



**FOR  
LEASE**

# Sunset Airport Center

6363, 6345, 6375 S. Pecos Road, Las Vegas, Nevada 89120



## PROPERTY HIGHLIGHTS

The Sunset Airport Center is a best-of-class mixed-use complex situated in the heart of the Airport submarket. Landlord has completed a multi-million-dollar redevelopment and has delivered turnkey first/second-story modern office suites with frontage on South Pecos Road, along with functionally built-out industrial incubator space near Pine Street/East Sunset Road. Employees can easily get to work with excellent access to Harry Reid International Airport (LAS), the Las Vegas Strip, US-95, I-15 & I-215 freeways. Employees can enjoy where they work with common area lounges inside the buildings, onsite property management, and various dining options in close proximity.

- Lease rates lower than what your business is paying now
- Second largest landlord in Southern Nevada
- Excellent access to US-95, I-15 & I-215 freeways
- High-end amenities with the same low cost
- On-site leasing and management office
- Covered parking available
- Parking ratio: 3.78:1,000

## CONTACT

Jaylen Hawkins • Portfolio Manager  
702.366.1016 • JaylenH@SchnitzerProperties.com

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**VARIOUS DINING OPTIONS & EASY FREEWAY ACCESS**



**RENTABLE CONFERENCE ROOM**



**COMMUNITY LOUNGE**



**MODERN CORRIDORS**



**STONE COUNTER CANTINA**

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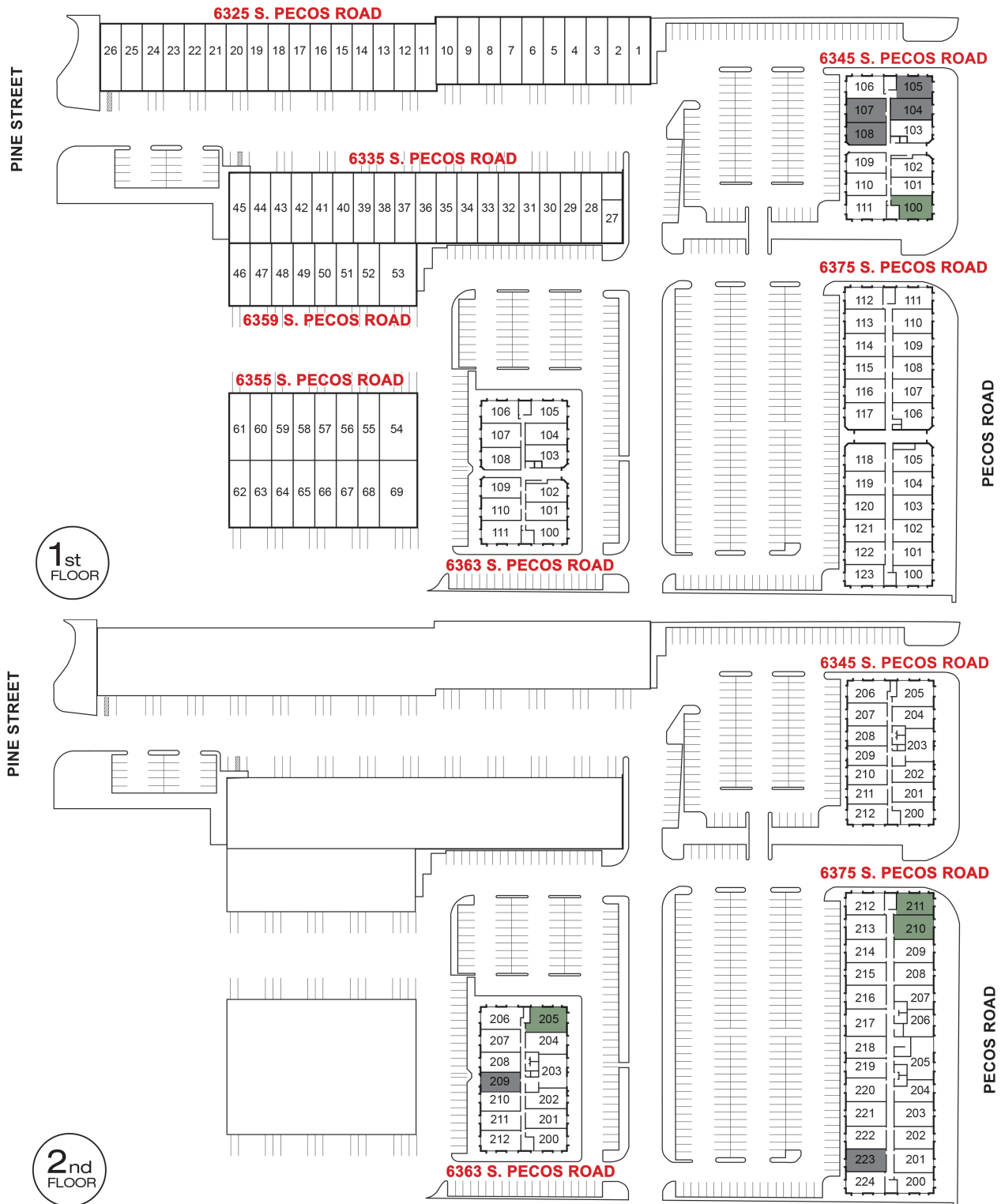


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## AVAILABILITY

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6363 S. Pecos Road, Suite 209	1,285	\$1.20	\$0.33	\$1,966.05	Immediately
6375 S. Pecos Road, Suite 223	1,332	\$1.20	\$0.33	\$2,037.96	Immediately
6363 S. Pecos Road, Suite 205	1,478	\$1.20	\$0.33	\$2,261.34	Immediately
<b>6375 S. Pecos Road, Suite 210-211</b>	<b>2,568</b>	<b>\$1.10</b>	<b>\$0.33</b>	<b>\$3,672.24</b>	<b>Immediately</b>
6345 S. Pecos Road, Suite 104-105	2,770	\$1.15	\$0.33	\$4,099.60	Immediately
6345 S. Pecos Road, Suite 107-108	2,809	\$1.15	\$0.33	\$4,157.32	Immediately
<b>6345 S. Pecos Road, Suite 100</b>	<b>4,145</b>	<b>\$1.10</b>	<b>\$0.33</b>	<b>\$5,927.35</b>	<b>Immediately</b>

*\*Limited Time Spring  
Specials*

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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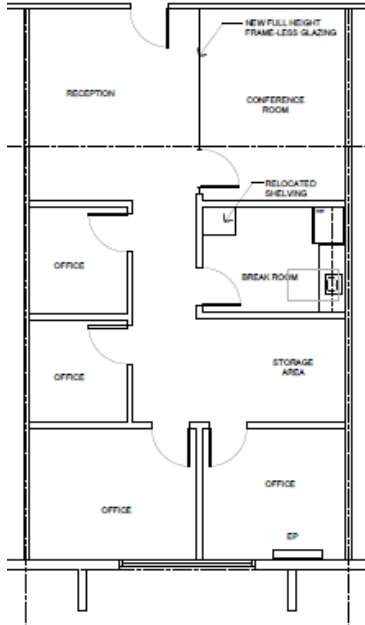


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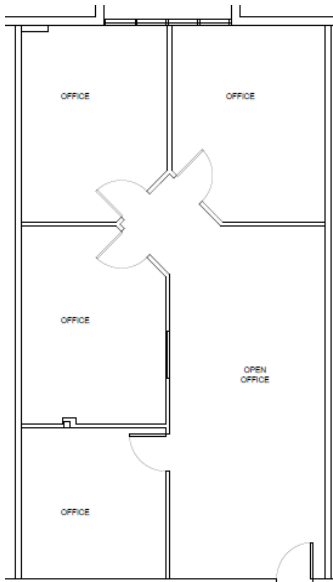


## 6363 S. PECOS ROAD, SUITE 209

Office Space

±1,285 SF

Available: Immediately  
Lease Rate: \$1.20 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$1,966.05



## 6375 S. PECOS ROAD, SUITE 223

Office Space

±1,332 SF

Available: Immediately  
Lease Rate: \$1.20 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$2,037.96

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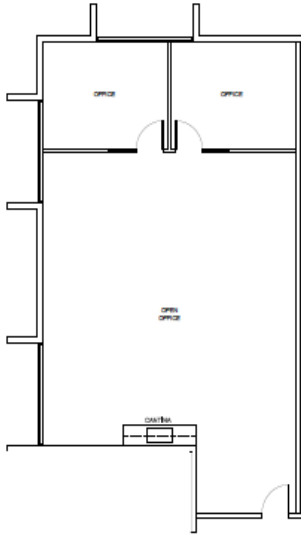


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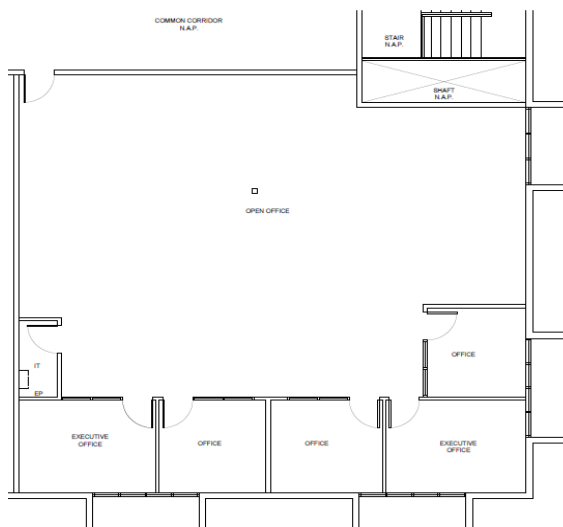


## 6363 S. PECOS ROAD, SUITE 205

**Office Space**

**±1,478 SF**

Available: Immediately  
Lease Rate: \$1.20 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$2,261.34



## 6375 S. PECOS ROAD, SUITE 210-211

**Office Space**

**±2,568 SF**

Available: Immediately  
Lease Rate: \$1.10 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$3,672.24

*Spring  
Special*

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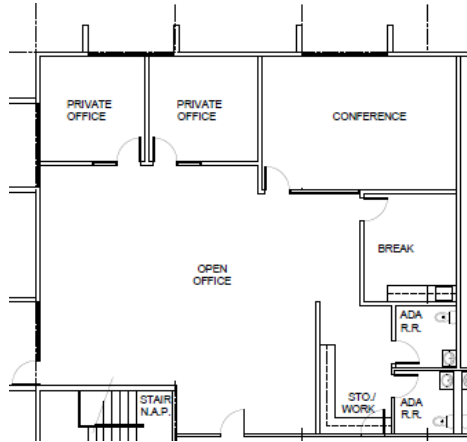


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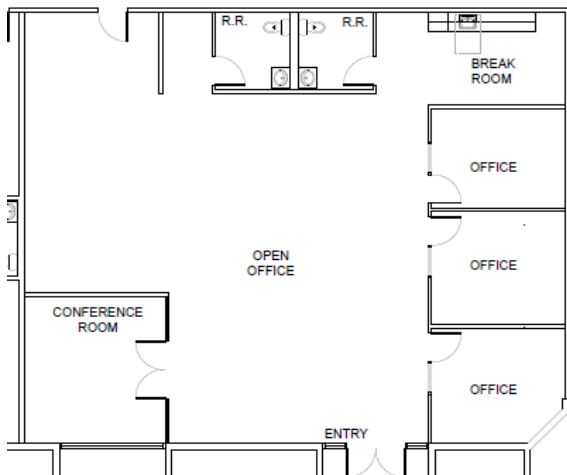


## 6345 S. PECOS ROAD, SUITE 104-105

**Office Space**

**±2,770 SF**

Available: Immediately  
Lease Rate: \$1.15 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$4,099.60



## 6345 S. PECOS ROAD, SUITE 107-108

**Office Space**

**±2,809 SF**

Available: Immediately  
Lease Rate: \$1.15 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$4,157.32

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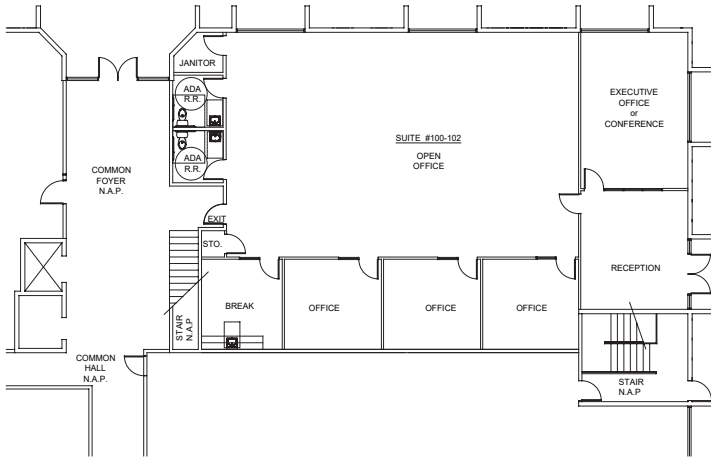


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## 6345 S. PECOS ROAD, SUITE 100

**Office Space**

**±4,145 SF**

Available: Immediately  
Lease Rate: \$1.10 PSF/M  
Cam Rate: \$0.33 PSF/M  
Total Monthly: \$5,927.35

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