



Sunset Spencer Complex

6525 S Bruce St, Las Vegas, NV 89119



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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, High 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

1

| | |
|-----------------|------------------|
| 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.

2nd Floor Ste 200

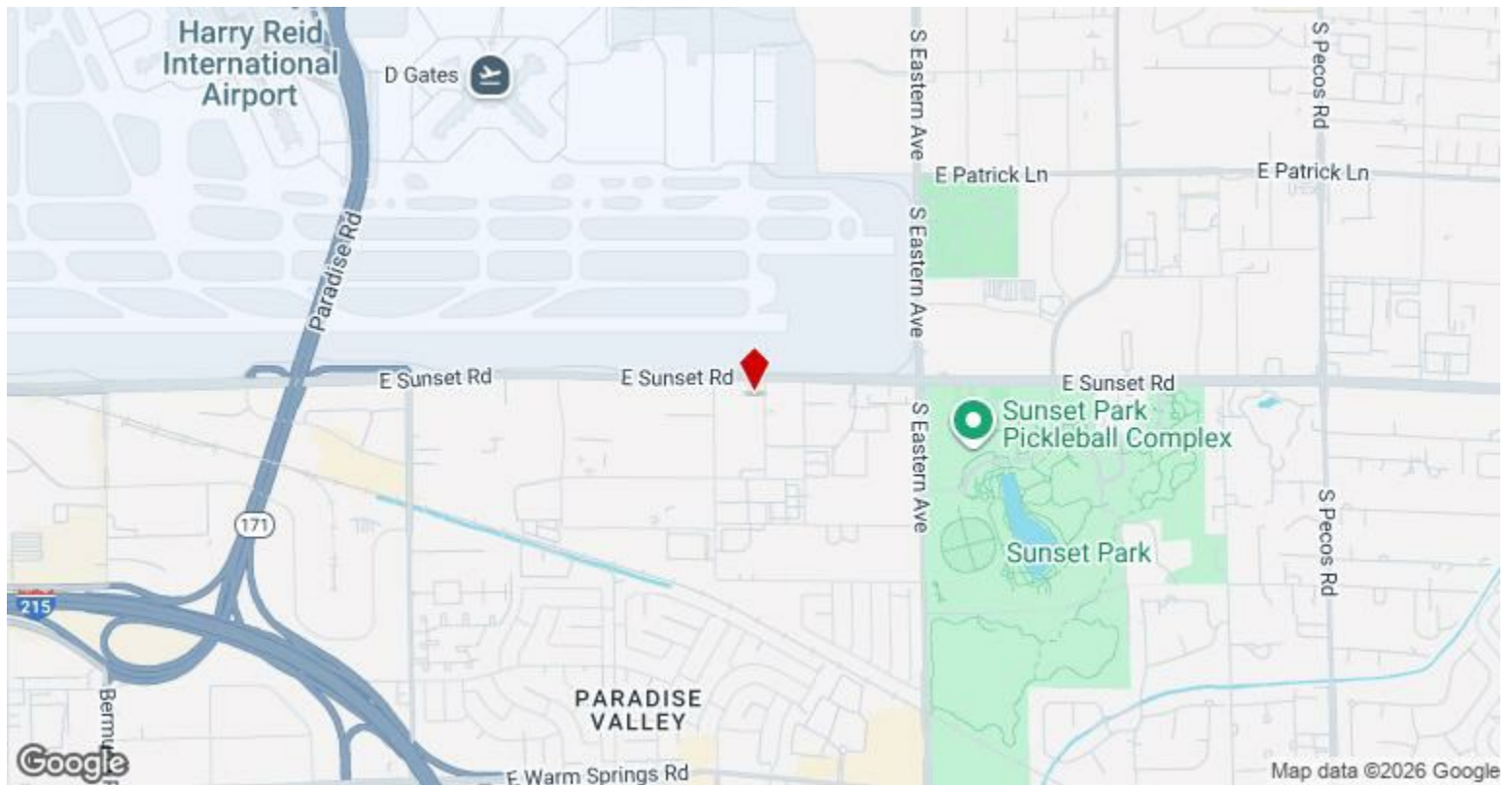
2

| | |
|-----------------|------------------|
| 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

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-------------------------|-------------|---------------|
| 7GD Global Distribution | - | |



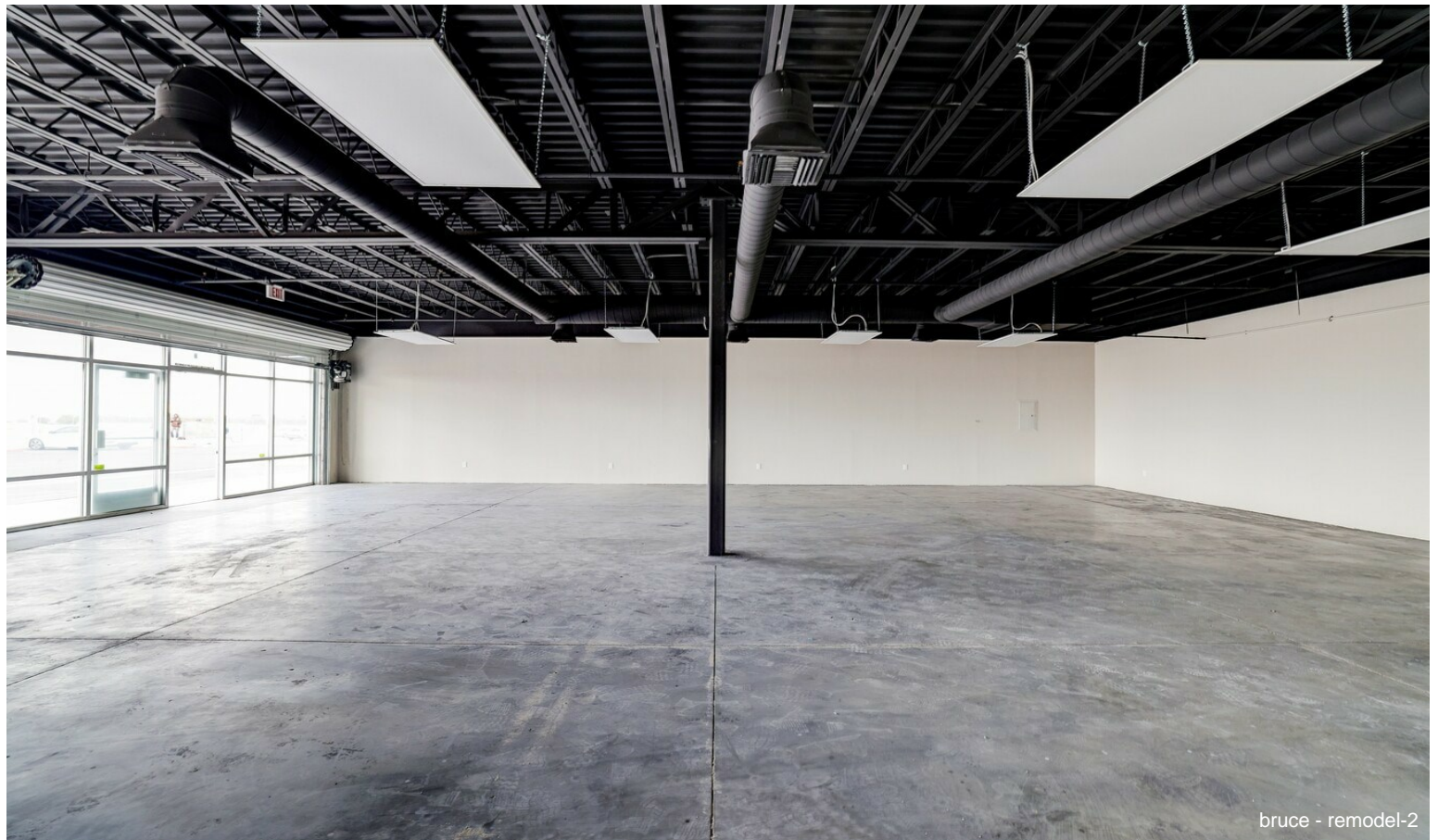
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Property Photos



Property Photos



Property Photos



Property Photos



bruce - remodel bonus-2



bruce - remodel bonus-3

Property Photos



bruce - remodel bonus-4



bruce - remodel-5



Property Photos



S Bruce-14



S Bruce-16

Property Photos



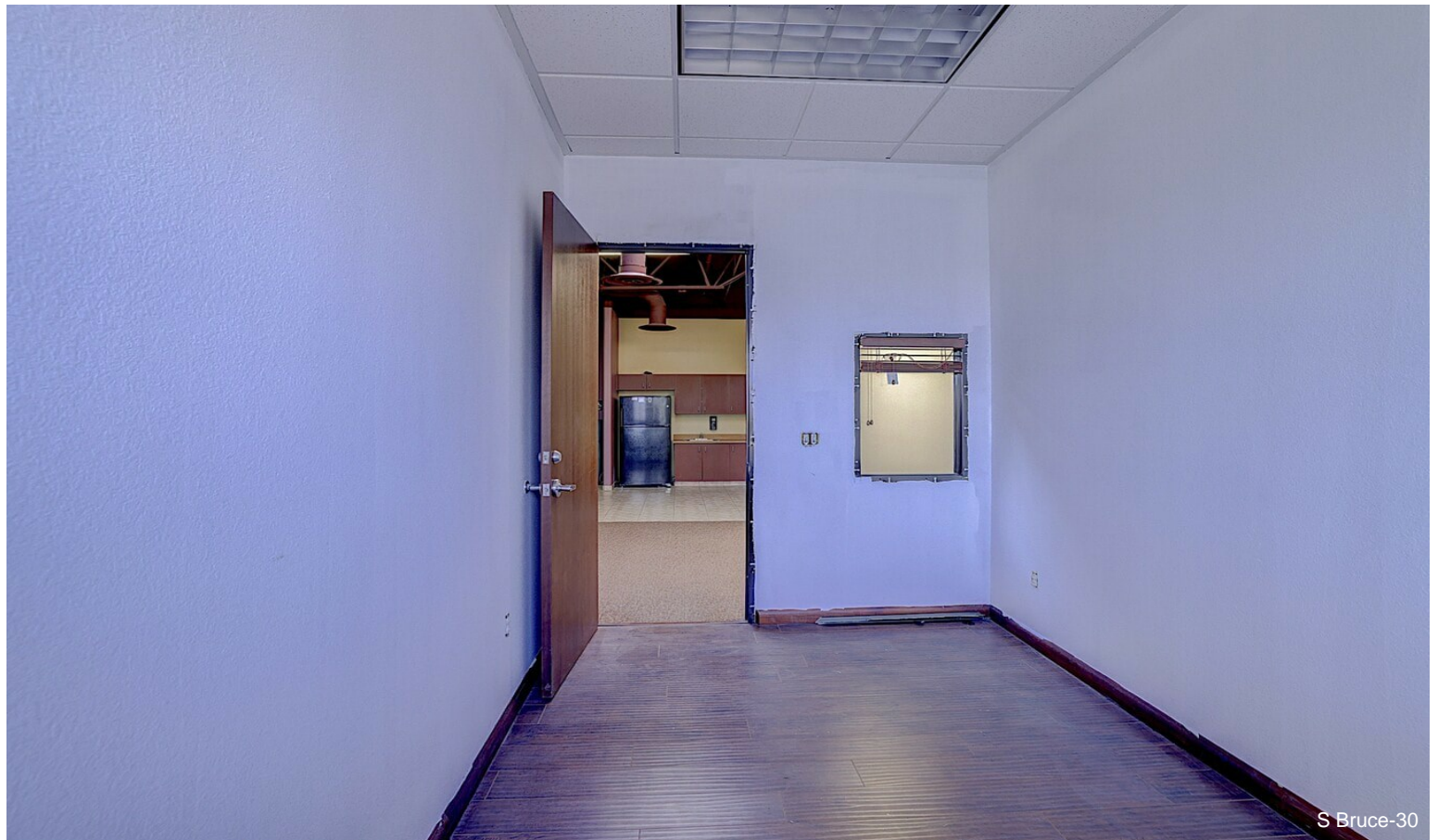
Property Photos



Property Photos



S Bruce-32

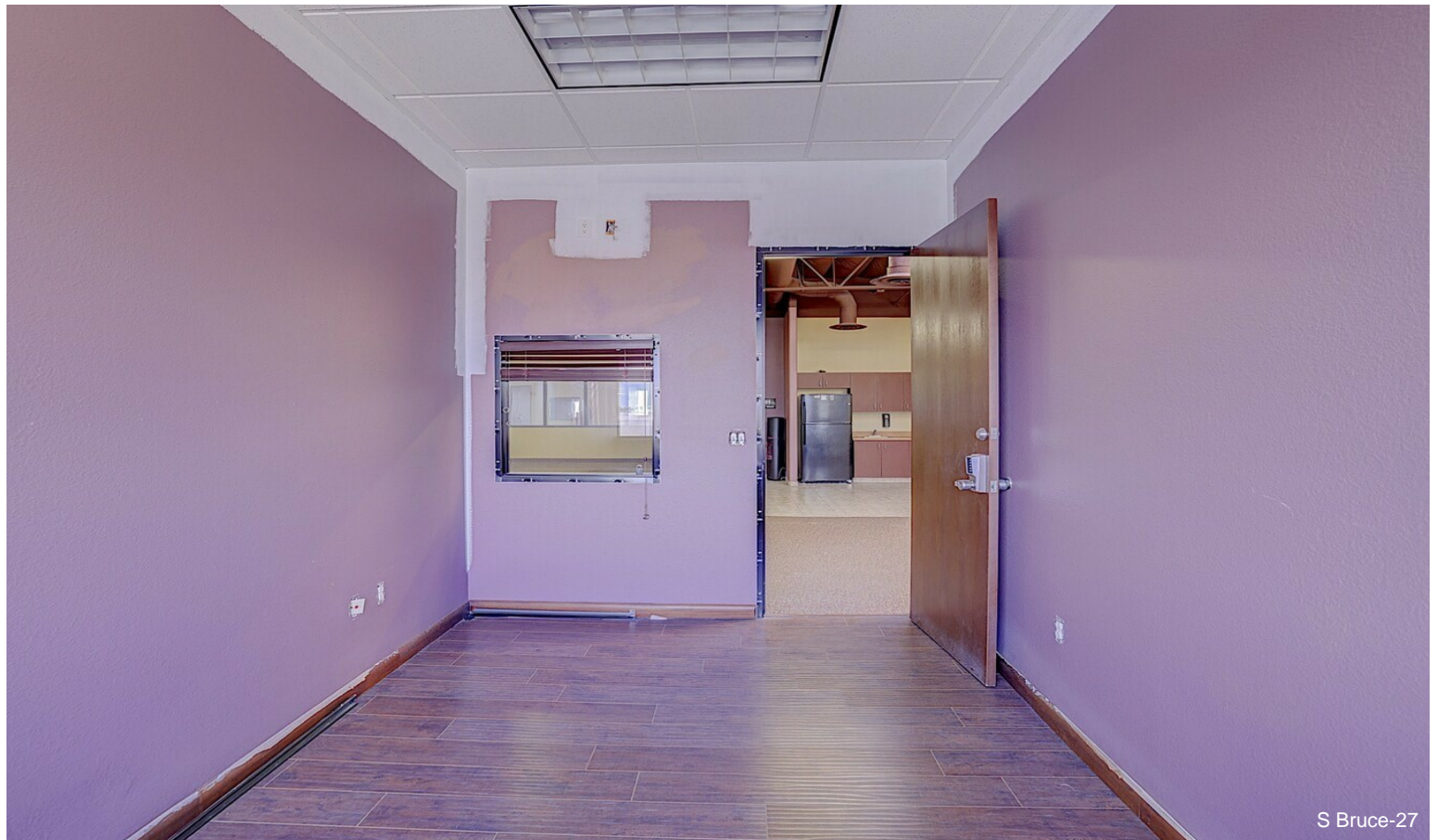


S Bruce-30

Property Photos

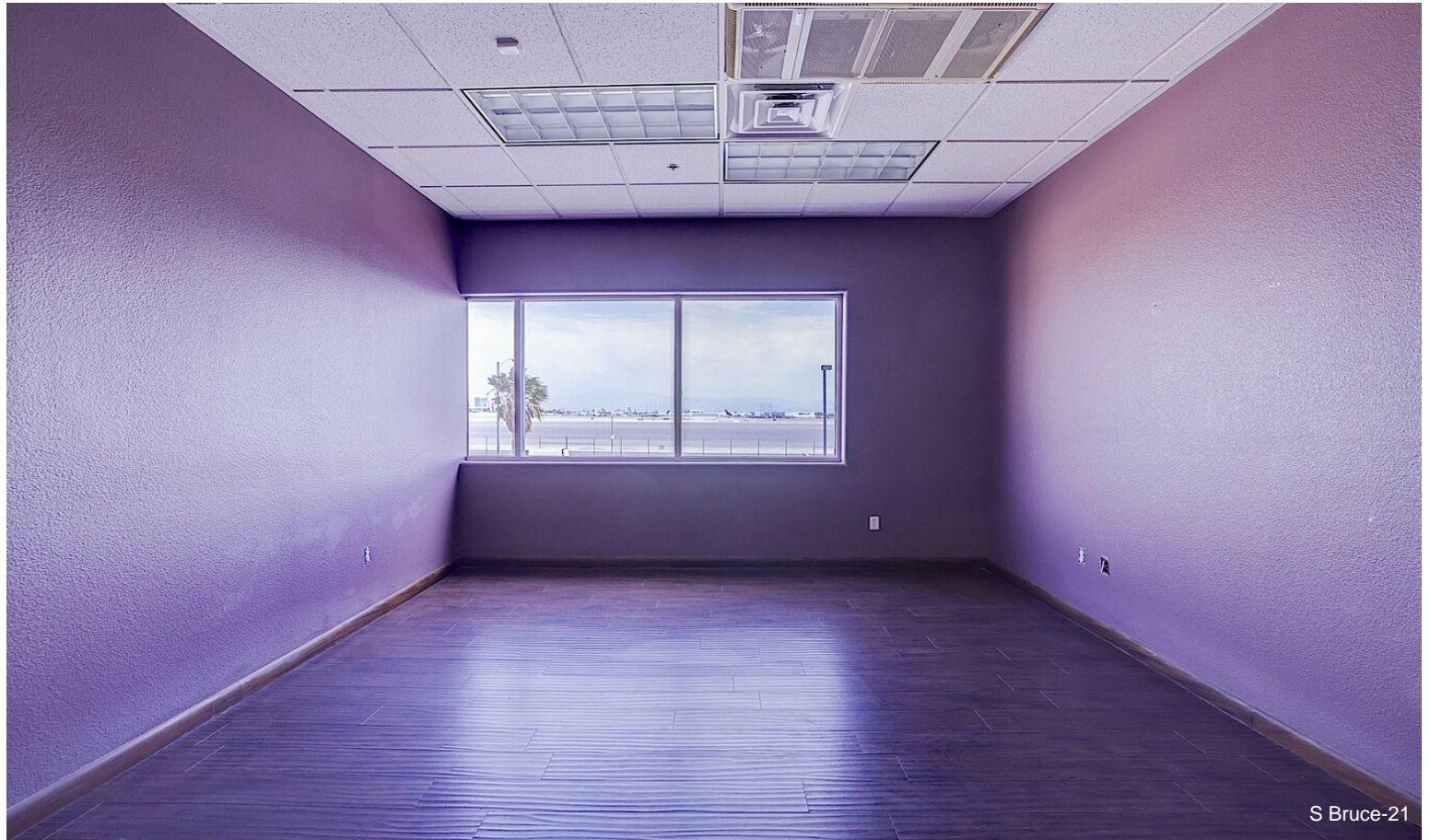


S Bruce-33



S Bruce-27

Property Photos



Property Photos



Property Photos



S Bruce-29