

# SUNPOINT CROSSING

NORTH LAS VEGAS SUBMARKET

3702 North Las Vegas Boulevard  
Las Vegas, NV 89115



FOR LEASE

±40,422 – ±290,147 SF

\$1.00 PSF Broker Bonus

Lease to be signed on or before September 30, 2026 | Minimum 3-Year Deal



LEASED BY



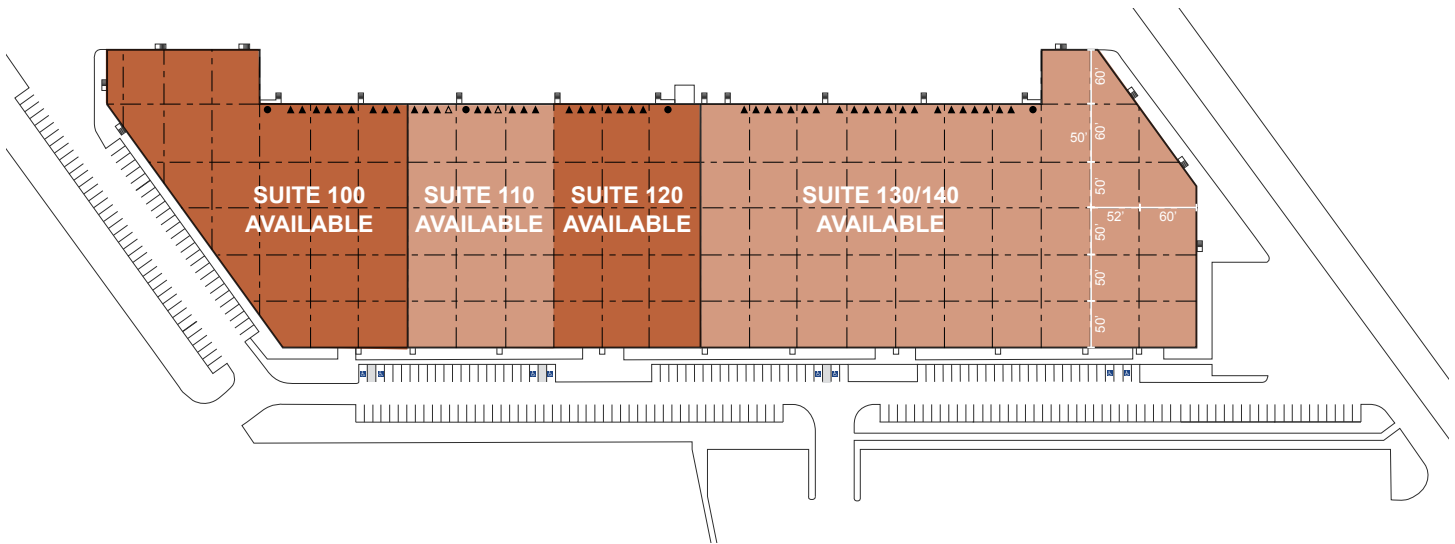


Drawings not to scale. For illustration purposes only.

● = GRADE LOADING DOOR

▲ = DOCK LOADING DOOR

△ = PIT LEVELER



FOR LEASE

## LOCATED IN CLARK COUNTY

SunPoint Crossing is located on North Las Vegas Boulevard and North Lamb Boulevard with excellent access to Interstate 15 via East Cheyenne, Ave., East Craig Road, and North Lamb Boulevard with each on ramp being less than 3 miles from SunPoint Crossing. The project is concrete tilt-up construction, built in 2019 consisting of three buildings totaling  $\pm 752,384$  SF,  $\pm 32'$  clear height, dock and grade level loading, skylights, ESFR Fire Sprinkler System, evaporative cooling and trailer parking.

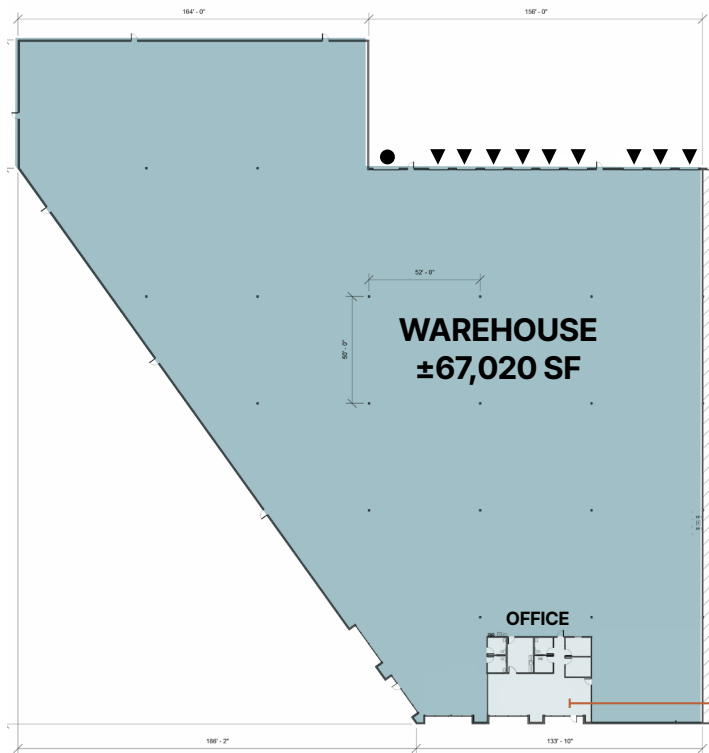
## PROPERTY HIGHLIGHTS

|                          |                                                  |                       |                                              |
|--------------------------|--------------------------------------------------|-----------------------|----------------------------------------------|
| <b>Cross Streets</b>     | North Las Vegas Boulevard & North Lamb Boulevard | <b>Power</b>          | 277/480 Volt, 3-Phase                        |
| <b>County</b>            | Clark                                            | <b>Cooling</b>        | Evaporative Coolers                          |
| <b>Zoning</b>            | M-1 (Clark County)                               | <b>Sprinklers</b>     | ESFR                                         |
| <b>APN</b>               | 140-08-301-009                                   | <b>Column Spacing</b> | $\pm 50'$ x $\pm 52'$ Typical Column Spacing |
| <b>Year Built</b>        | 2019                                             | <b>Speed Bay</b>      | $\pm 60'$                                    |
| <b>Clear Height</b>      | $\pm 32'$                                        | <b>Parking</b>        | 629 Auto Stalls<br>79 Trailer Stalls         |
| <b>Total Building SF</b> | $\pm 290,147$ SF                                 |                       |                                              |

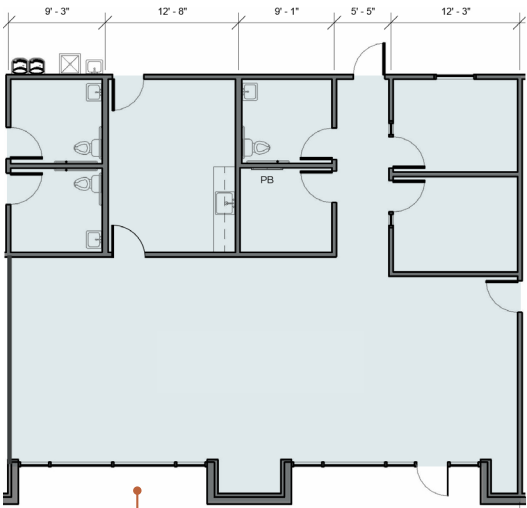
# SUITE 100

## ±69,127 SF

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### OFFICE ±2,107 SF



FOR LEASE

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### AVAILABLE NOW

|                  |            |
|------------------|------------|
| Suite            | 100        |
| Total SF         | ±69,127 SF |
| Office SF        | ±2,107 SF  |
| Warehouse SF     | ±67,020 SF |
| Lease Rate (NNN) | Negotiable |

|                |                     |
|----------------|---------------------|
| Dock Loading   | Nine (9) ±9' x ±10' |
| Grade Loading  | One (1) ±12' x ±14' |
| Power          | 277/480V, 3-Phase   |
| NNN Fees (PSF) | \$0.19 PSF          |

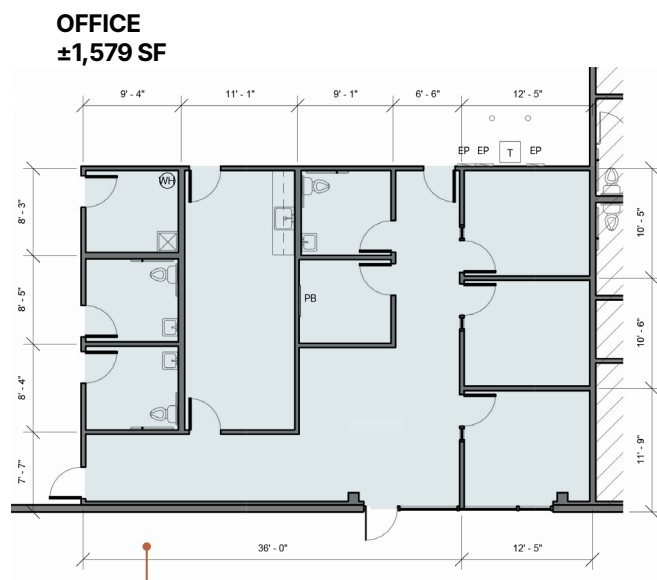
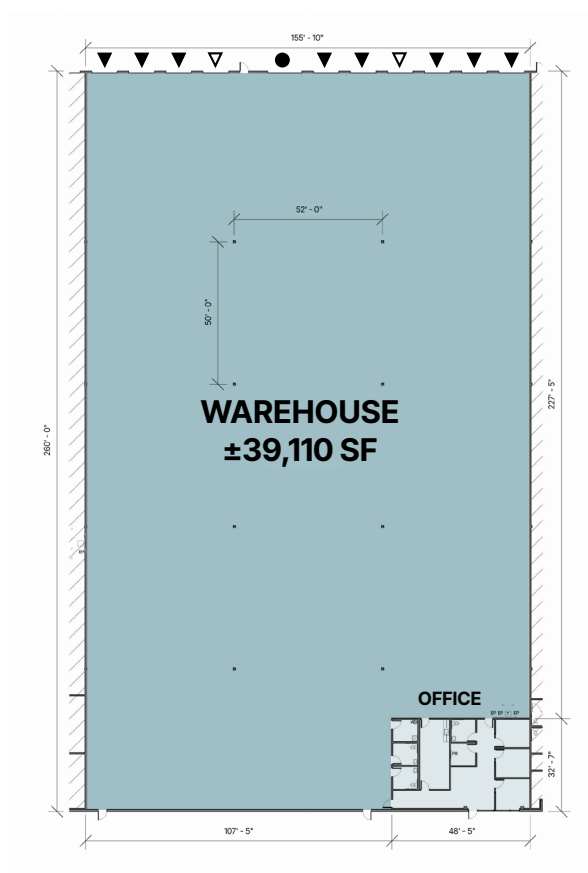


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# SUITE 110

## ±40,689 SF

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FOR LEASE

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### AVAILABLE NOW

|                  |            |
|------------------|------------|
| Suite            | 110        |
| Total SF         | ±40,689 SF |
| Office SF        | ±1,579 SF  |
| Warehouse SF     | ±39,110 SF |
| Lease Rate (NNN) | Negotiable |

|                |                                               |
|----------------|-----------------------------------------------|
| Dock Loading   | Ten (10) ±9' x ±10'                           |
| Grade Loading  | One (1) ±12' x ±14'<br>Drive in Door Via Ramp |
| Power          | 277/480V, 3-Phase                             |
| NNN Fees (PSF) | \$0.19 PSF                                    |



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Architectural floor plan of a building with dimensions and room labels. The plan shows a complex layout with multiple rooms and corridors. Dimensions are provided in feet and inches (e.g., 17'-7", 20'-7", 13'-10", 9'-9", 13'-10", 19'-1", 4'-6", 7'-1", 8'-9", 3'-2", 18"-10", 10'-6", 19'-6", 14'-4", 6'-0", 9'-4"). Room labels include EP (Elevator Lobby), T (Tribune), PB (Public Building), and WH (Warehouse). The plan also shows various fixtures like toilets, sinks, and a counter.

**WAREHOUSE**  
**±38,373 SF**

**OFFICE**

134' - 9"

52' - 0"

50' - 0"

21' - 6"

12' - 11"

247' - 2"

39' - 3"

52' - 0"

104' - 3"

460' - 1"

Building 100

Building 100

Building 100

● = GRADE LOADING DOOR

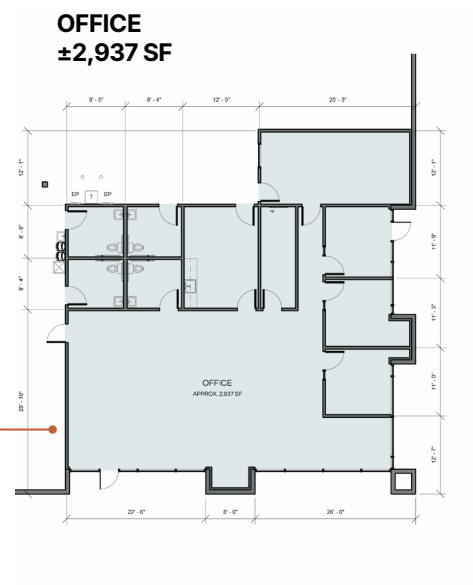
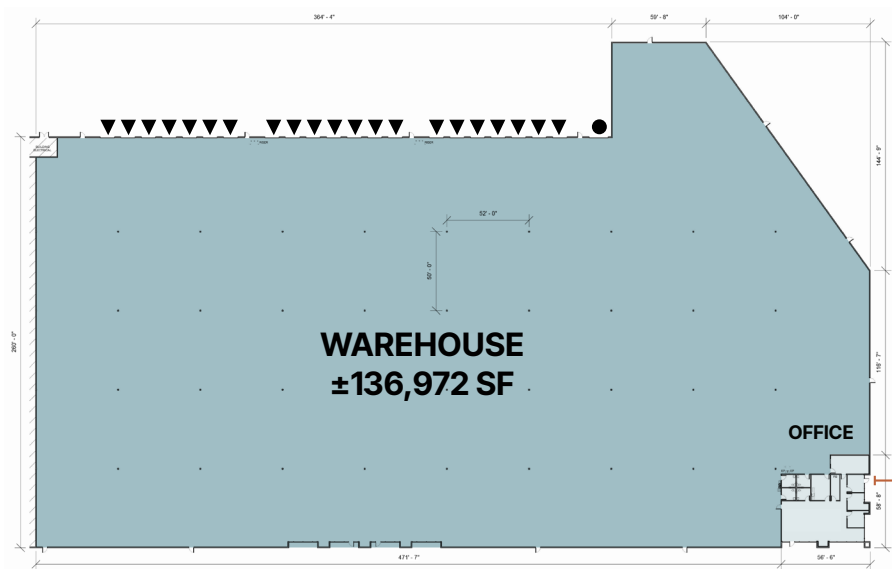
▲ = DOCK LOADING DOOR

|                       |                      |
|-----------------------|----------------------|
| <b>Dock Loading</b>   | Seven (7) ±9' x ±10' |
| <b>Grade Loading</b>  | One (1) ±12' x ±14'  |
| <b>Power</b>          | 277/480V, 3-Phase    |
| <b>NNN Fees (PSF)</b> | \$0.19 PSF           |



# SUITE 130-140

## ±139,909 SF



FOR LEASE

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### AVAILABLE WITHIN 30 DAYS

|                  |             |
|------------------|-------------|
| Suite            | 130-140     |
| Total SF         | ±139,909 SF |
| Office SF        | ±2,937 SF   |
| Warehouse SF     | ±136,972 SF |
| Lease Rate (NNN) | Negotiable  |

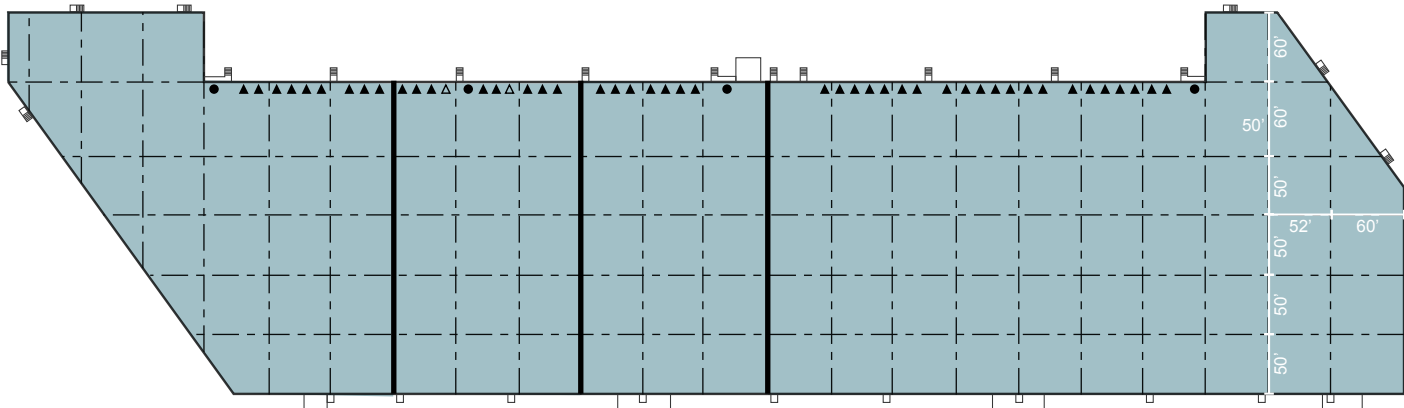
|                |                            |
|----------------|----------------------------|
| Dock Loading   | Twenty-one (21) ±9' x ±10' |
| Grade Loading  | One (1) ±12' x ±14'        |
| Power          | 277/480V, 3-Phase          |
| NNN Fees (PSF) | \$0.19 PSF                 |



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# FULL BUILDING

# ±290,147 SF



FOR LEASE



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## AVAILABLE NOW

|                  |             |
|------------------|-------------|
| Suite            | 100-140     |
| Total SF         | ±290,147 SF |
| Office SF        | ±8,672 SF   |
| Warehouse SF     | ±281,475 SF |
| Lease Rate (NNN) | Negotiable  |

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Dock Loading   | Forty-seven (47) ±9' x ±10'                                                          |
| Grade Loading  | Three (3) ±12' x ±14' Drive in Doors;<br>One (1) ±12 'x ±14' Drive in Doors Via Ramp |
| Power          | 277/480V, 3-Phase                                                                    |
| NNN Fees (PSF) | \$0.19 PSF                                                                           |



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# HIGHLY DESIRABLE NORTH LAS VEGAS LOCATION



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# CONTACT INFORMATION

3702 North Las Vegas Boulevard  
Las Vegas, NV 89115

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LEASED BY

