

# FOR LEASE

**QUAIL VIEW BUSINESS CENTER #120**  
2012 W. Sunset Rd. | Henderson, NV 89014



**Laramie Bracken**

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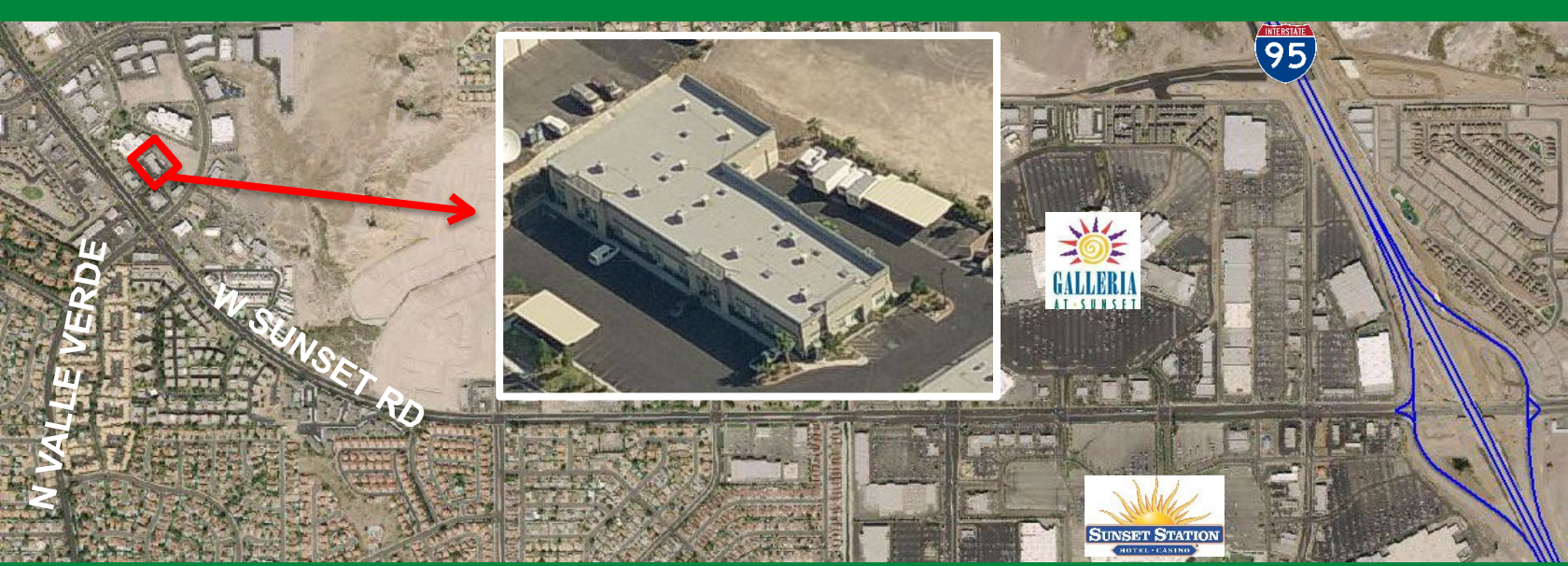
**Jacob Collins**

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Well-manicured multi-building complex that is surrounded by commercial, medical and general office properties. Property has easy access to major freeways, restaurants, and shopping. Located on Sunset just north of Valley Verde. Free-standing office building with small warehouse component. Ready for immediate occupancy.

## FEATURES

- Rates from **\$1.25 NNN**
- CAM: \$0.32/PSF
- 1,777 SF available
- Immediate Occupancy
- Located on Busy Sunset Rd.
- Proximity to US-95
- Covered Parking

Demographics	1 mile	3 miles	5 miles
Population	15,904	153,102	358,588
Med. Household Income	\$58,408	\$67,876	\$64,402
Total Housing Units	6,703	58,699	140,486

Traffic Counts		
W. Sunset Rd.	Sunset Village Cir. SE	26,701 VPD
E. Sunset Rd.	Athenian E	29,627 VPD
Mountain Vista St.	S. Mountain Vista St.	22,098 VPD

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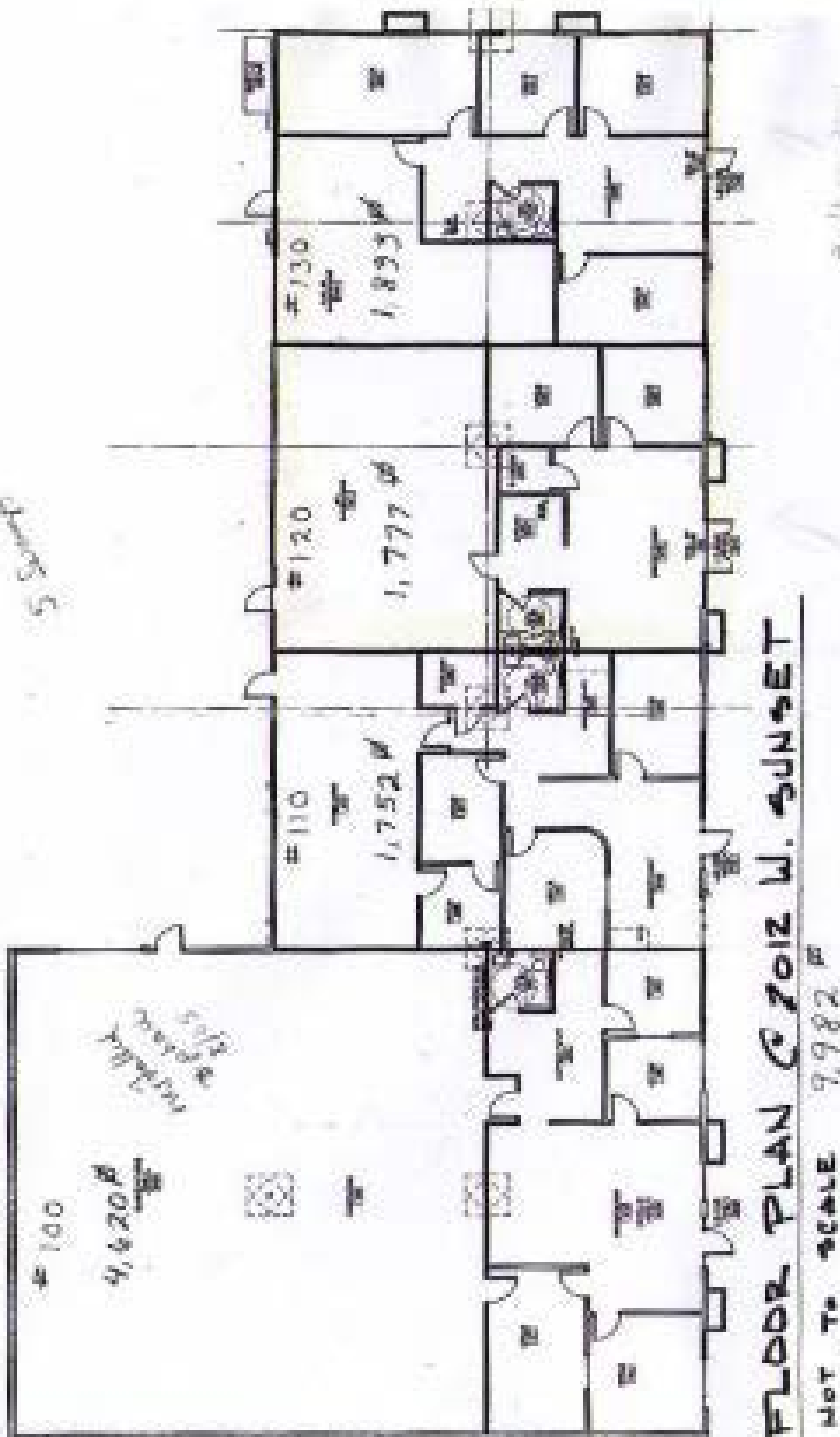
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**GATSKI COMMERCIAL**  
REAL ESTATE SERVICES



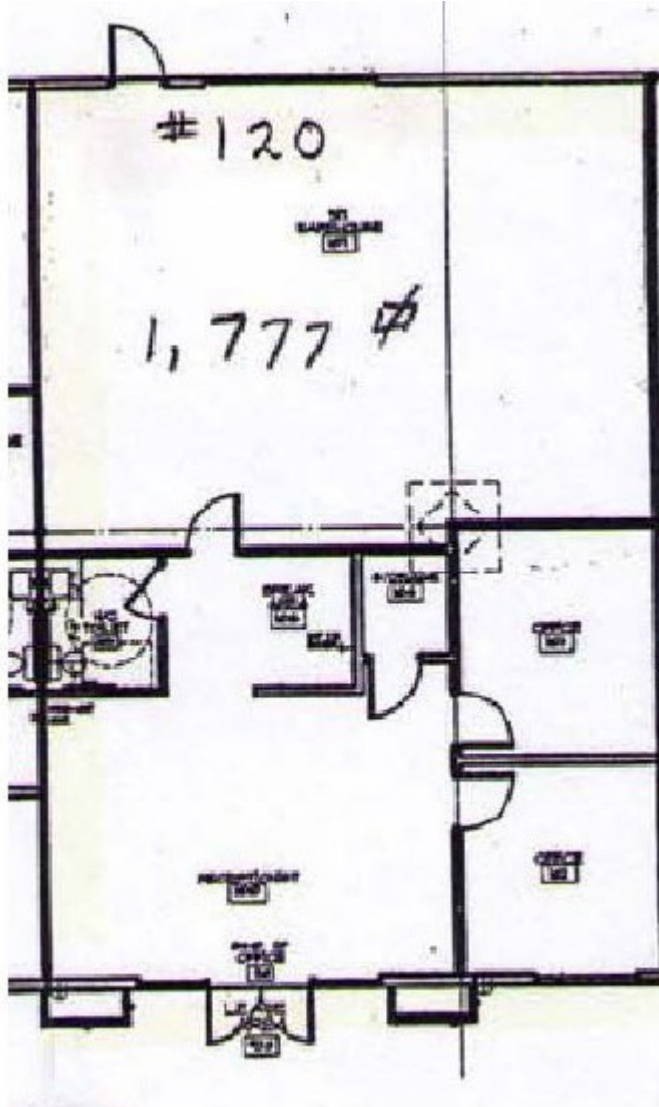
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Suite	Square Feet	Space Description
120	1,777	+/- 917 SF warehouse with +/- 860 SF office



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