

**AVISON
YOUNG**

FLEX/INDUSTRIAL SPACE AVAILABLE FOR LEASE

SOUTHWEST SUNSET CORPORATE CENTER

6728 & 6688 West Sunset Road
Las Vegas NV 89118



- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Professionally managed and maintained
- Zoned M-D (Clark County)

Located within the rapidly-growing 215 corridor, this prime property in the Southwest submarket is made up of six flex/industrial buildings ranging from 19,200 sf to 28,200 sf in size. The site is situated on Sunset Road and Rainbow Boulevard offering excellent access to the 215 Beltway.

OWNED BY



MARK IV CAPITAL

AVISON YOUNG

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702.472.7979 F 702.475.7545

CHRIS LEXIS, SIOR

Principal
C 702.376.8500
chris.lexis@avisonyoung.com

JOE LEAVITT, SIOR

Principal
C 702.303.7893
joe.leavitt@avisonyoung.com

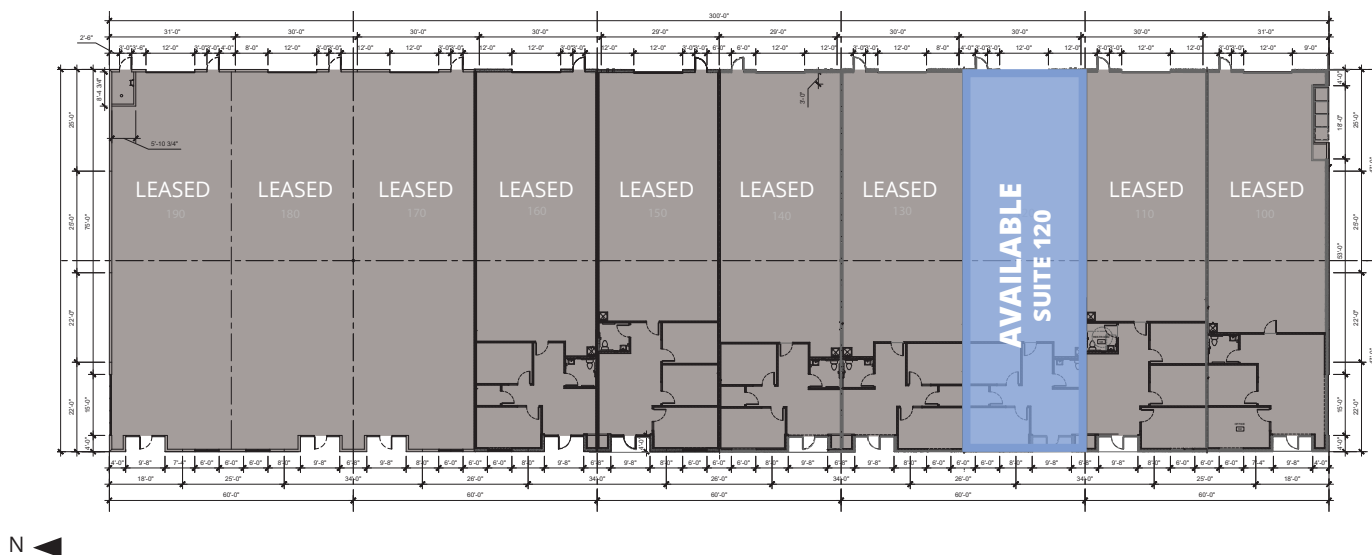
RYAN MOTE

Associate
C 702.340.0641
ryan.mote@avisonyoung.com

SOUTHWEST SUNSET CORPORATE CENTER

6728 W. Sunset Road • Las Vegas • NV 89118

Building C	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf	Total Rent/Mo (includes NNN)
6728	120	±2,820	±745	±2,075	1 (12' x 14')	\$1.89	\$0.36	\$6,345.00



SUITE FEATURES

- ±2,820 total sf suite
- ±745 SF office (26%)
- Two (2) private offices
- One (1) grade door (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf

SUITE C120



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joe.leavitt@avisonyoung.com

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Building E	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf	Total Rent/Mo (includes NNN)
6688	100	±2,340	±1,040	±1,300	1 (12' x 14')	\$1.89	\$0.36	\$5,265

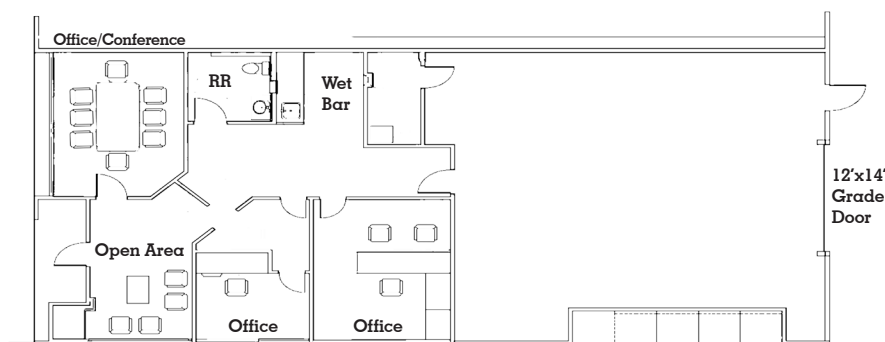


N

SUITE FEATURES

- ±2,340 total sf suite
- ±1,040 SF office (44%)
- Two (2) -Three (3) Private Offices
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf

SUITE E100



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