

7945


WINNER PROPERTIES, LLC

CANYON PLAZA



FOR LEASE

7905 - 7997

W. SAHARA AVENUE

LAS VEGAS, NV 89117

BOB HAWKINS,  SIOB®

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999

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CANYON PLAZA

consists of nine (9) single-story, free standing office/retail buildings & two (2) two-story office buildings. The park is located one block west of the busy, signalized intersection of Sahara Avenue and Buffalo Drive. This well maintained project offers a modern design with high-end finishes. Join many other professional businesses who benefit from building & pylon signage, security cameras, on-site property management, and ample surface parking with free covered spaces available.

- ⇒ Professional Park w/ Modern Designs & High-End Finishes
- ⇒ Nine (9), Single-Story & Two (2), Two-Story Office / Retail Buildings
- ⇒ Security Cameras, Free Covered Parking, and Pylon & Building Signage Available
- ⇒ Surrounded by Retail Amenities, Restaurants & Residential Communities
- ⇒ Zoning: CG (General Commercial - Clark County)



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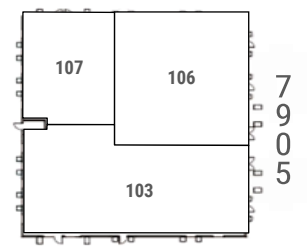
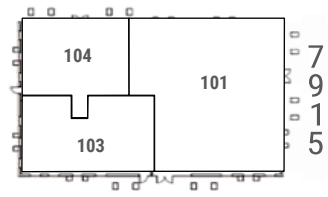
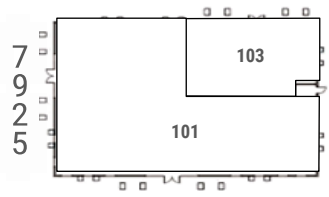
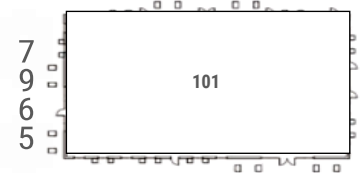
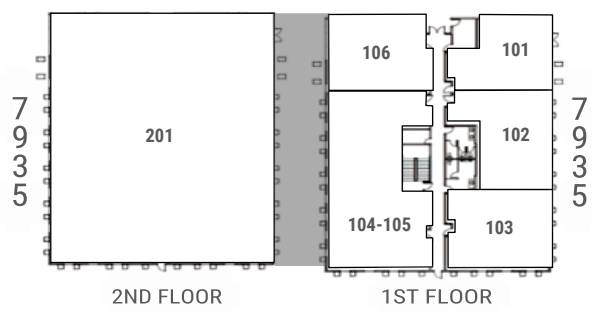
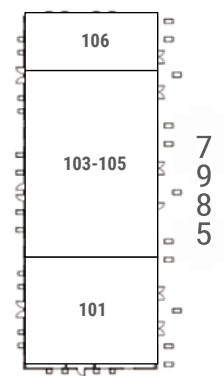
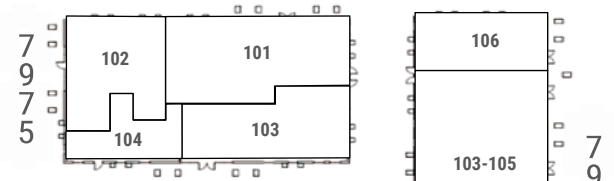
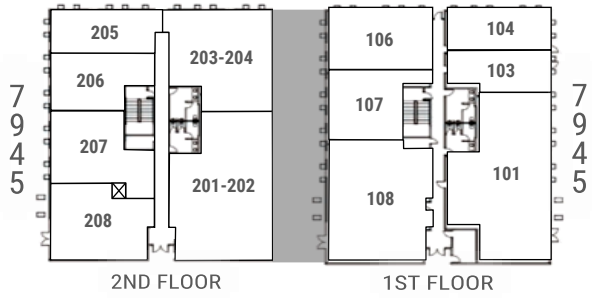
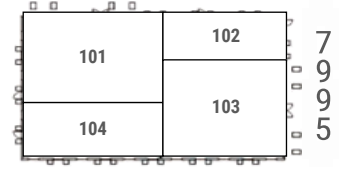
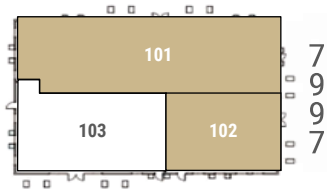
REALCOMM ADVISORS
770 E. Warm Springs Road
Suite 120
Las Vegas, NV 89119
(702) 515-1010
www.rcadv.com



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 = AVAILABLE

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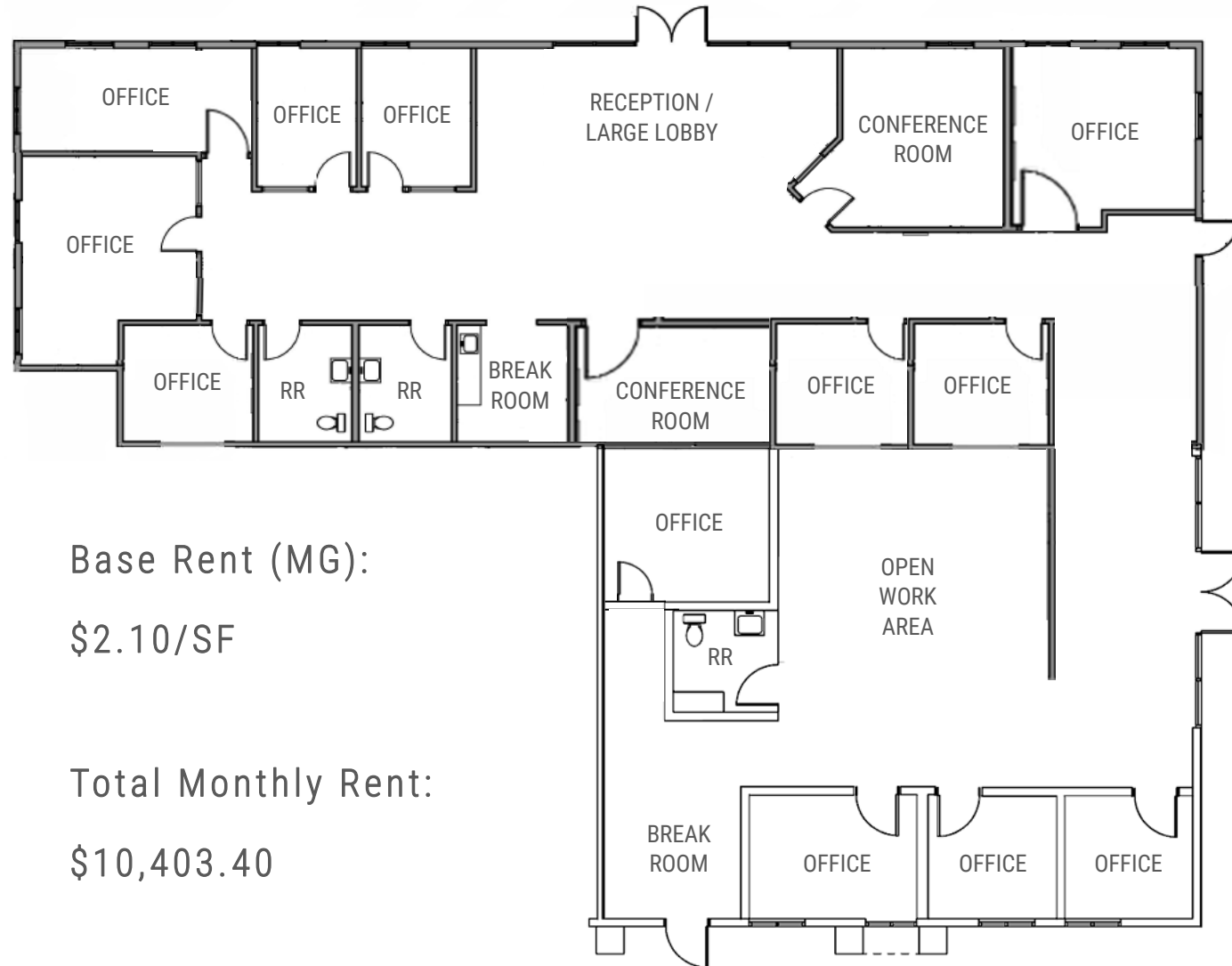
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FOR LEASE

7997 W. SAHARA AVENUE
SUITE 101 & 102

±4,954 SF TOTAL

- Large Reception / Lobby Area
- Two (2) Conference Rooms
- Open Work Area
- Twelve (12) - Private Offices
- Two (2) - Break Rooms
- Three (3) - Private Restrooms



Base Rent (MG):

\$2.10/SF

Total Monthly Rent:

\$10,403.40

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