

TOTAL SF

\$1.30/SF

LEASE RATE

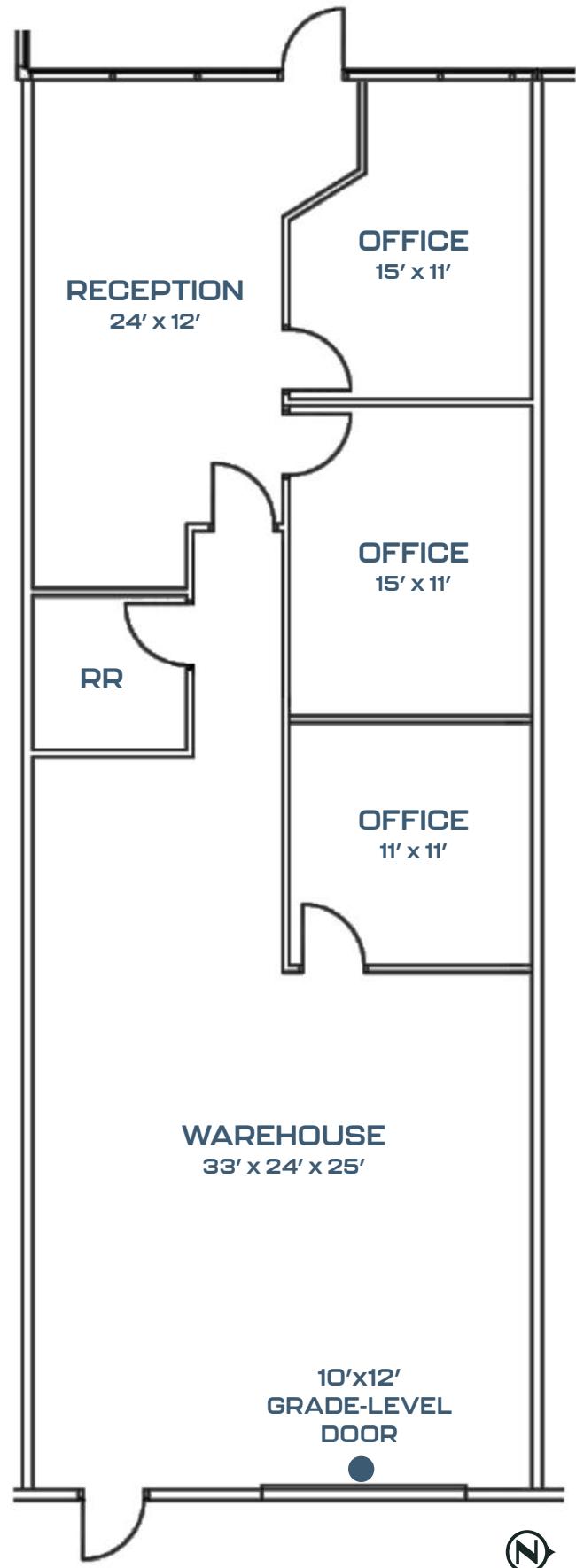
\$0.48/SF

CAMS

\$3,127.46

TOTAL MONTHLY

Available Now!



Suite 6

1525 E. SUNSET ROAD

- + **±1,560 SF Unit**
- + **100% HVAC**
- + **±376 SF Office**
- + **±1,184 SF Open Showroom with Sunset Frontage**
- + **One (1) Private Office/Break Room**
- + **Two (2) Restrooms**
- + **Sprinklered**
- + **Gas available**
- + **120/208v, 225 amps (tenant to verify)**

±1,560 SF

TOTAL SF

\$1.30/SF

LEASE RATE

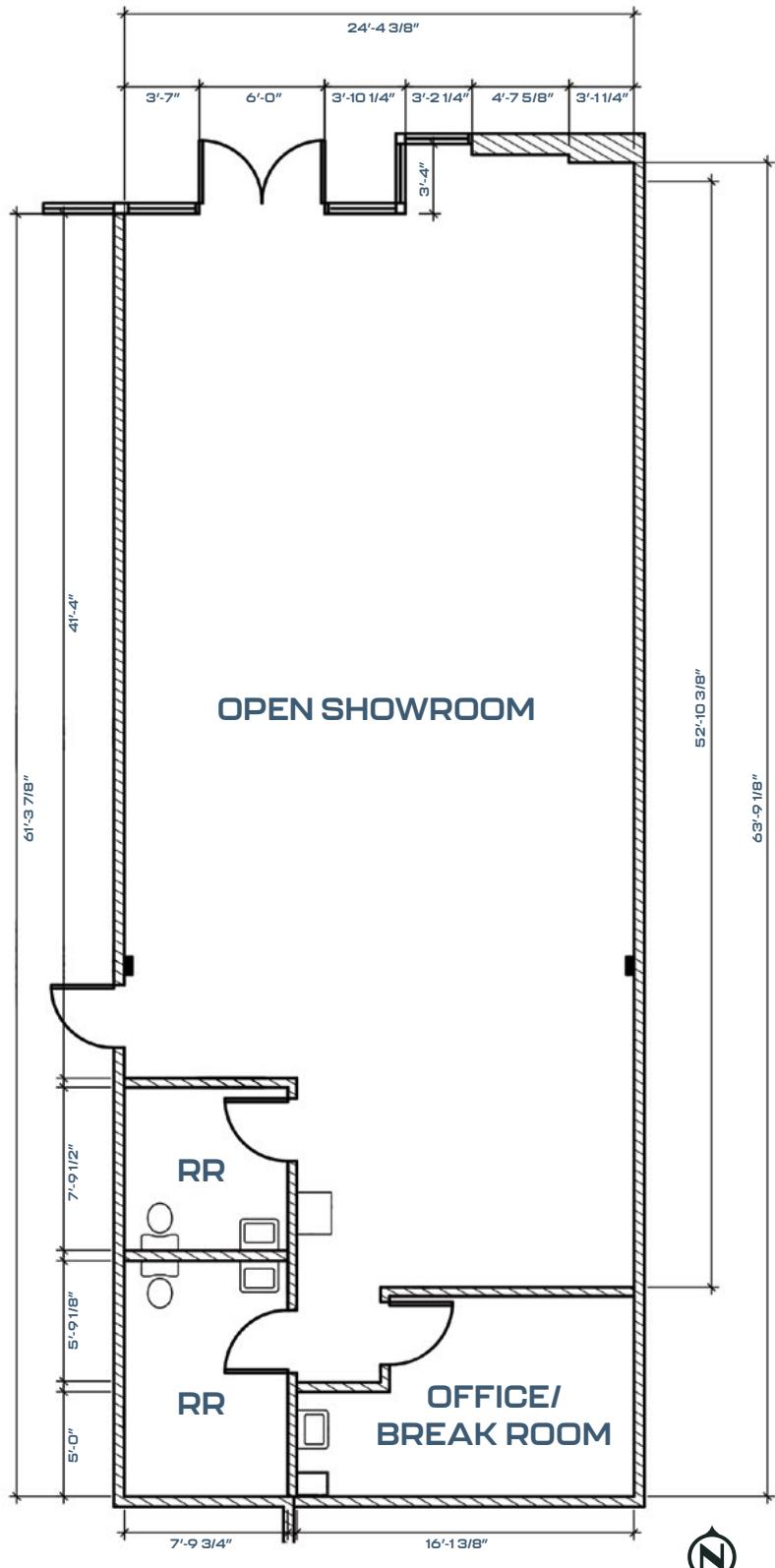
\$0.48/SF

CAMS

\$2,776.00

TOTAL MONTHLY

**Available within
60 Days**



Suite 13

1525 E. SUNSET ROAD

- + $\pm 2,000$ SF Unit
- + 100% HVAC
- + ± 200 SF Office
- + $\pm 1,800$ SF Warehouse
- + One (1) Private Office
- + One (1) Restroom
- + One (1) 10' x 12' grade-level roll-up door
- + Sprinklered
- + Gas available
- + 120/208v, 225 amps (tenant to verify)

$\pm 2,000$ SF

TOTAL SF

\$1.30/SF

LEASE RATE

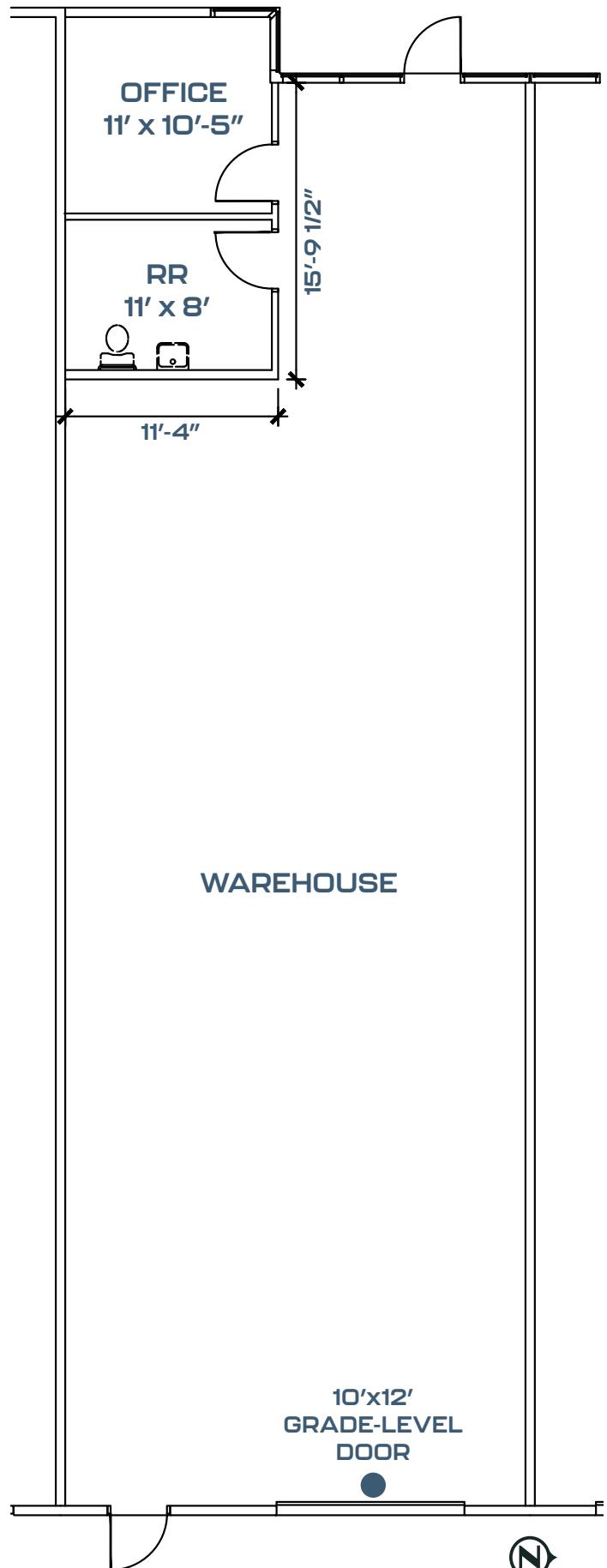
\$0.48/SF

CAMS

\$3,560.00

TOTAL MONTHLY

Available April 1st



Suite 19

1421 E. SUNSET ROAD

- + **±1,757 SF** Unit
- + **±1,000 SF** HVAC Office
- + **±757 SF** Evap-Cooled Warehouse
- + One (1) Office with Kitchenette
- + Open Reception
- + Open Work Room
- + One (1) Restroom w/ attached shower
- + One (1) Grade level door
- + Hand wash sink in the warehouse
- + Sprinklered
- + Gas Available
- + 120/208v, 225 amps (tenant to verify)

±1,757 SF

TOTAL SF

\$1.30/SF

LEASE RATE

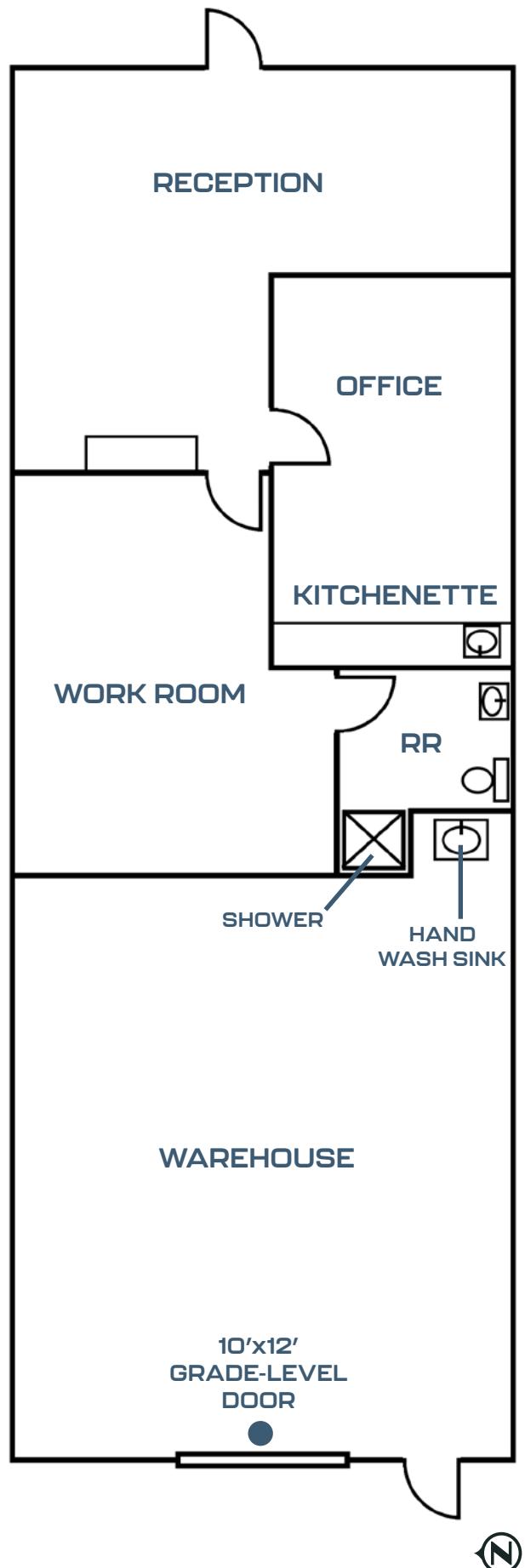
\$0.48/SF

CAMS

\$3,127.46

TOTAL MONTHLY

Available Now!



Aerial Map

McCarran Sunset Business Park

1421-1525 E. SUNSET ROAD
LAS VEGAS, NV 89119



DISTANCES TO:

I-15 FREEWAY
I-215 FREEWAY

3.3 miles
3.3 miles

LAS VEGAS "STRIP"
ALLEGIANT STADIUM

1.4 miles
5.5 miles



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