



**FOR
LEASE**

Sunset Airport Center

6363, 6345, 6375 S. Pecos Road, Las Vegas, Nevada 89120



PROPERTY HIGHLIGHTS

The Sunset Airport Center is a best-of-class mixed-use complex situated in the heart of the Airport submarket. Landlord has completed a multi-million-dollar redevelopment and has delivered turnkey first/second-story modern office suites with frontage on South Pecos Road, along with functionally built-out industrial incubator space near Pine Street/East Sunset Road. Employees can easily get to work with excellent access to Harry Reid International Airport (LAS), the Las Vegas Strip, US-95, I-15 & I-215 freeways. Employees can enjoy where they work with common area lounges inside the buildings, onsite property management, and various dining options in close proximity.

- Lease rates lower than what your business is paying now
- Second largest landlord in Southern Nevada
- Excellent access to US-95, I-15 & I-215 freeways
- High-end amenities with the same low cost
- On-site leasing and management office
- Covered parking available
- Parking ratio: 3.78:1,000

CONTACT

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Tasha Blackburn • Senior Property Manager

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RENTABLE CONFERENCE ROOM



COMMUNITY LOUNGE



MODERN CORRIDORS



STONE COUNTER CANTINA

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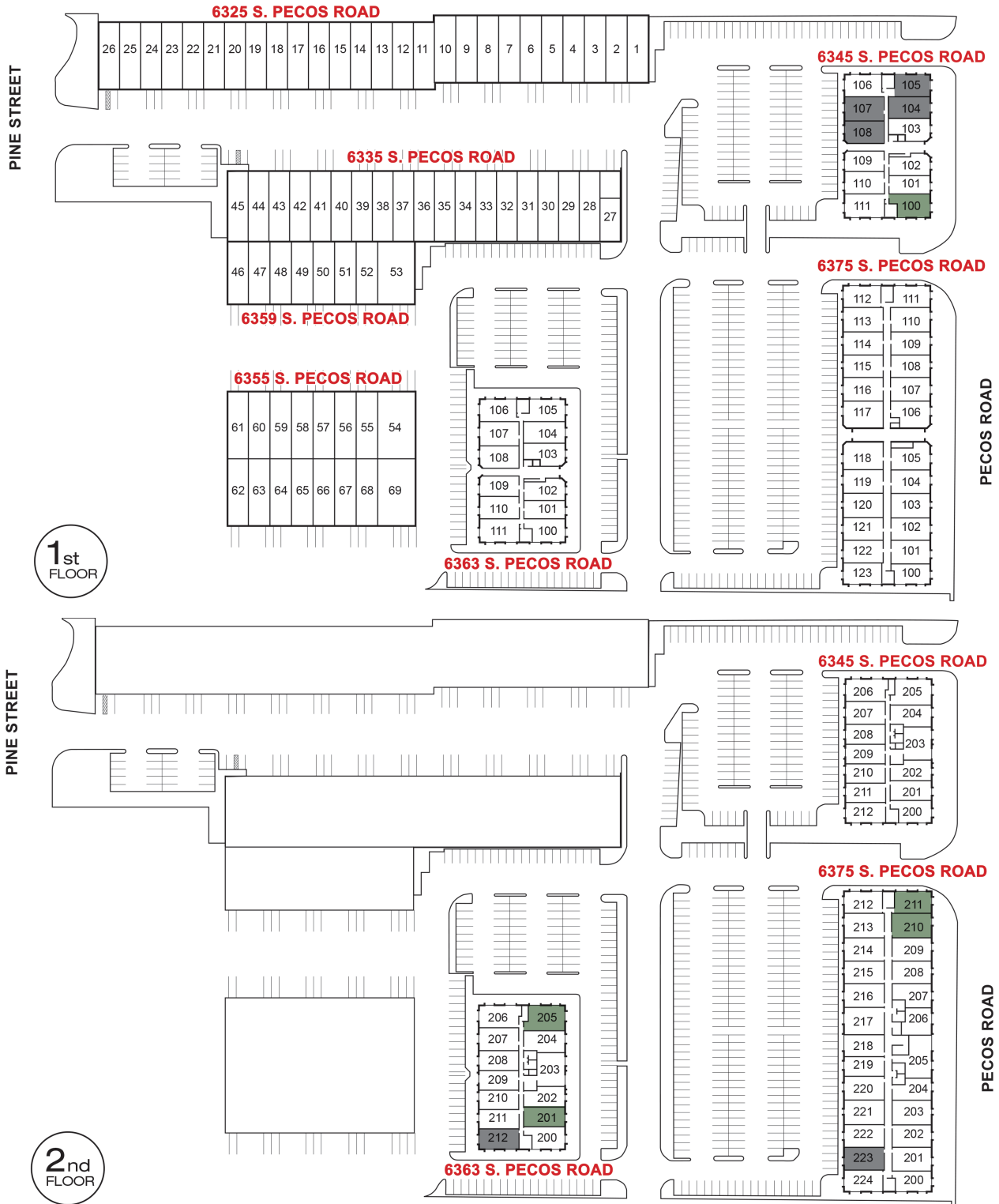


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AVAILABILITY

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6363 S. Pecos Road, Suite 212	1,297	\$1.20	\$0.33	\$1,984.41	Immediately
6375 S. Pecos Road, Suite 223	1,332	\$1.20	\$0.33	\$2,037.96	Immediately
6363 S. Pecos Road, Suite 201	1,437	\$1.15	\$0.33	\$2,126.76	Immediately
6363 S. Pecos Road, Suite 205	1,478	\$1.20	\$0.33	\$2,261.34	Immediately
6375 S. Pecos Road, Suite 210-211	2,568	\$1.10	\$0.33	\$3,672.24	Immediately
6345 S. Pecos Road, Suite 104-105	2,770	\$1.15	\$0.33	\$4,099.60	Immediately
6345 S. Pecos Road, Suite 107-108	2,809	\$1.15	\$0.33	\$4,157.32	TBD
6345 S. Pecos Road, Suite 100	4,145	\$1.10	\$0.33	\$5,927.35	Immediately

**Limited Time Winter
Specials*

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

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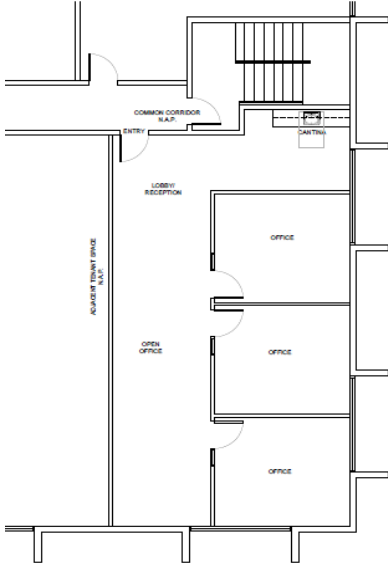


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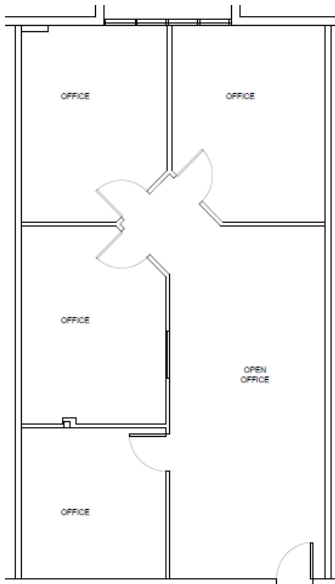


6363 S. PECOS ROAD, SUITE 212

Office Space

±1,297 SF

Available: Immediately
Lease Rate: \$1.20 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$1,984.41



6375 S. PECOS ROAD, SUITE 223

Office Space

±1,332 SF

Available: Immediately
Lease Rate: \$1.20 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$2,037.96

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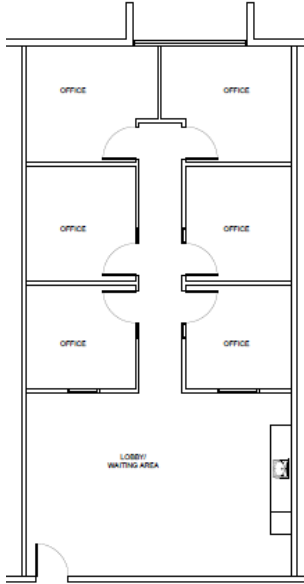


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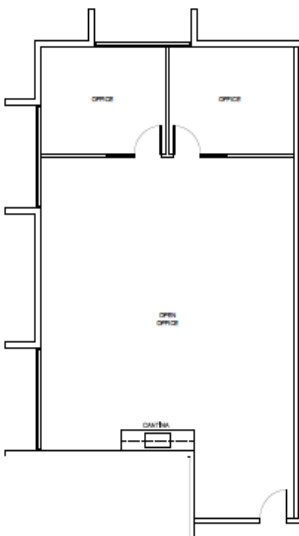
6363 S. PECOS ROAD, SUITE 201

Office Space

±1,437 SF

Available: Immediately
Lease Rate: \$1.15 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$2,126.76

*Winter
Special*



6363 S. PECOS ROAD, SUITE 205

Office Space

±1,478 SF

Available: Immediately
Lease Rate: \$1.20 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$2,261.34

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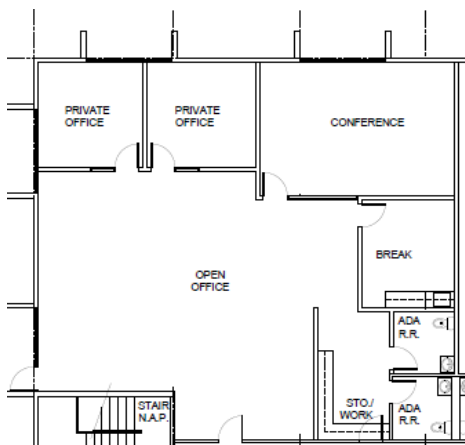
6375 S. PECOS ROAD, SUITE 210-211

Office Space

±2,568 SF

Available: Immediately
Lease Rate: \$1.10 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$3,672.24

*Winter
Special*



6345 S. PECOS ROAD, SUITE 104-105

Office Space

±2,770 SF

Available: Immediately
Lease Rate: \$1.15 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$4,099.60

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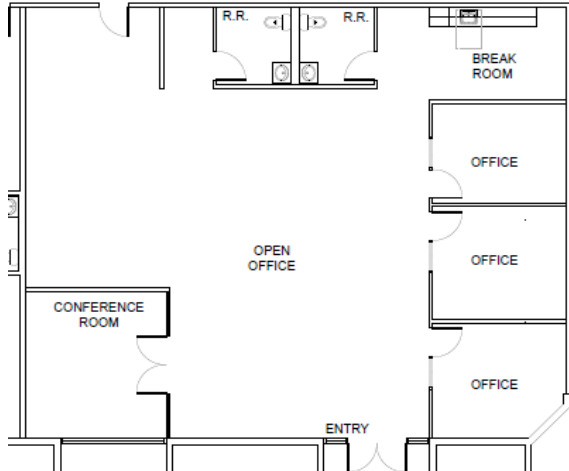


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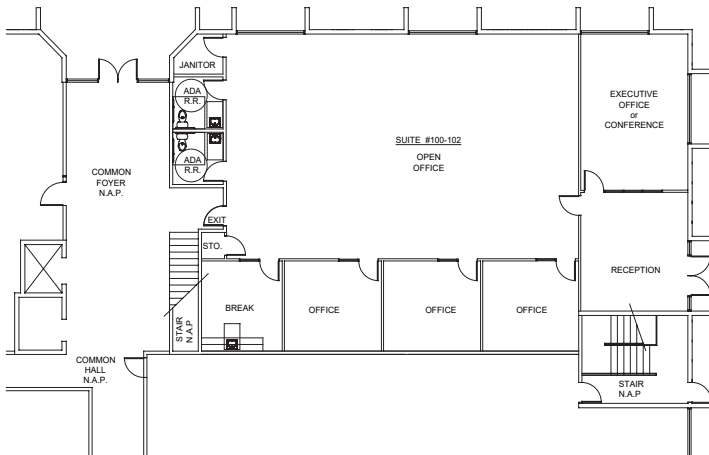


6345 S. PECOS ROAD, SUITE 107-108

Office Space

±2,809 SF

Available: TBD
Lease Rate: \$1.15 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$4,157.32



6345 S. PECOS ROAD, SUITE 100

Office Space

±4,145 SF

Available: Immediately
Lease Rate: \$1.10 PSF/M
Cam Rate: \$0.33 PSF/M
Total Monthly: \$5,927.35

*Winter
Special*

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