

CORONADO BAY BUSINESS PARK



WINNER PROPERTIES, LLC



FOR LEASE

7900 W. SAHARA AVENUE

LAS VEGAS, NV 89117

BOB HAWKINS,  **SIR**

(702) 470-0785

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NV-RE License: S.0072999



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CORONADO BAY BUSINESS PARK

consists of eighteen (18) single story, freestanding office buildings & one (1) two-story office building. This well maintained project offers a modern design with high-end finishes. Designated covered on-site parking, as well as exterior building and marquee signage opportunities are available to qualified tenants. The park is located one block west of the busy, signalized intersection of Sahara Avenue & Buffalo Drive, near many retailers and amenities.



- ⇒ ±11,716 SF Second Floor Office Suite Available
- ⇒ Professional Office / Retail Park
- ⇒ Eighteen (18) Single-Story Buildings
& One (1) Two-Story Building
- ⇒ Pylon & Building Signage Available
- ⇒ Free Covered Parking
- ⇒ Modern Design w/ High-End Finishes
- ⇒ Surrounded by Retail Amenities, Restaurants,
& Single / Multi-Family Residential Communities
- ⇒ C-1 Zoning (Las Vegas)

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REALCOMM ADVISORS
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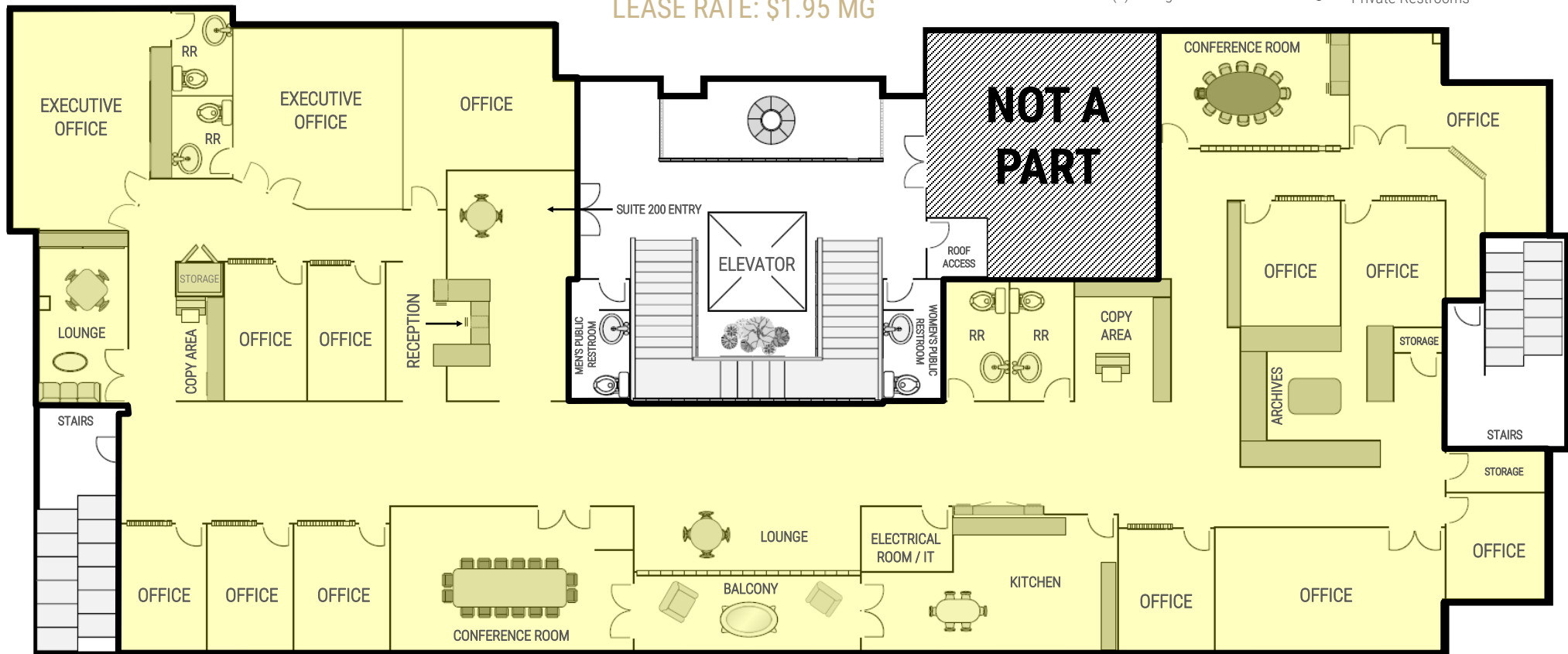
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SUITE 200

±11,716 RSF

LEASE RATE: \$1.95 MG

- Large Entry / Reception Area
- Twelve (12) Private Offices
- Two (2) Executive Offices w/ Separate Private Restrooms
- Two (2) Conference Rooms
- Two (2) Lounge Areas
- Two (2) Copy Areas
- Kitchen
- Balcony
- Electrical Room / IT
- Storage Rooms
- Private Restrooms



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RECEPTION



EXECUTIVE OFFICE



CONFERENCE ROOM



ENTRY / LOBBY AREA



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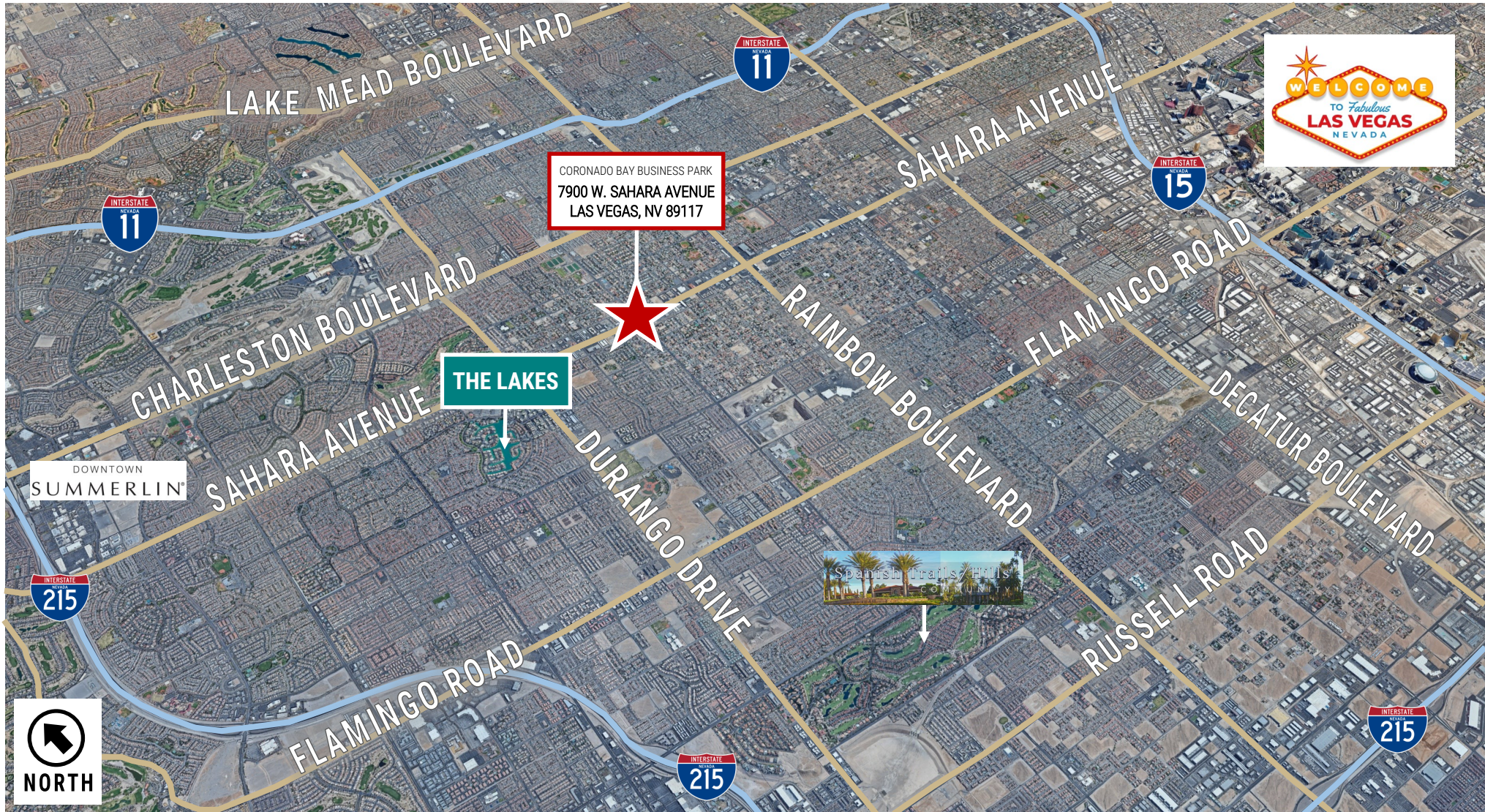
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