

Centrally Located Freestanding Professional Office or Retail Building



Corner Building @ Sunset Pavillions
+/- 5,000 - 15,500 SF Available

**3785 East Sunset Road @ Sunset & Sandhill
Las Vegas (Clark County) 89120**



SystemCRE
AT SIMPLY VEGAS

Summary

The **System CRE team** is excited to bring to market the **Corner Building @ Sunset Pavilions** High Image freestanding office building on the busy East Sunset Road corridor in unincorporated Clark County. With an amazing **220 linear feet along the busy East Sunset Road**, this property is at the signalized corner of East Sunset Road and South Sandhill Road and features abundant parking at a 5:1000 ratio.

This property benefits from a shared freestanding **30 foot tall pylon sign**. In most jurisdictions in the Las Vegas Valley, pylon signs are not being approved often anymore, giving a visibility advantage to the Tenant. The property is strategically located between McCarran Airport and the U.S. 93 highway that runs through both Downtown Las Vegas and through the Henderson area on to the future Interstate Highway 11 to Arizona. Numerous food amenities as Starbucks, Trader Joes, Olive Garden, and many others are nearby. The surrounding area features **dense residential demographics**. East Sunset Road **2022 traffic count was at 33,500 cars per day**. Tenant improvements and rent concessions are available for qualified tenants.

Year Built: 1998

Size: 5,000 SF, 10,000 SF, 15,500 SF or 16,500 SF Gross Rentable Area

Configuration: Up to 38 offices, 3 conference rooms, 2 break rooms
3 restroom banks (2x sink / 2x toilet; 2x sink / 2x toilet; single room)
Front reception, rear reception, 2 IT rooms, courtyard.

Fiber Availability: Cox in less than 90 days

Zoning: C-P - Professional Office (Clark County Jurisdiction)

Parking: 5:1000


HVAC: Roof mounted package units

Electric: Three phase, 800A panel, 110V / 220V


Special features: Multiple perimeter entry doors, private courtyard,
pylon signage, covered parking, guest parking, unique ceiling design








 Central and Henderson adjacent Las Vegas
Location at East Sunset Road and South Sandhill Road


 C-P Professional Office (Clark County) Zoning for a variety of uses


 Excellent visibility at the hard corner with Pylon visibility


 Bullpen ceiling heights +/-12' with 9' individual offices


 Landlord contribution to TI and rent concessions available

 Attractive Rates starting at \$1.45/SF/Mo with \$0.38 NNNs

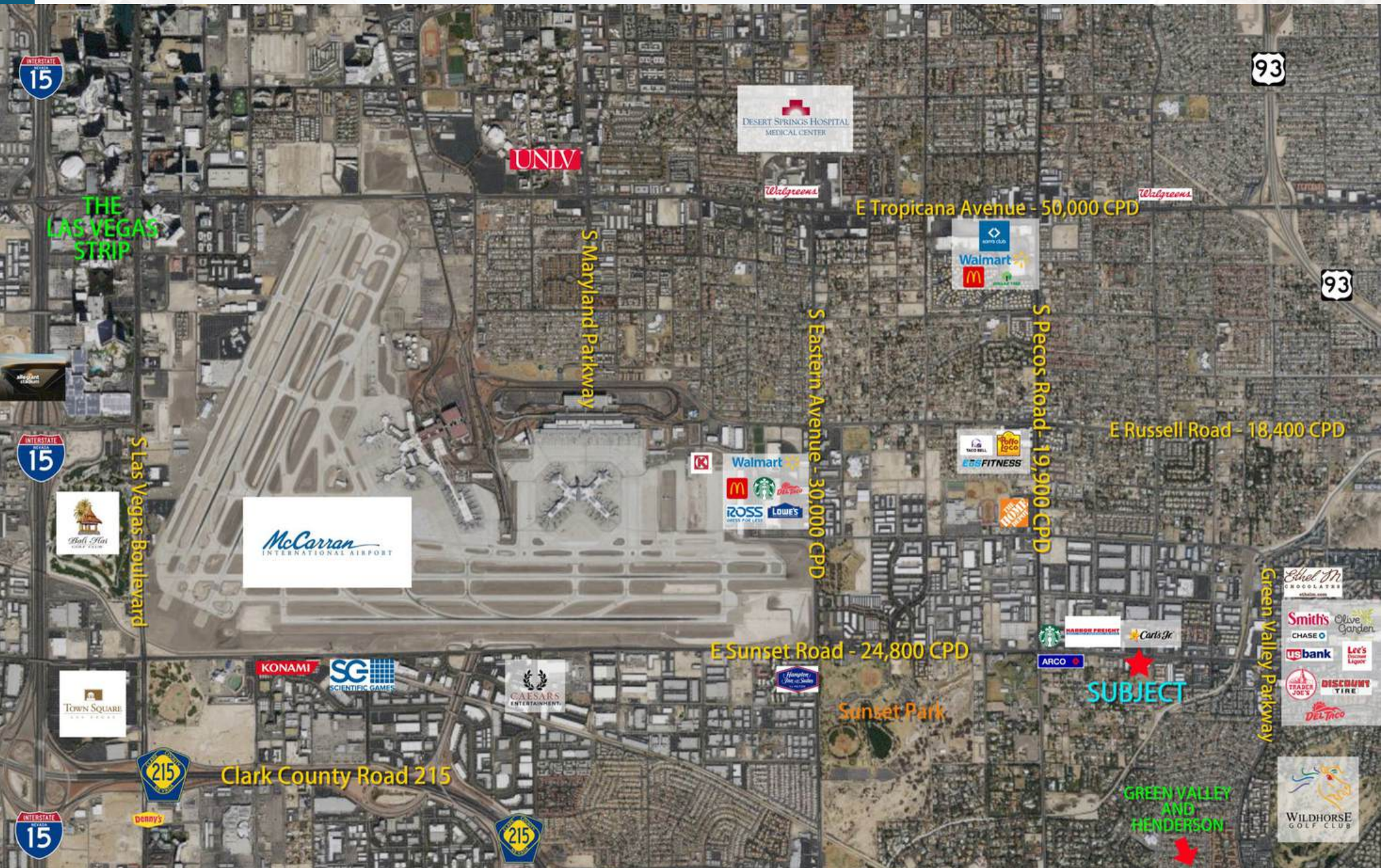
 Close proximity to McCarran Airport (LAS) and Shopping / Lunch options

 5:1000 parking ratio and easy access from both streets

 PERFECT Location for: Professional services, accounting, medical, e-commerce, contractors, charter schools, tutoring, and back office operations.

 Pylon signage available at nominal extra charge

Area Map



Site / Floorplan



SITE PLAN

Divisible to +/- 5,000 USF, 10,000 USF, 15,500 USF, and 16,500 USF
Corporate or regional users benefit from a flexible open plan with individual perimeter offices that have windows / natural light





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