



Sunset Spencer Complex

6525 S Bruce St, Las Vegas, NV 89119



Bechir Ghalmi

Home Smart Encore
6630 Arroyo Springs St, Las Vegas, NV 89113
bechirghalmikw@gmail.com
(407) 230-8767



Sunset Spencer Complex

\$30.00 - \$31.20 /SF/YR

** Retail space & Office strategically located within the Airport industrial submarket, situated just minutes from Harry Reid International Airport and with direct access to I-215,

I-15. Property is close to the intersection of Eastern Ave & Las Vegas Blvd.

** Second floor encompasses 3,150 SF with city views, 4 Separate offices & vast Bullpen, 12 FT ceiling, Open Floor, Separate Kitchen, Cooperate Office.

** First Floor for Retail shop with 2100 SF retail space, 135 FT Sunset frontage. Newly renovated, New AC unit, New Two Bathrooms, Separate electrical Meter 220 Amp 2 phases. ** Newly Painted, Double doors, Easy access from Sunset Road & S Bruce....

- 135 FT Sunset Frontage, Hight traffic, Great visibility.
- Unique opportunity, Located within Industrial & Retail area.
- Newly updated retail shop. High traffic.



Rental Rate: \$30.00 - \$31.20 /SF/YR

Total Space Available: 5,250 SF

Max. Contiguous: 3,150.00 SF

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 15,900 SF

Year Built: 2007

Taxes: \$0.92 USD/SF/MO

Operating Expenses: \$0.00 USD/SF/MO

Rental Rate Mo: \$2.60 /SF/MO



1st Floor

Space Available	2,100 SF
Rental Rate	\$31.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Features Suite 301* 2100 SF Total Un-Occupied Retail Space* industrial build out* New AC unit.* New electrical panel, 220 Amp 2 phases.* 135 SF Frontage on Sunset.* Ample Parking * 2 Entrances.* Separate Electricity Meter.* Newly Painted.* 2 New Private Bathrooms.Rent.* Suite 301 is 2,100 SFT @ \$3.00 per SFT.

1

2nd Floor Ste 200

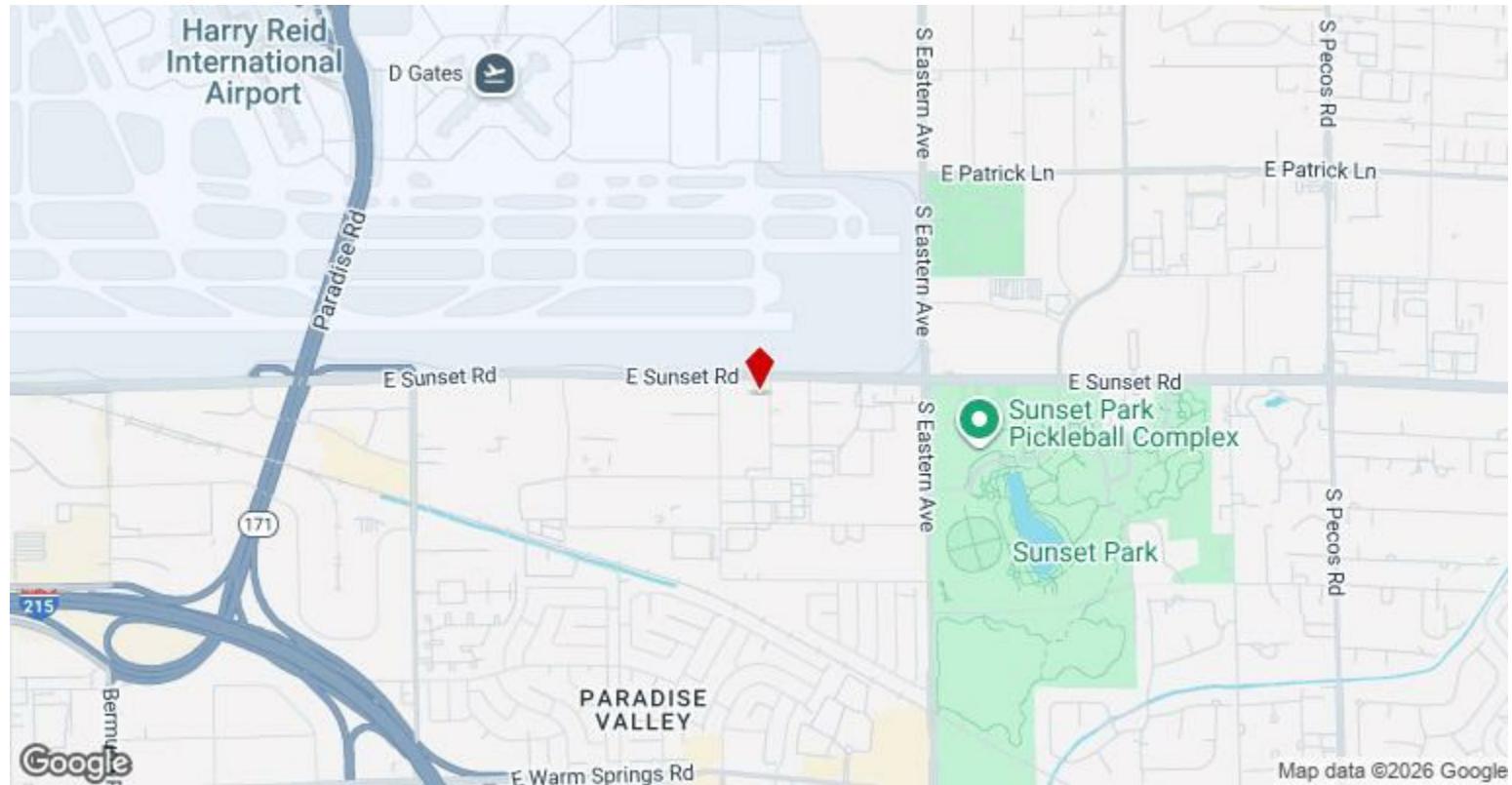
Space Available	3,150 SF
Rental Rate	\$30.00 /SF/YR
Contiguous Area	3,150 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Features Suite 200 * 3,150 sf of Office Space.* Currently Vacant* Multi Stalled Restrooms.* Natural light Throughout.* HVAC* Open Ceilings | Break Area, * 4 Offices * Open Conference Area..* Open Bullpen. Rent.* Suite 200 is 3,150 SQFT @ \$2.75 per SFT

2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
7GD Global Distribution	-	



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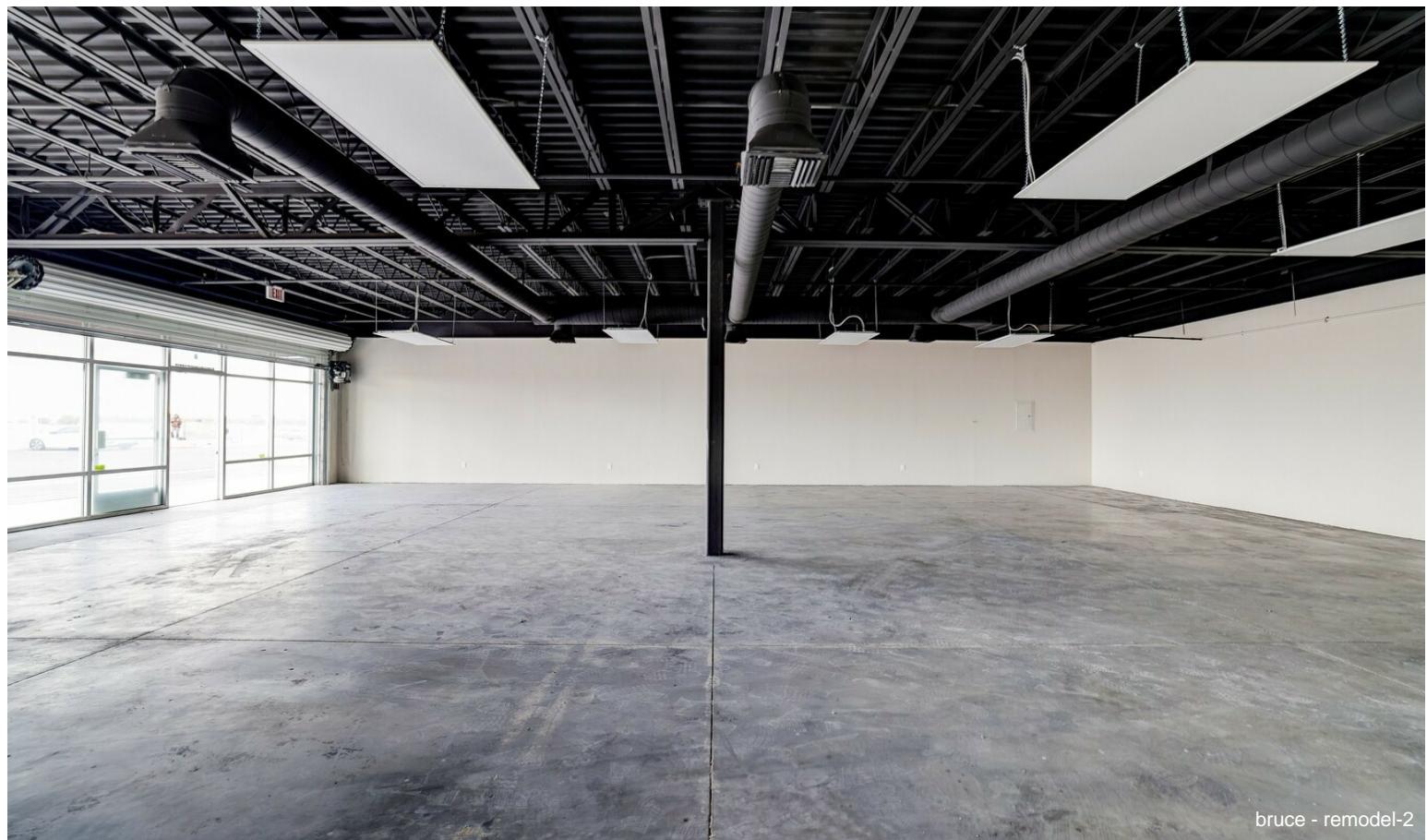
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Property Photos

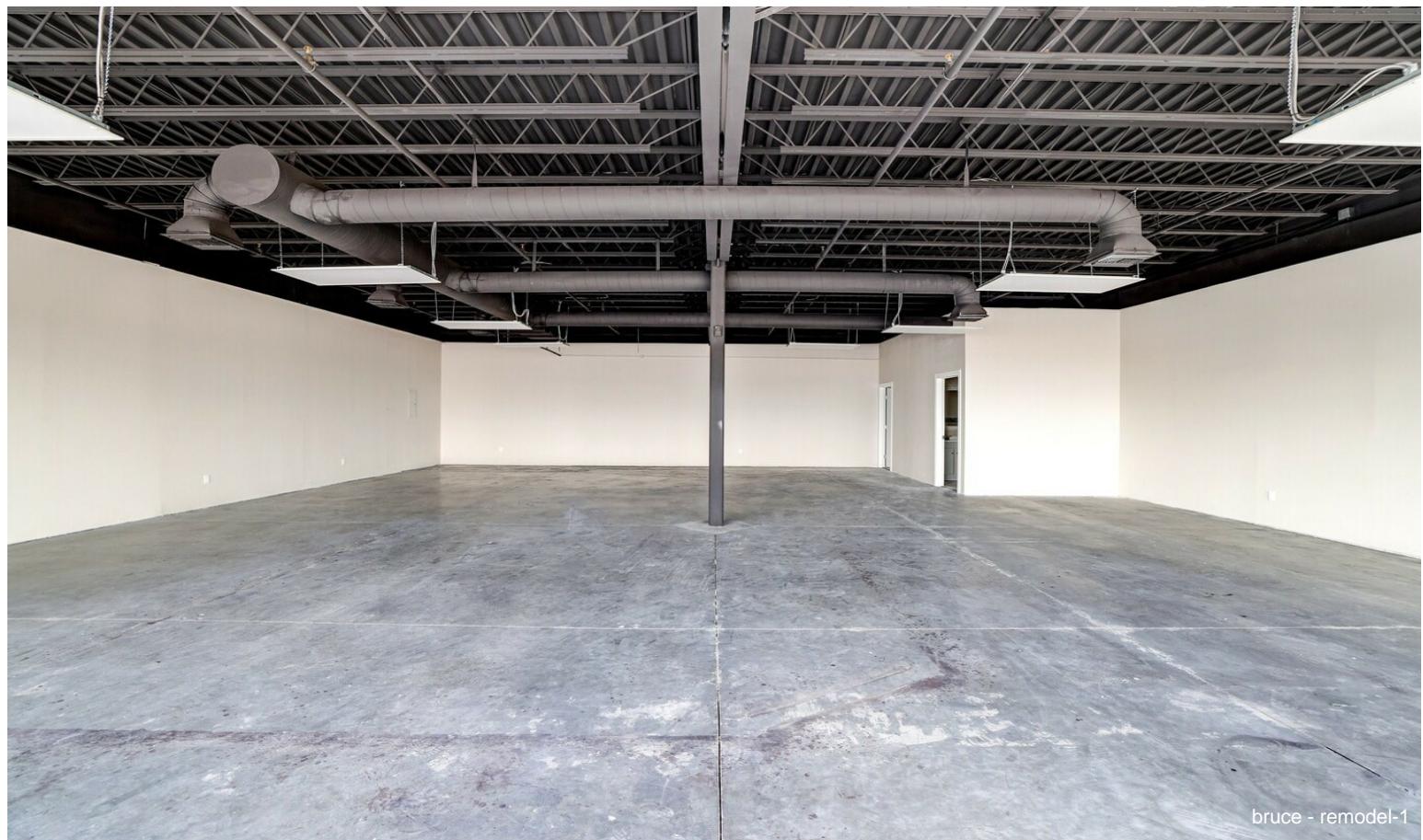


6525 S Bruce 2

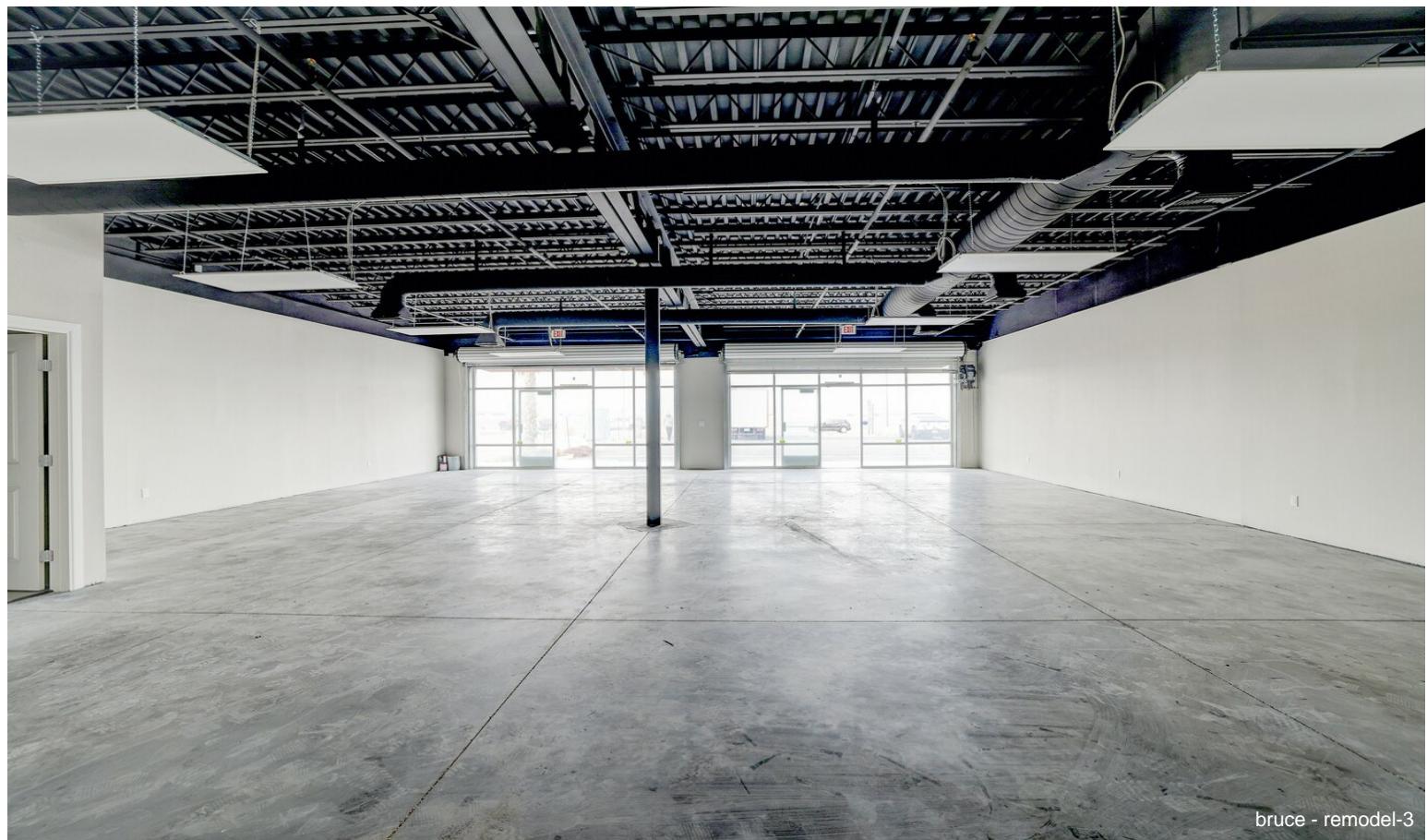


bruce - remodel-2

Property Photos

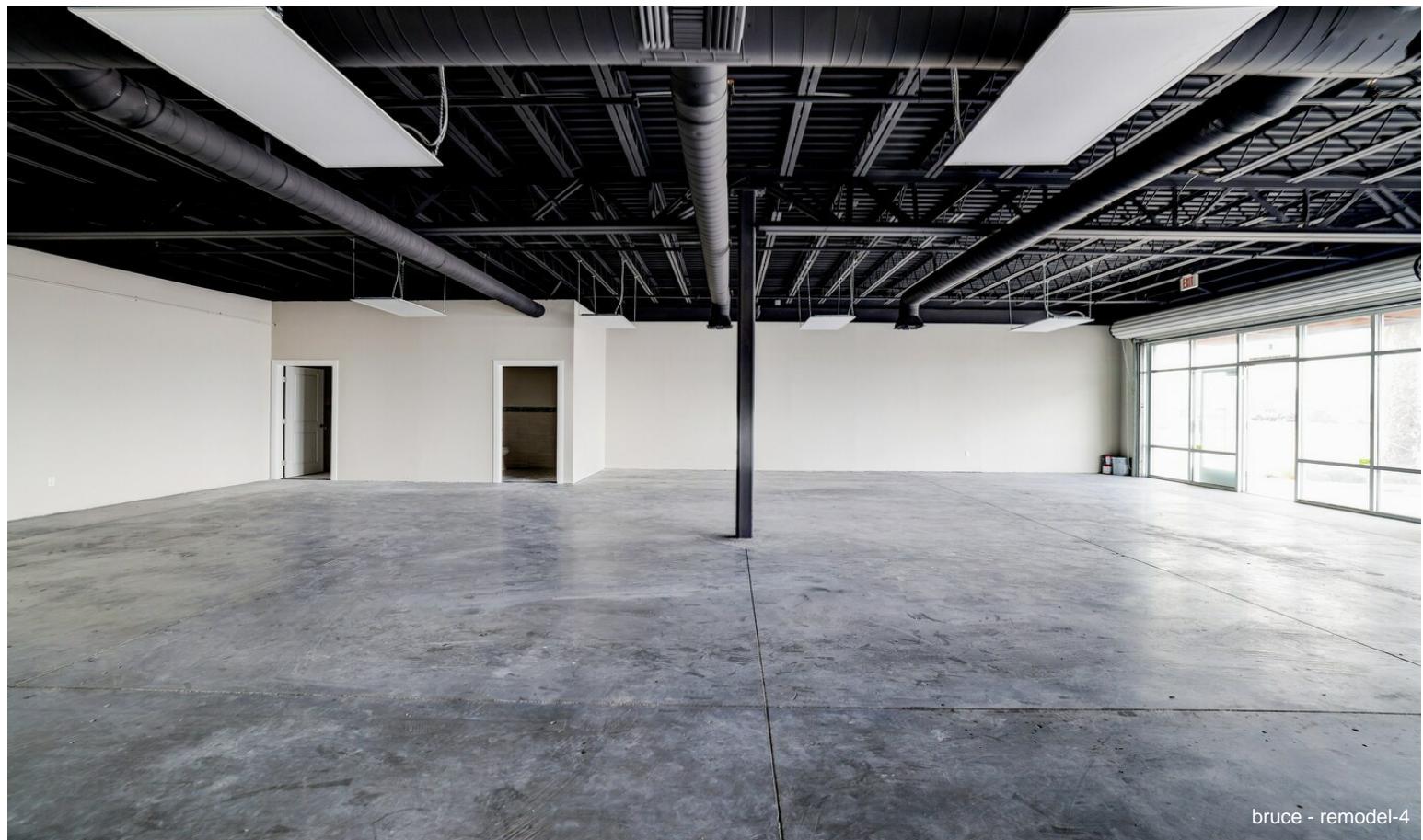


bruce - remodel-1

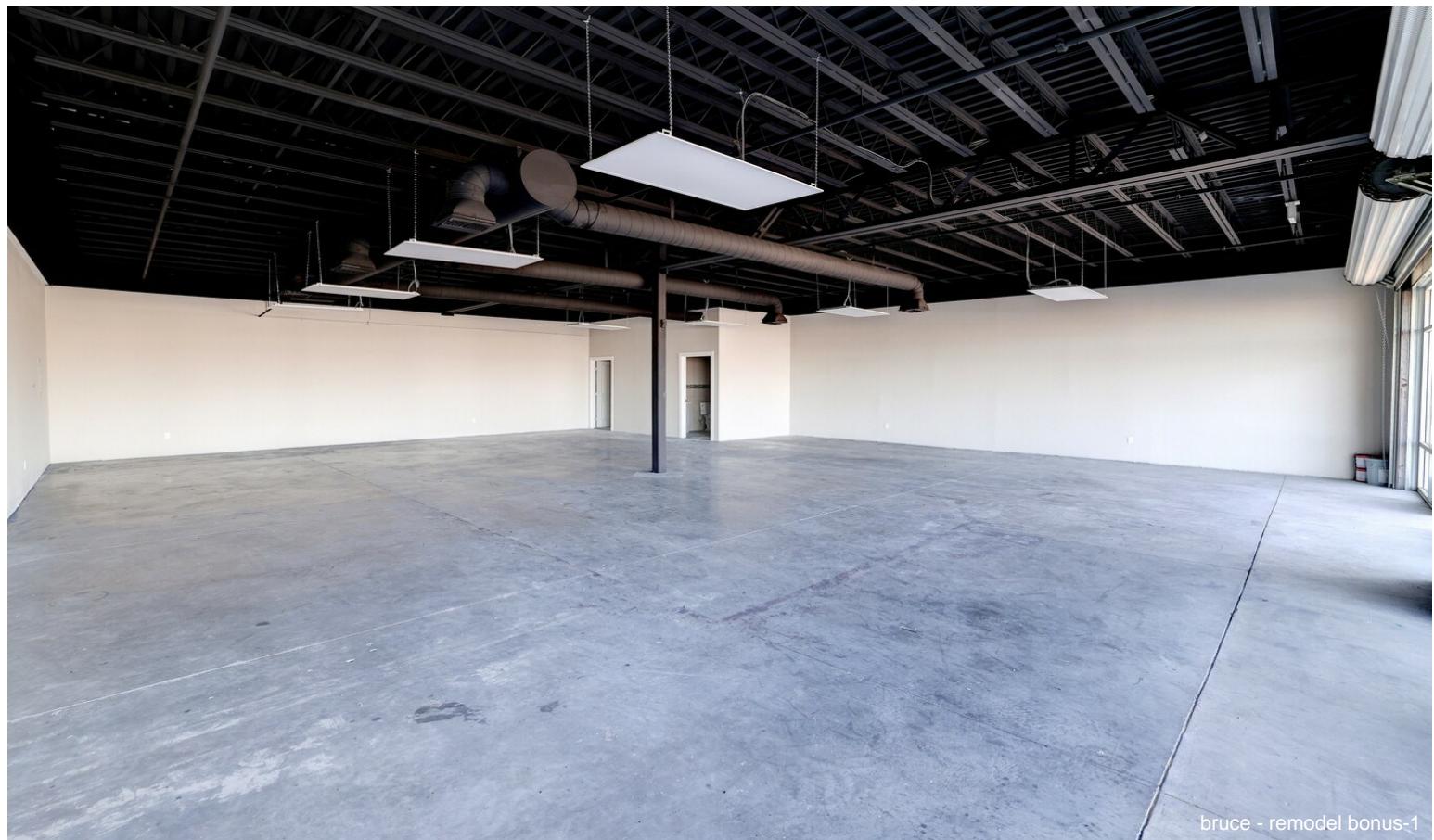


bruce - remodel-3

Property Photos



bruce - remodel-4

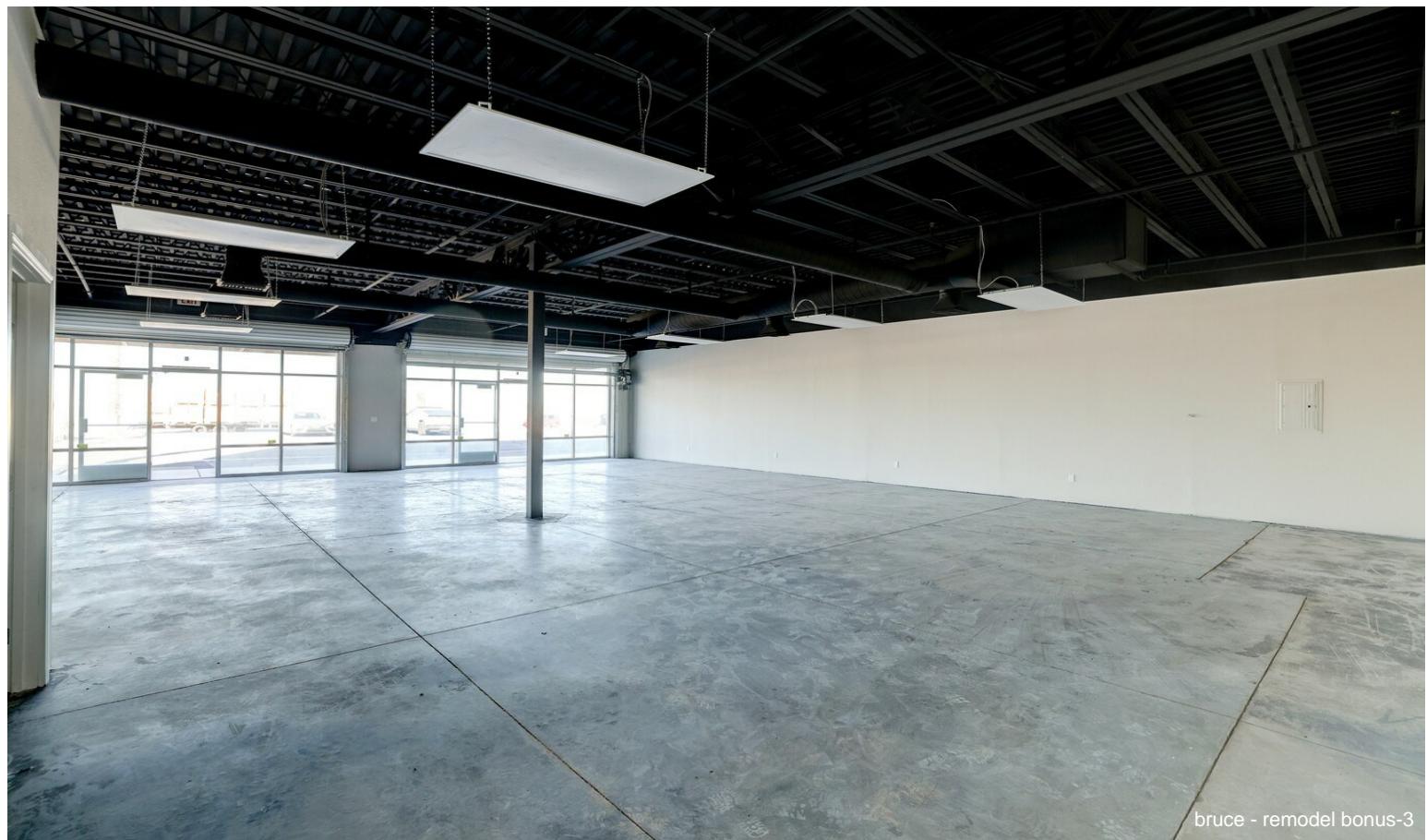


bruce - remodel bonus-1

Property Photos

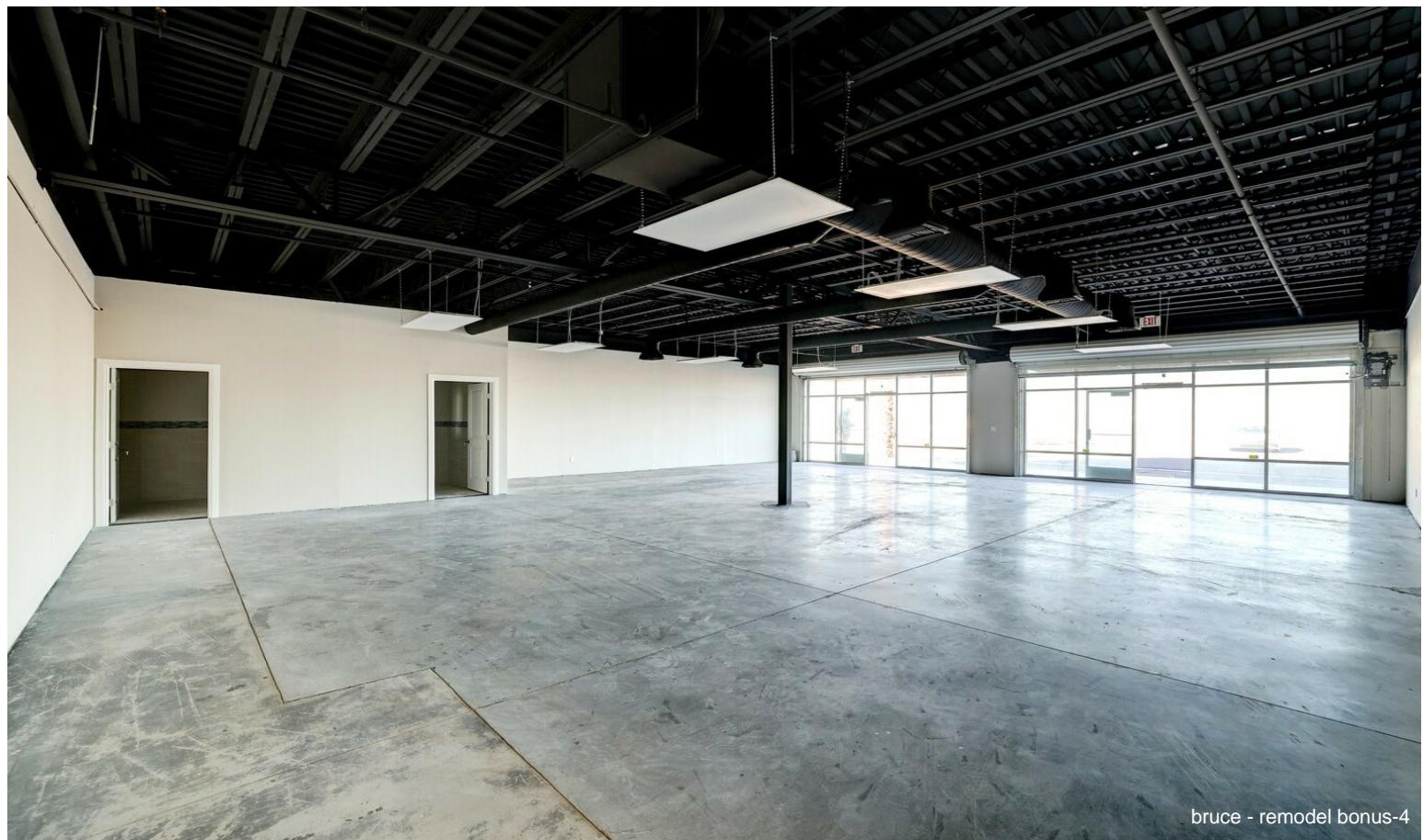


bruce - remodel bonus-2

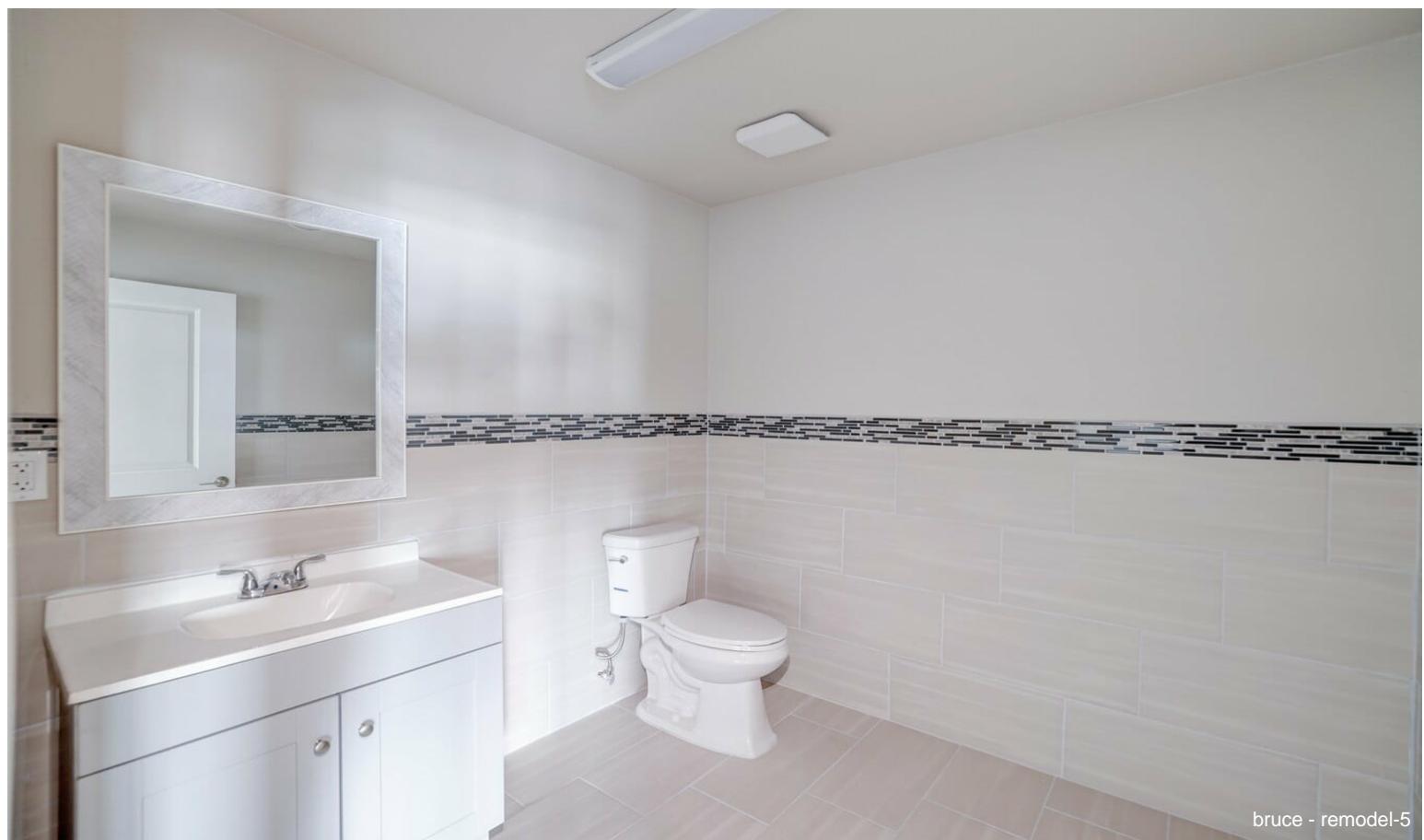


bruce - remodel bonus-3

Property Photos



bruce - remodel bonus-4

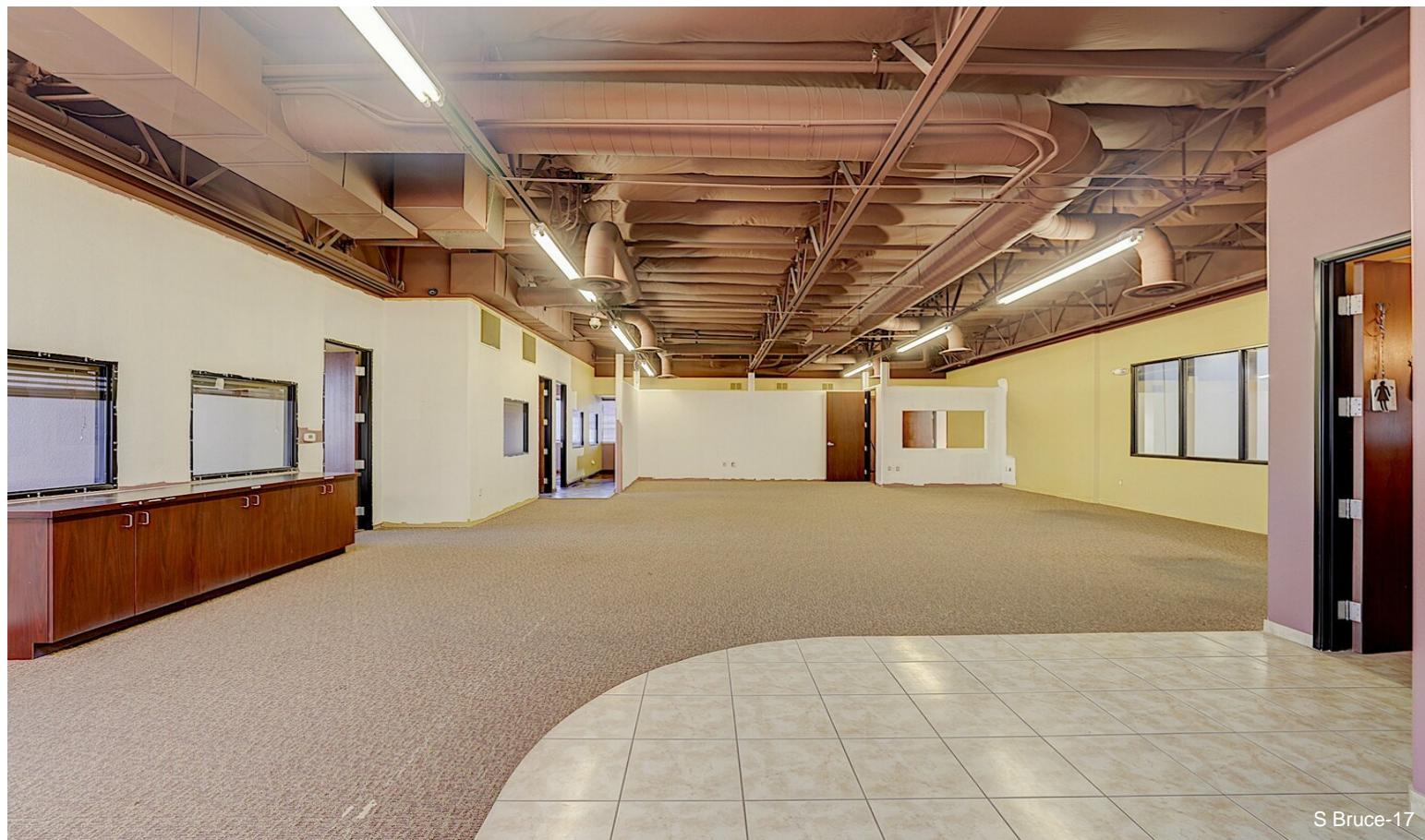


bruce - remodel-5

Property Photos



bruce - remodel-6

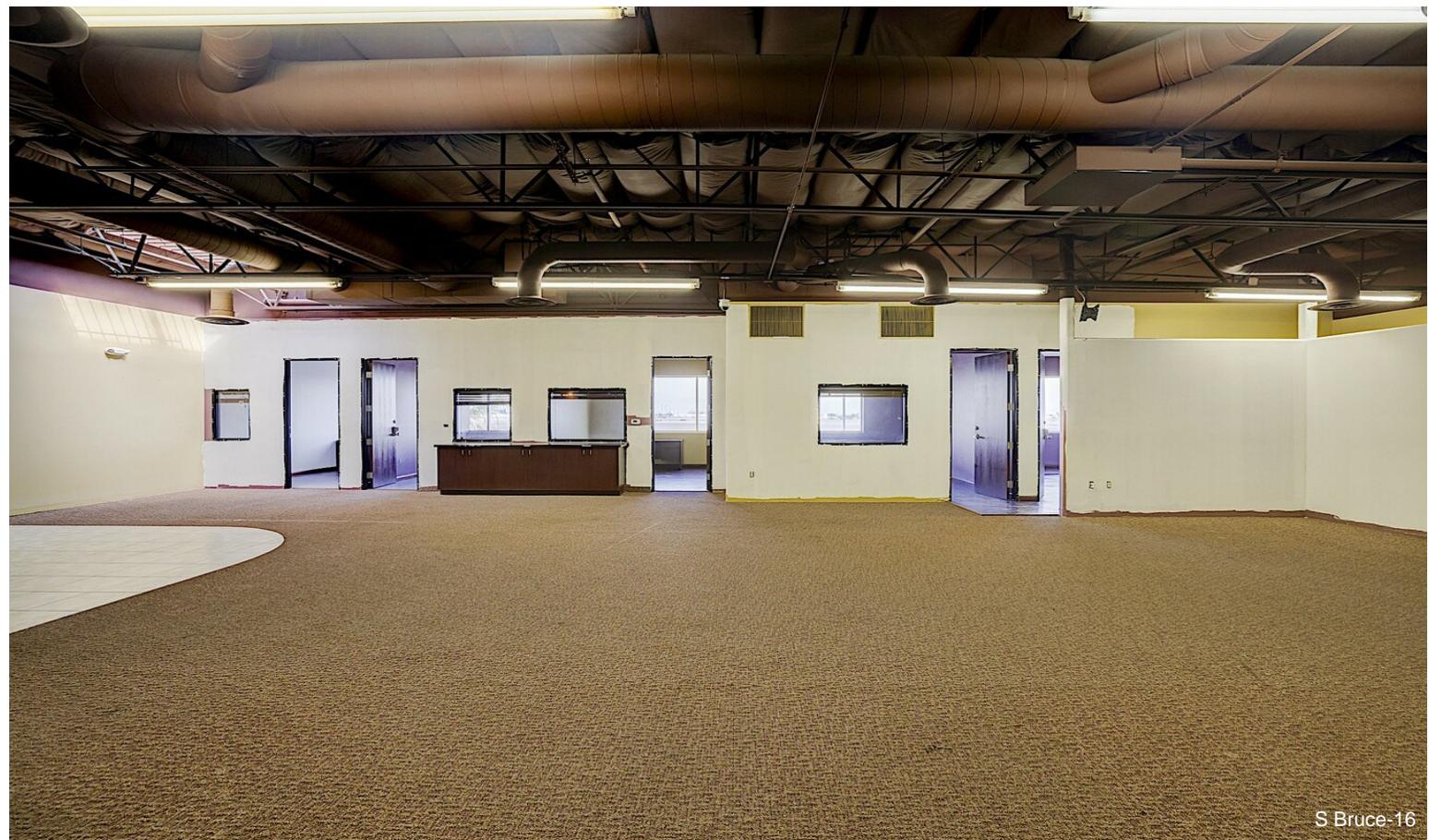


S Bruce-17

Property Photos



S Bruce-14



S Bruce-16

Property Photos



S Bruce-15



S Bruce-18

Property Photos

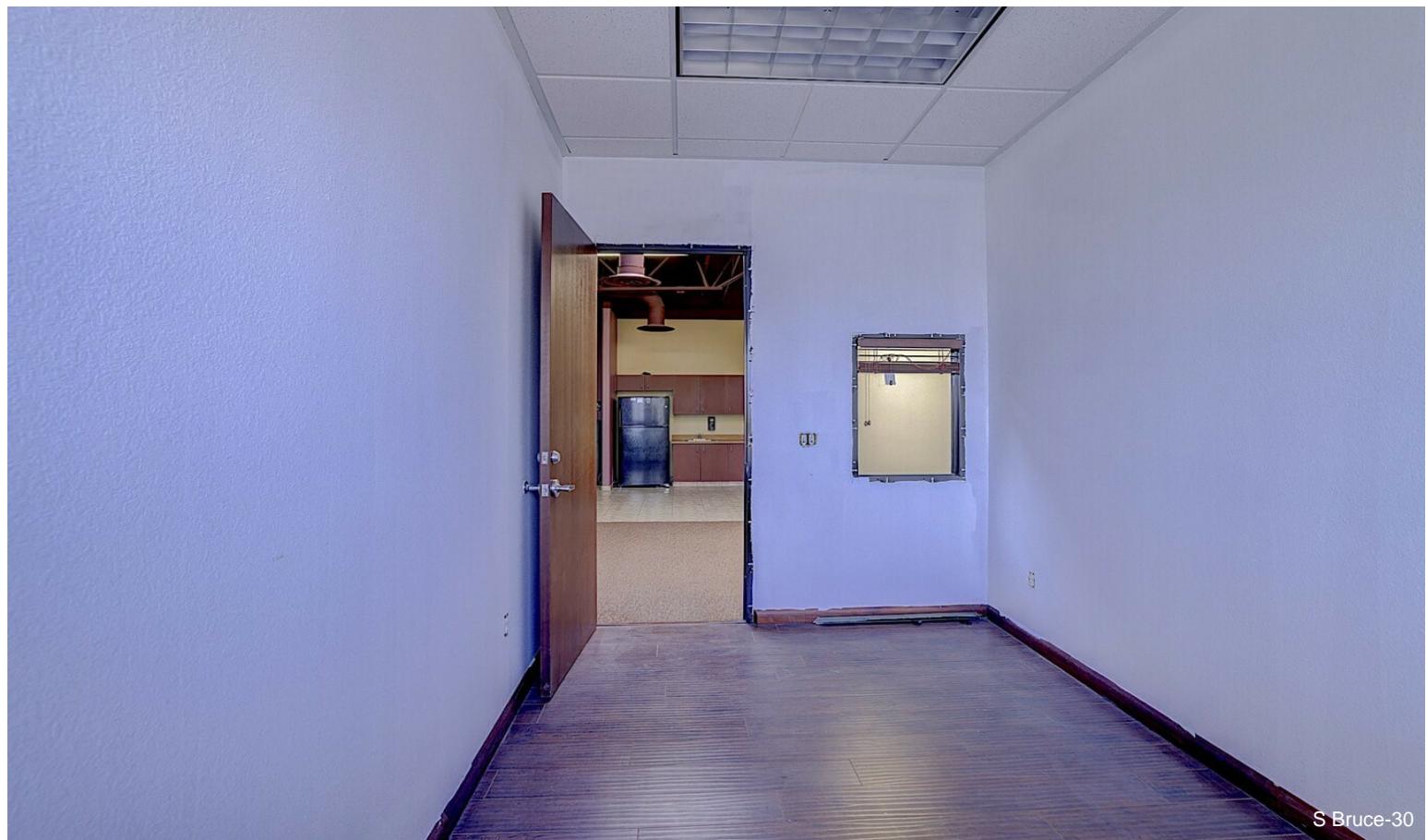


S Bruce-19



S Bruce-20

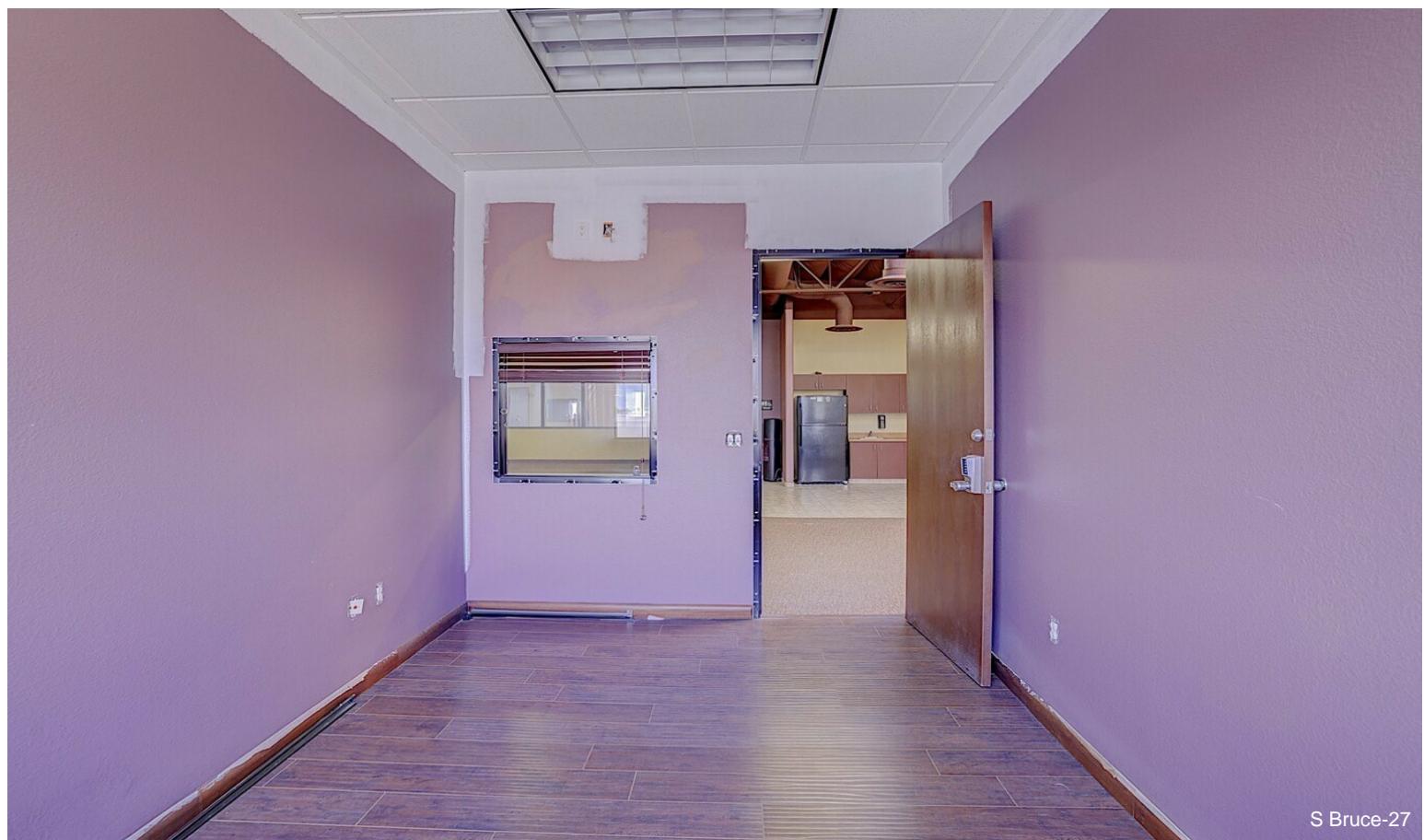
Property Photos



Property Photos

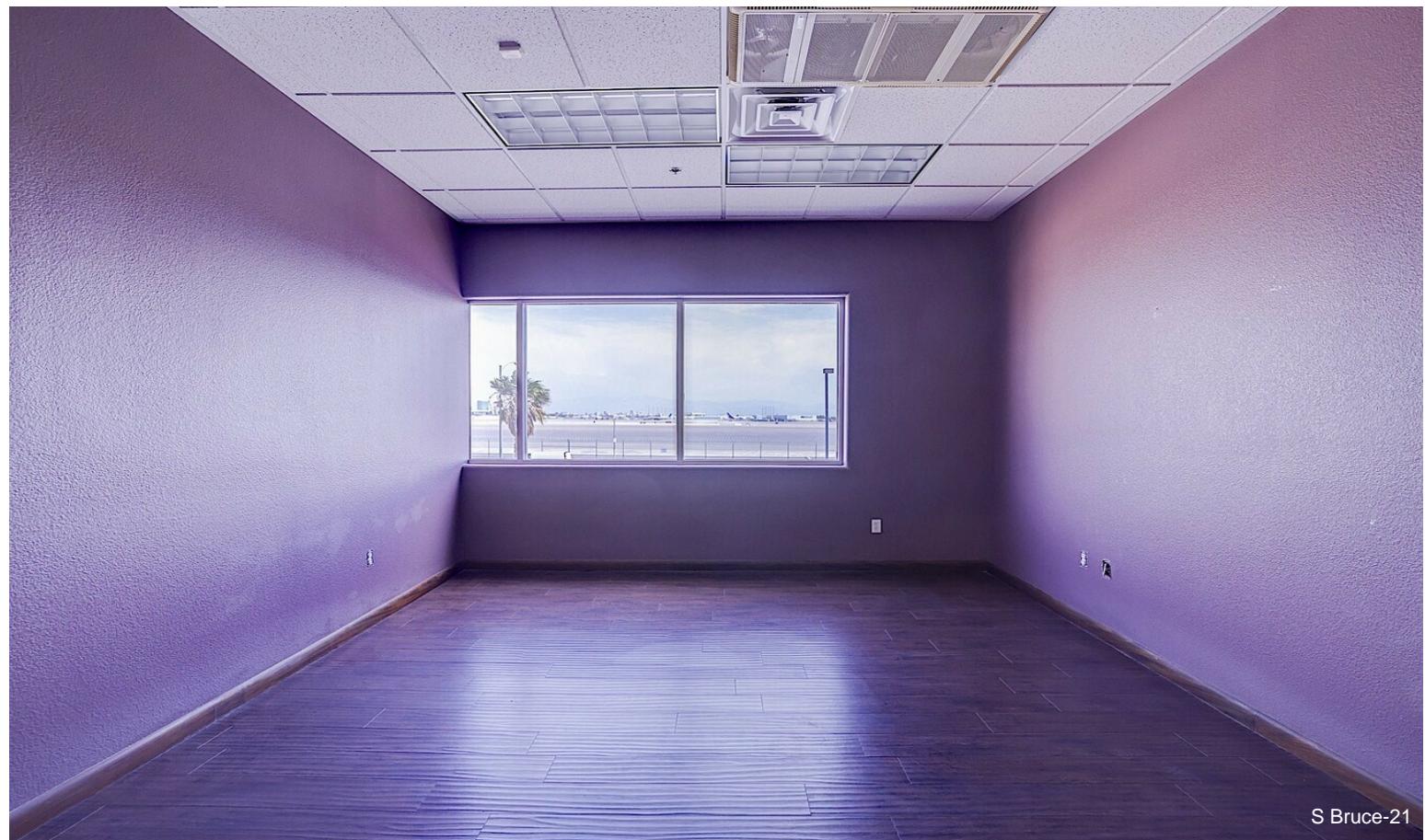


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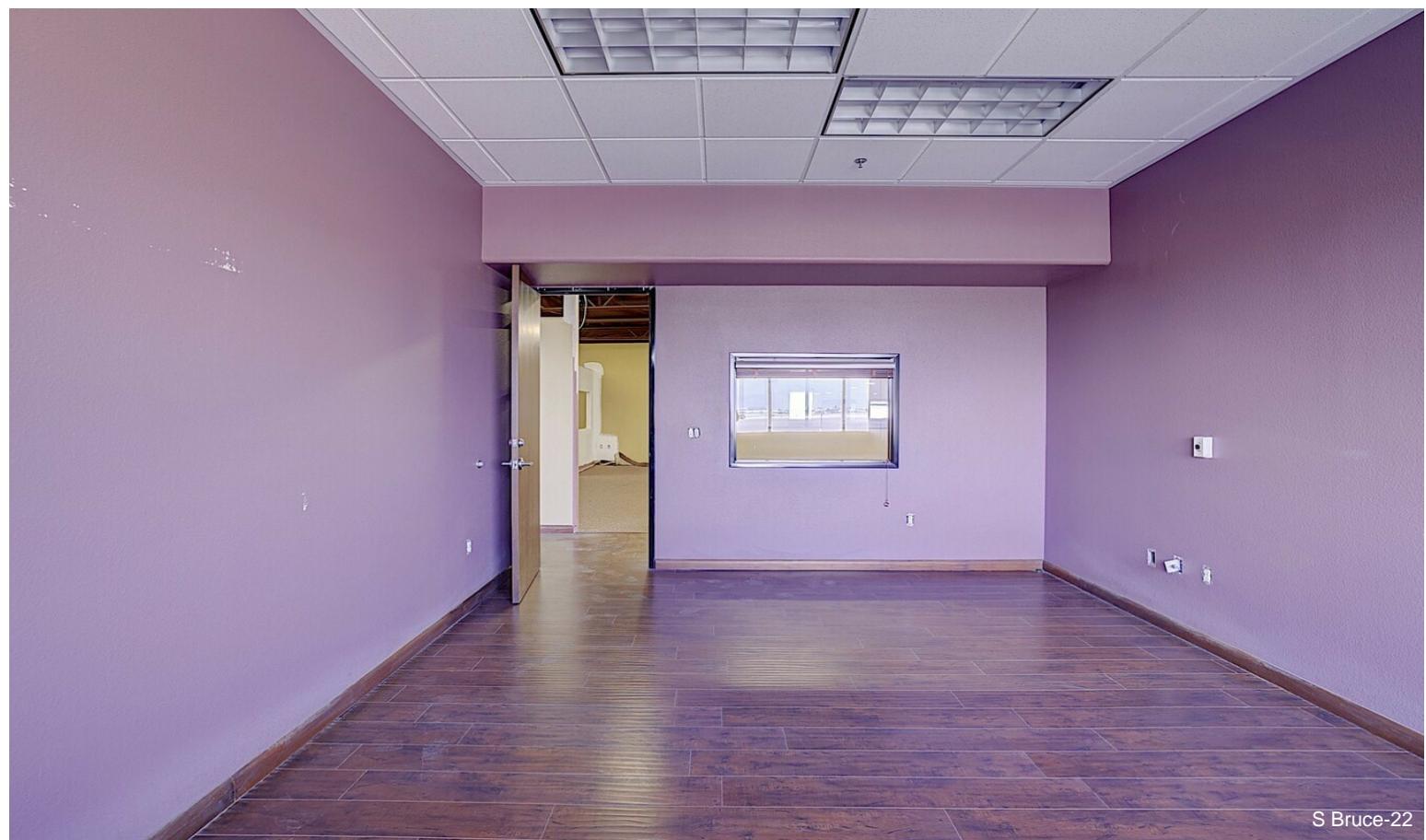


S Bruce-27

Property Photos

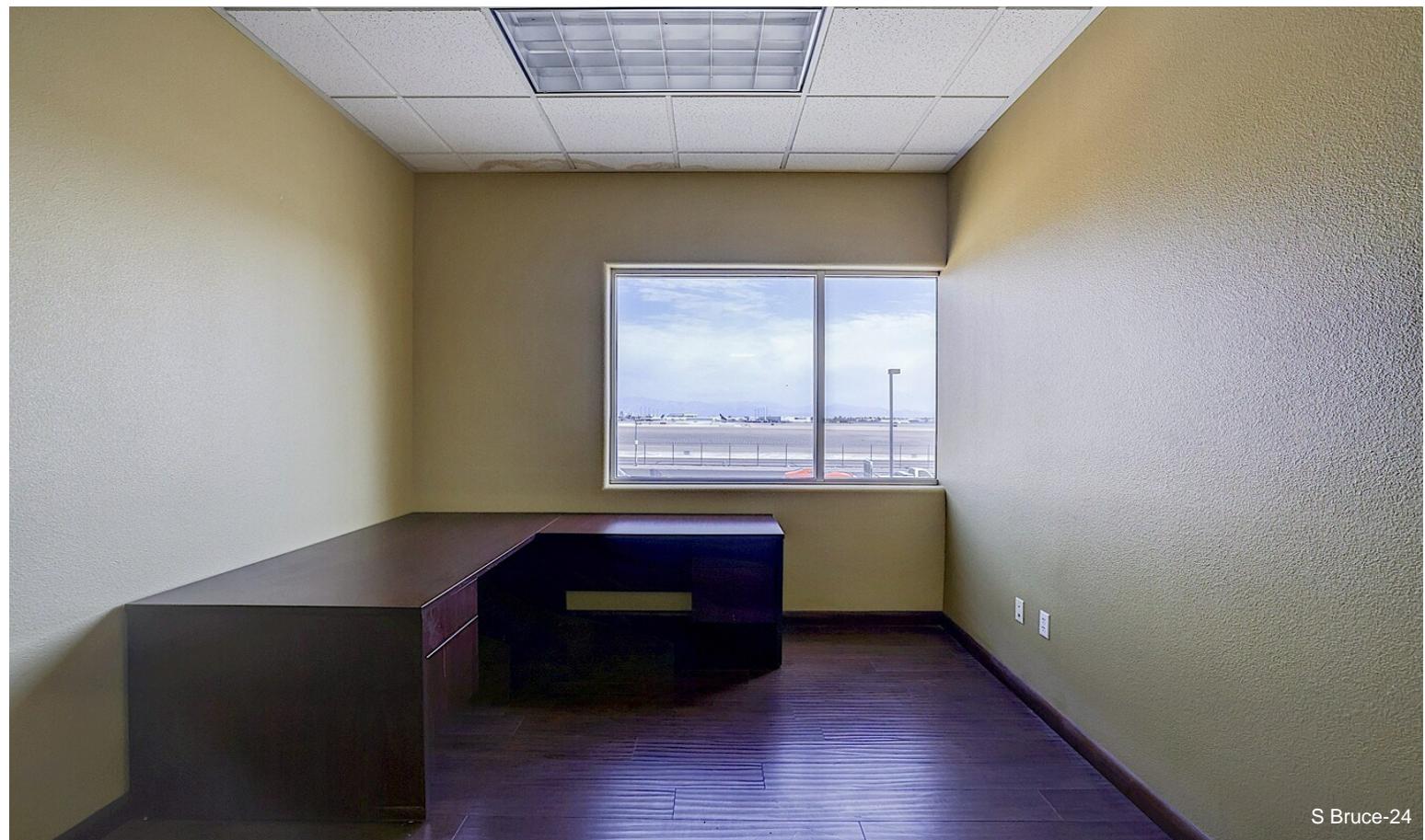


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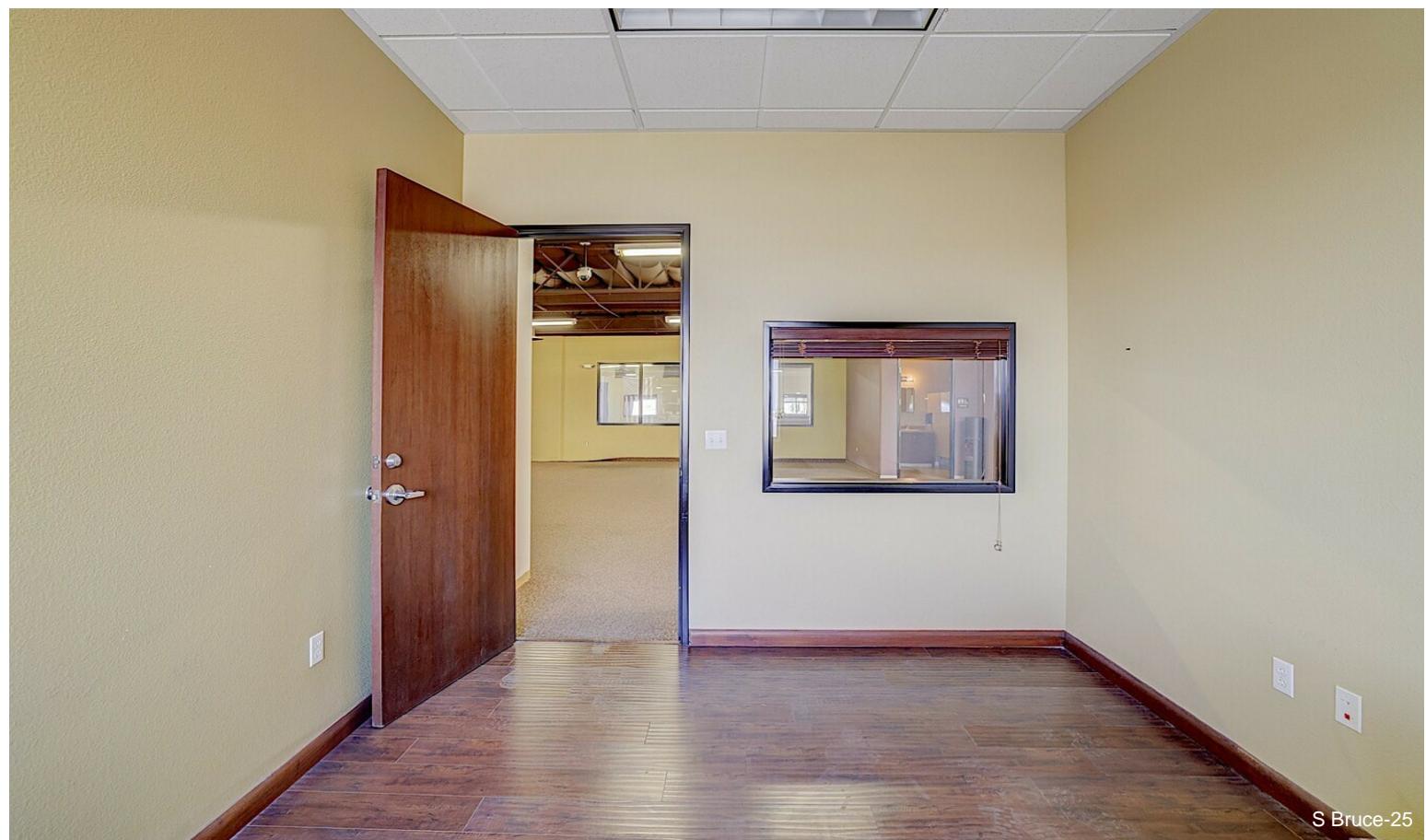


S Bruce-22

Property Photos

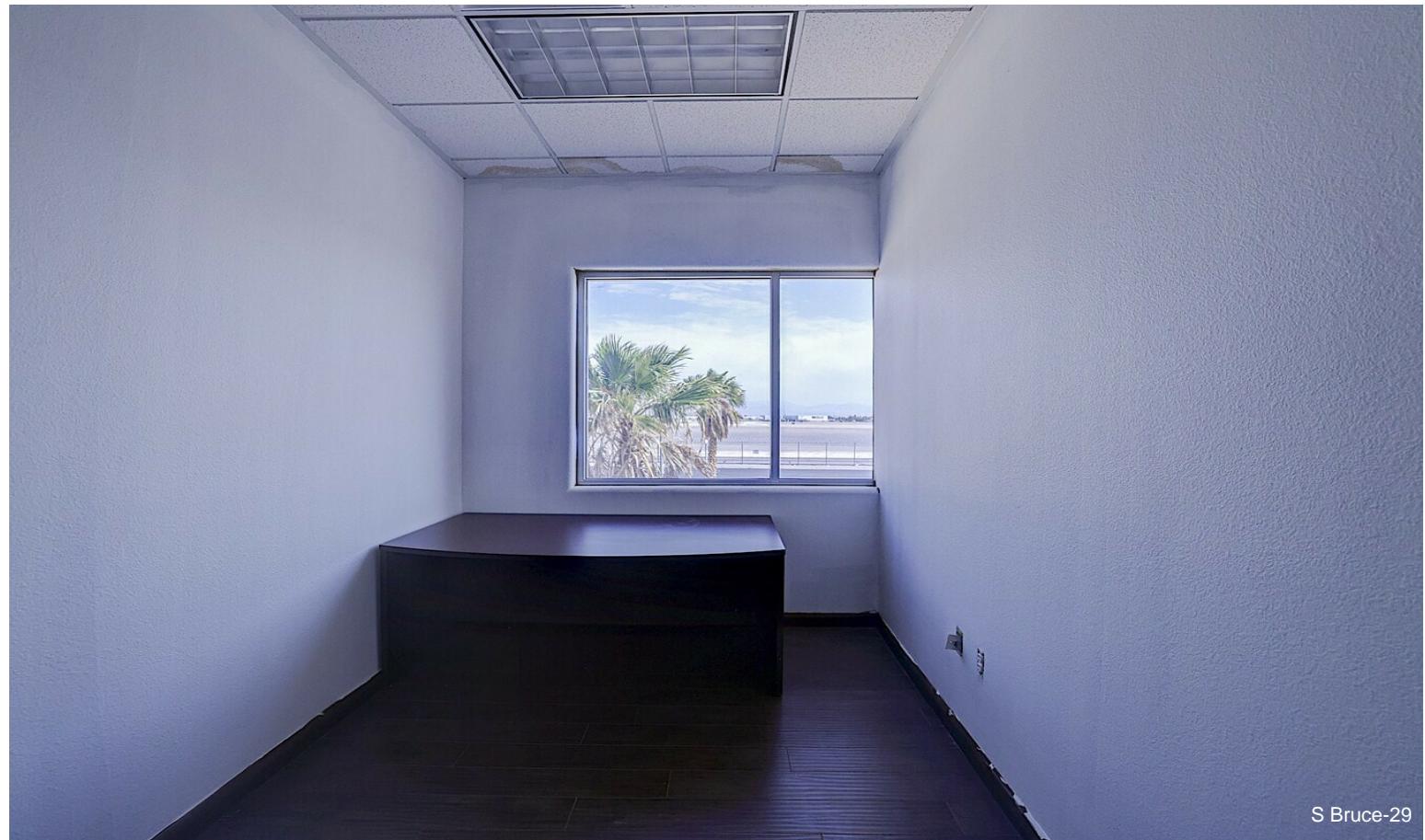


S Bruce-24



S Bruce-25

Property Photos



S Bruce-29