

FOR LEASE

CBRE

FULL HVAC
SUITES AVAILABLE



McCarran Sunset Business Park

1421-1525 E. SUNSET ROAD
LAS VEGAS, NV 89119



CONTACT US

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Property Overview

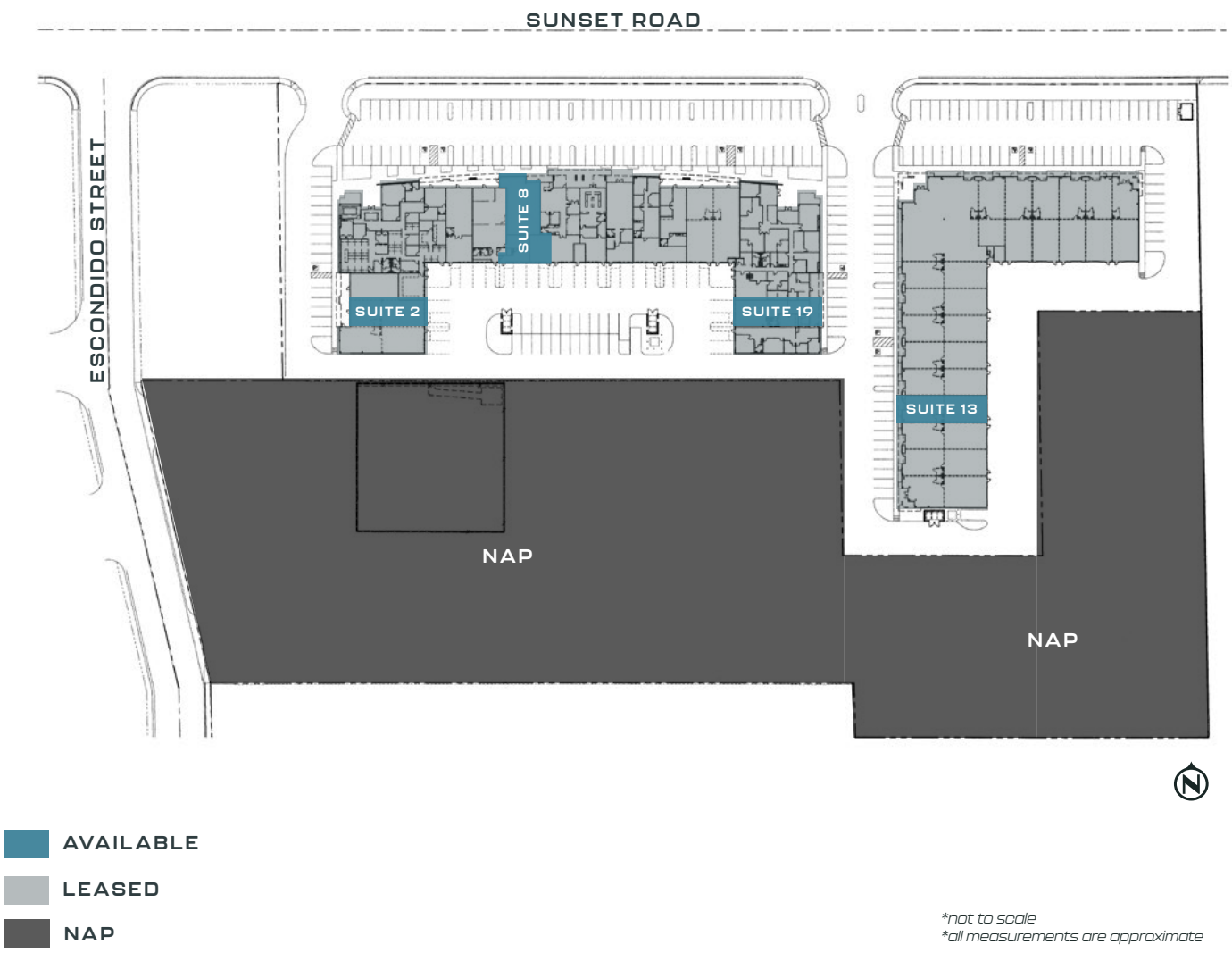
Home to several of Nevada's best-known companies, McCarran Airport Business Park is one of the Las Vegas Valley's most successful regional Flex developments. Developed under a participatory ground lease, this high image office/flex business park boasts an exceptional location near Harry Reid International Airport, the I-15 and I-215 Freeways, and the world-famous Las Vegas Strip. The Property offers the perfect opportunity for today's high end flex users by offering fully HVAC units, ample parking, built out office space, and attractive store front entrances with great frontage on Sunset Road.



- + High Image multi-tenant flex portfolio
- + ±81,135 SF on ±5.88 Acres
- + Crossroads: Sunset Road and Escondido Street
- + Fully HVAC suites available
- + Glass storefronts
- + Grade Level Loading (10' x 12')
- + Natural gas stubbed to the building
- + Sprinklered
- + 16' Clear Height
- + 3 Phase power (Tenant to verify)
- + Reinforced concrete construction
- + 3.28 per 1,000 parking ratio (1525 E. Sunset Road)
- + 2.72 per 1,000 parking ratio (1421 E. Sunset Road)
- + Built in 2000
- + APN: 177-02-102-039
- + Industrial Park (IP) Zoning



Site Plan



AVAILABILITIES

SUITE	SIZE	LEASE RATE	CAMS	TOTAL MONTHLY	AVAILABILITY
2	±1,757 SF	\$1.15/SF	\$0.49/SF	\$2,881.48	Available Now
8	±2,666 SF	\$1.15/SF	\$0.49/SF	\$4,372.24	Available 8/1/2025
13	±2,000 SF	\$1.15/SF	\$0.49/SF	\$3,280.00	Available Now
19	±1,757 SF	\$1.15/SF	\$0.49/SF	\$2,881.48	Available Now

Suite 2

1421 E. SUNSET ROAD

- + ±1,757 SF Unit
- + 100% HVAC
- + ±987 SF Office
- + ±770 SF Warehouse
- + Three (3) Private Offices
- + Reception
- + One (1) Restroom
- + One (1) 10' x 12' grade-level roll-up door
- + Sprinklered
- + Gas available
- + 120/208v, 250 amps (tenant to verify)

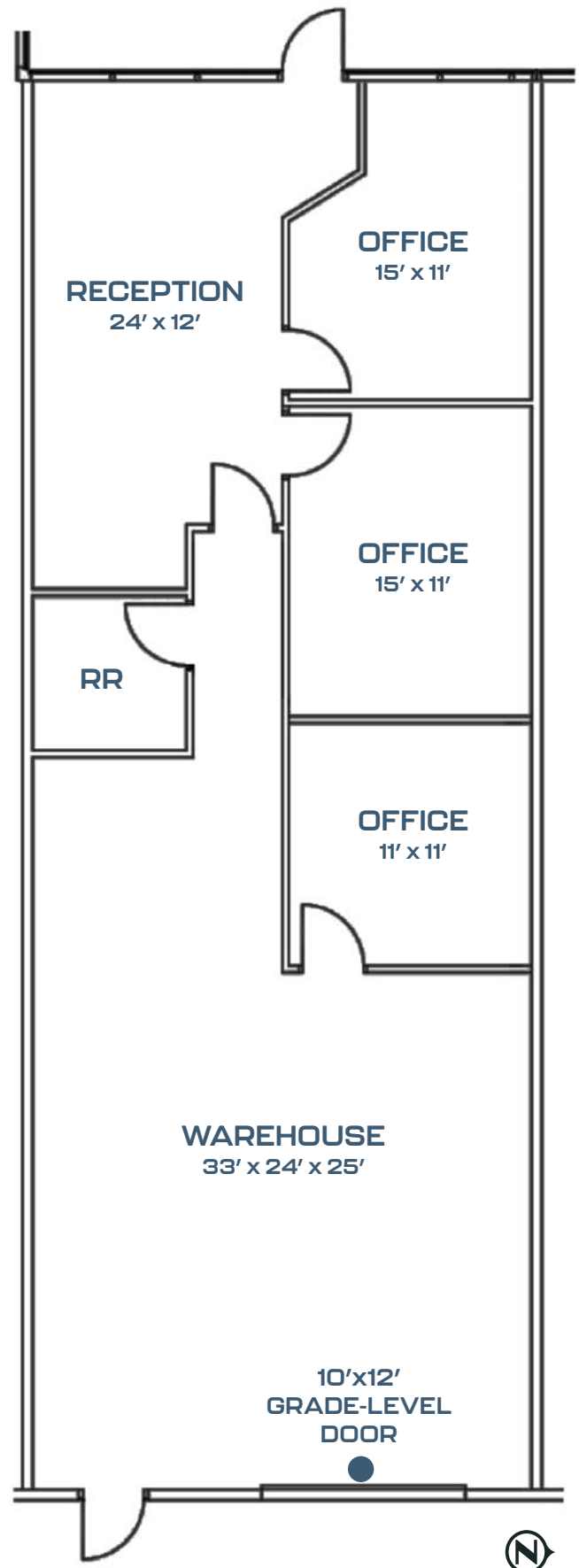
±1,757 SF
TOTAL SF

\$1.15/SF
LEASE RATE

\$0.49/SF
CAMS

\$2,881.48
TOTAL MONTHLY

Available Now!



Suite 8

1421 E. SUNSET ROAD

- + ±2,666 SF
- + 100% HVAC
- + ±2,200 SF Office
- + ±466 SF Warehouse
- + Six (6) Private offices
- + One (1) Conference Room
- + One (1) Restroom with Shower
- + Breakroom/Kitchenette Area
- + Reception Area
- + Sprinklered
- + Gas Available
- + 120/208V, 200 Amps
(Tenant to Verify)

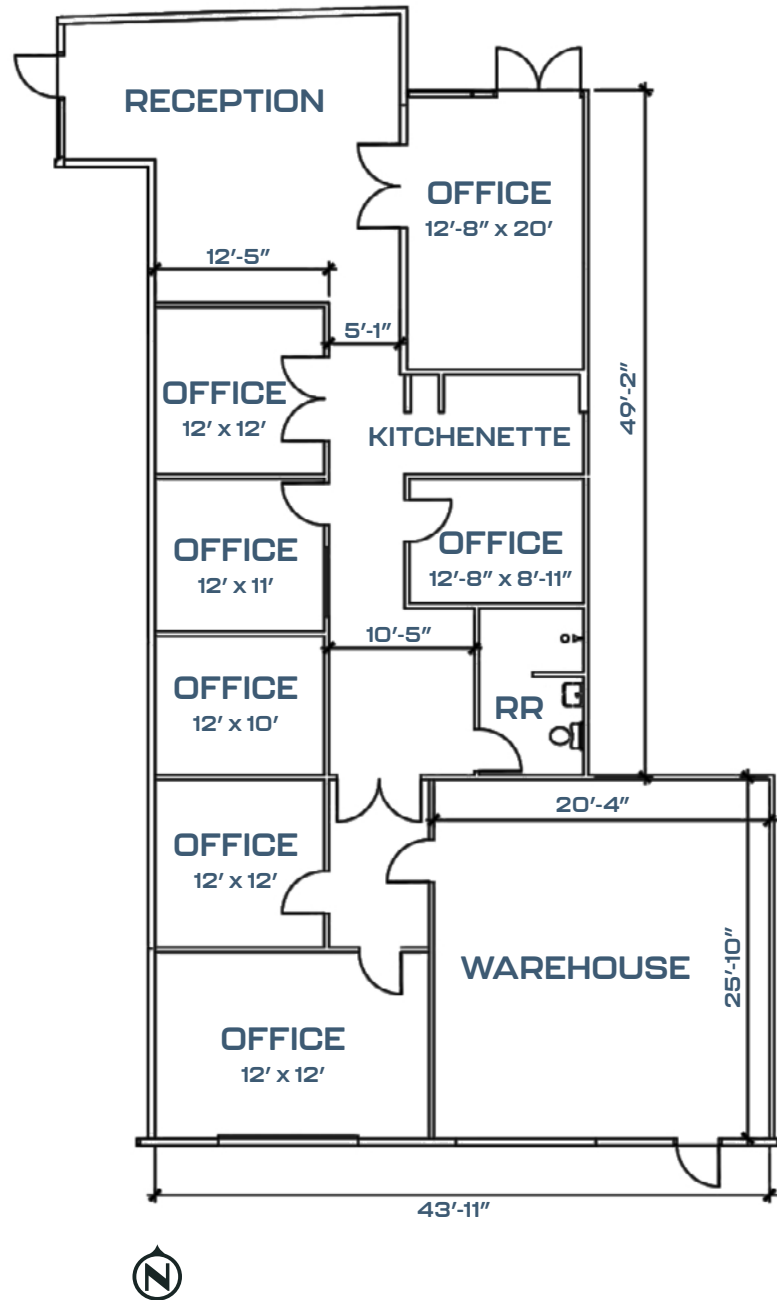
±2,666 SF
TOTAL SF

\$1.15/SF
LEASE RATE

\$0.49/SF
CAMS

\$4,372.24
TOTAL MONTHLY

Available 8/1/25



Suite 13

1525 E. SUNSET ROAD

- + ±2,000 SF Unit
- + 100% HVAC
- + 100% Warehouse
- + Ability to add Restroom
- + One (1) 10' x 12' grade-level roll-up door
- + Sprinklered
- + Gas available
- + 120/208v, 225 amps (tenant to verify)

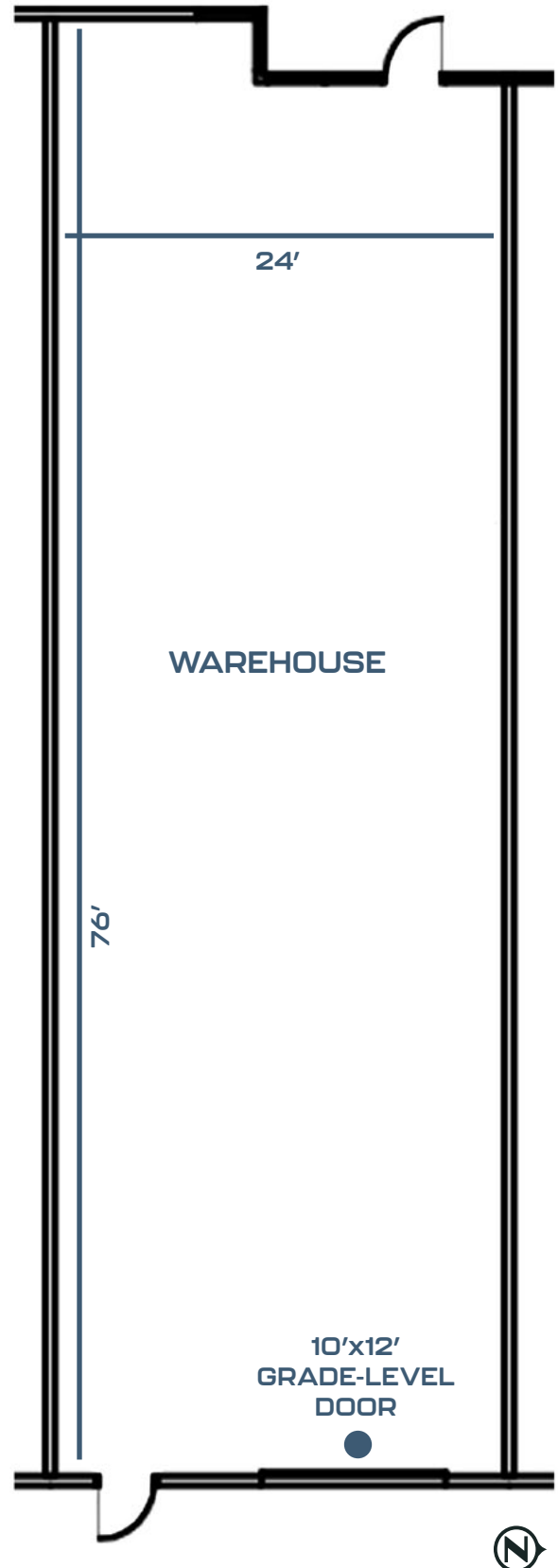
±2,000 SF
TOTAL SF

\$1.15/SF
LEASE RATE

\$0.49/SF
CAMS

\$3,280.00
TOTAL MONTHLY

Available Now!



Suite 19

1421 E. SUNSET ROAD

- + ±1,757 SF Unit
- + ±1,000 SF HVAC Office
- + ±757 SF Evap-Cooled Warehouse
- + One (1) Office with Kitchenette
- + Open Reception
- + Open Work Room
- + One (1) Restroom w/ attached shower
- + One (1) Grade level door
- + Hand wash sink in the warehouse
- + Sprinklered
- + Gas Available
- + 120/208v, 225 amps (tenant to verify)

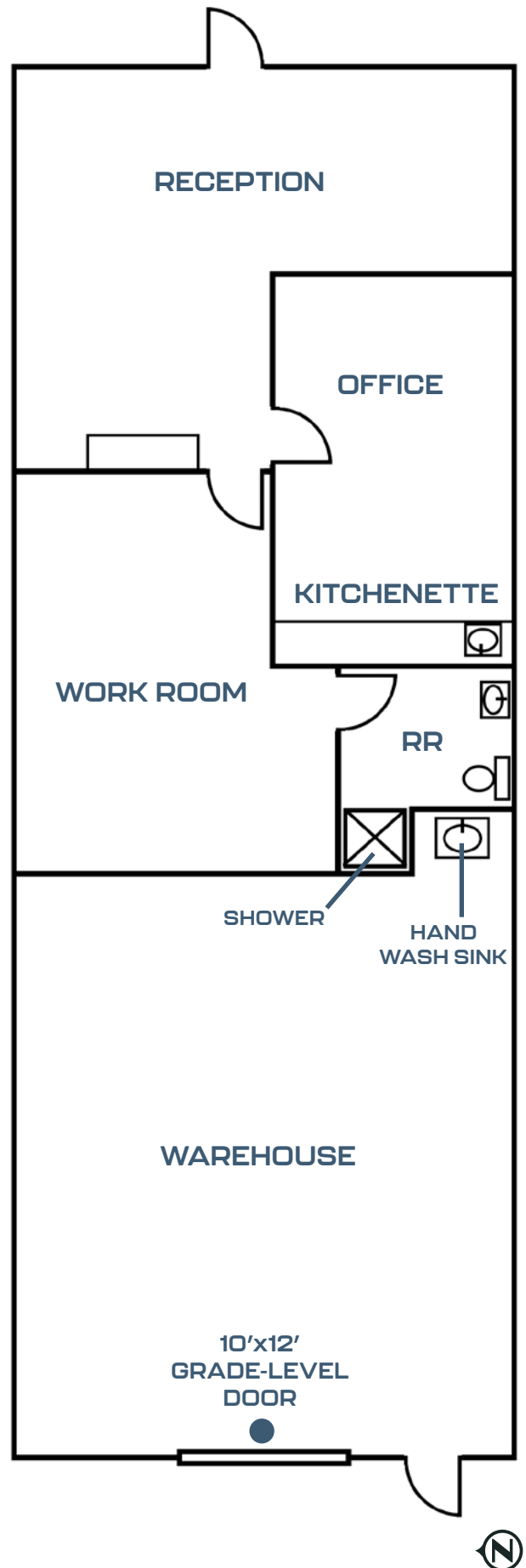
±1,757 SF
TOTAL SF

\$1.15/SF
LEASE RATE

\$0.49/SF
CAMS

\$2,881.48
TOTAL MONTHLY

Available Now!



Aerial Map

McCarran Sunset Business Park

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LAS VEGAS, NV 89119



DISTANCES TO:

I-15 FREEWAY

3.3 miles

LAS VEGAS "STRIP"

1.4 miles

I-215 FREEWAY

3.3 miles

ALLEGIANT STADIUM

5.5 miles



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