



FLEX/INDUSTRIAL SPACES AVAILABLE FOR LEASE

SOUTHWEST SUNSET CORPORATE CENTER

6638-6738 West Sunset Road
Las Vegas NV 89118



- Up to 8,402 sf available for lease
- 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.

AVISON YOUNG
10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
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OWNED BY



MARK IV CAPITAL

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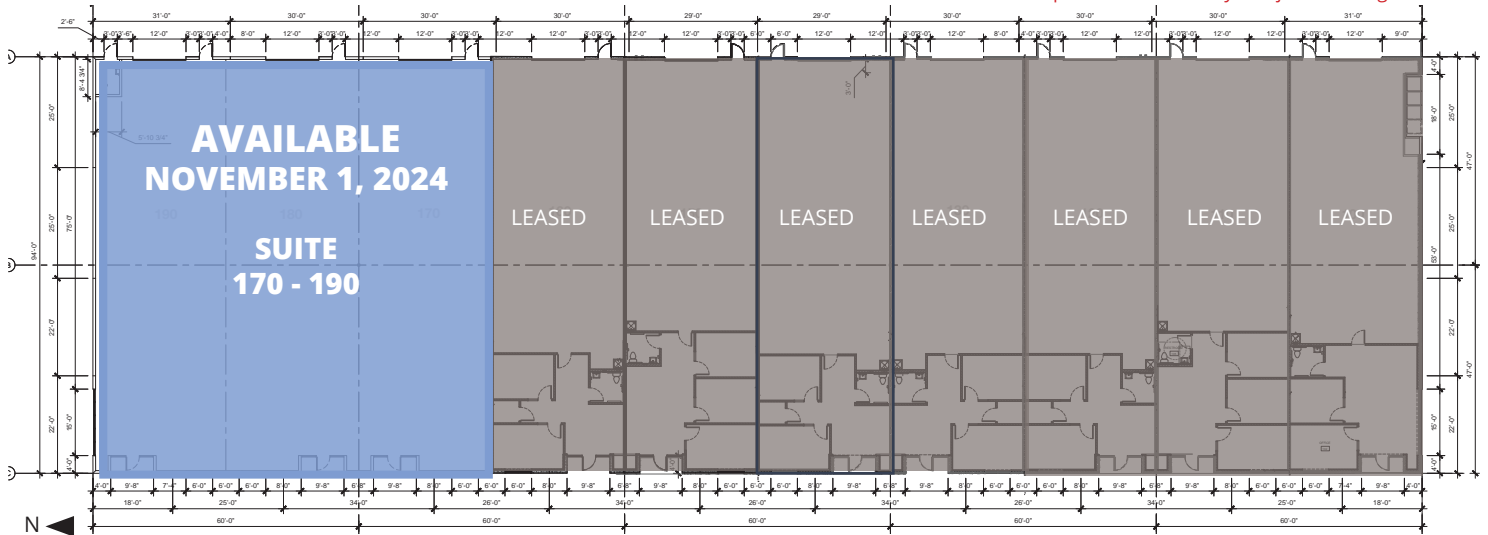
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SOUTHWEST SUNSET CORPORATE CENTER

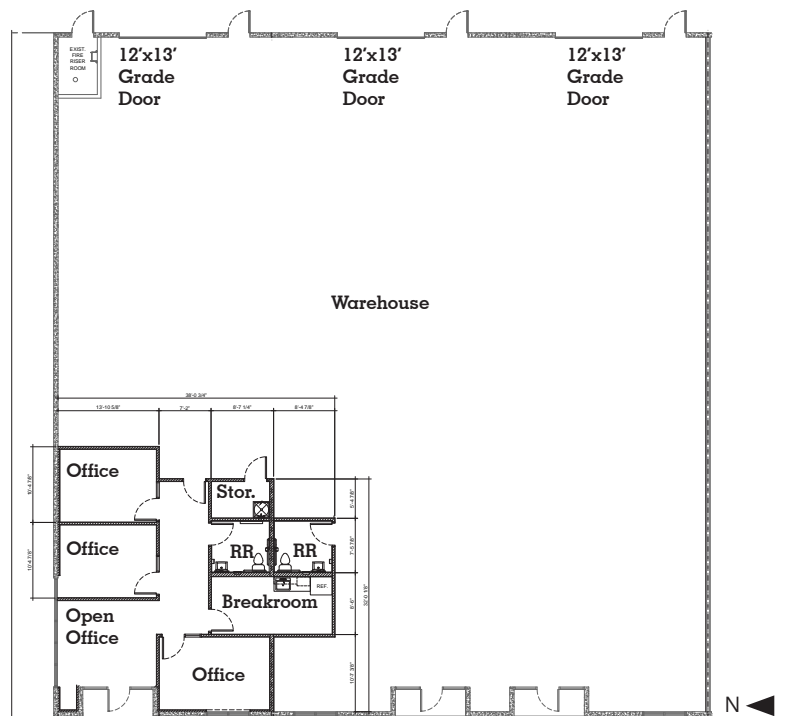
6728 W Sunset Road • Las Vegas • NV 89118

Building C	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf	Total Rent/Mo (includes NNN)
6728	170 - 190	±8,402	±1,147	±7,255	3 (12' x 14')	\$1.50	\$0.36*	\$ 15,627.72

* NNN expenses for 2024 only. Subject to change.



SUITE 190



BUILDING FEATURES

- ±28,200 total sf
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf

**AVISON
YOUNG**

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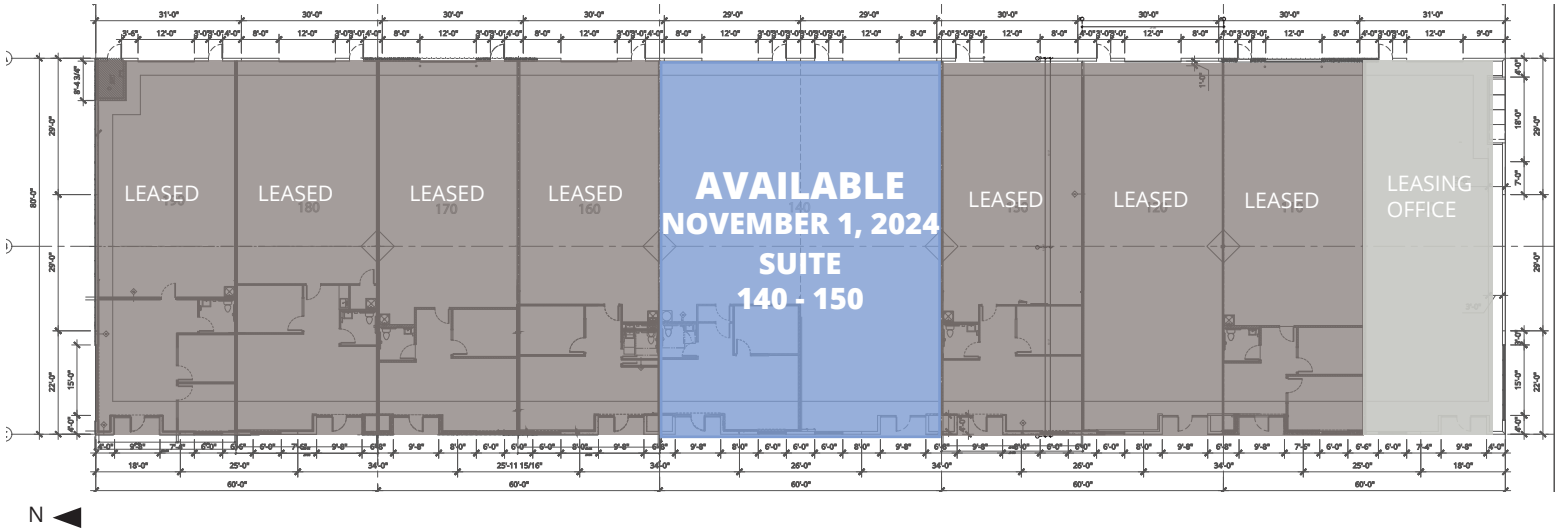
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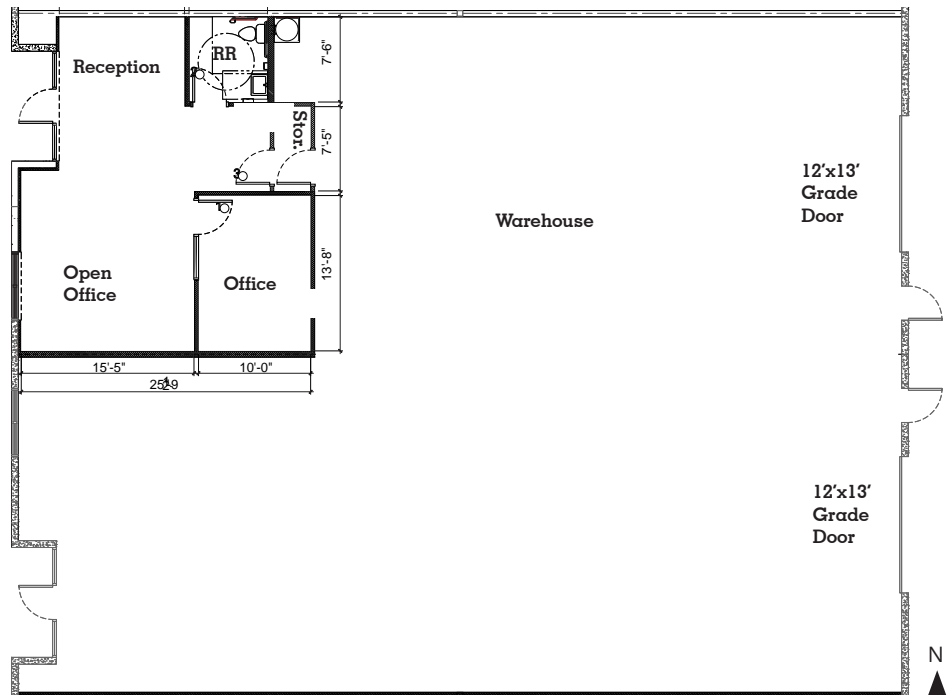
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Building E	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf	Total Rent/Mo (includes NNN)
6688	140/150	±4,800	±780	±4,020	2(12' x 14')	\$1.75	\$0.36*	\$10,128

* NNN expenses for 2024 only. Subject to change.



SUITE 140/150



- BUILDING FEATURES**
- ±28,200 total sf
 - Concrete tilt-up construction
 - Aluminum storefront windows
 - Grade level loading (12' x 14')
 - 18' clear height
 - Power: 200A, 110/208V, 3-phase
 - Sprinklers
 - Parking ratio: 2.5/1,000 sf



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