

FOR LEASE

CBRE

FULL HVAC
SUITES AVAILABLE



McCarran Sunset Business Park

1421-1525 E. SUNSET ROAD
LAS VEGAS, NV 89119



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Property Overview

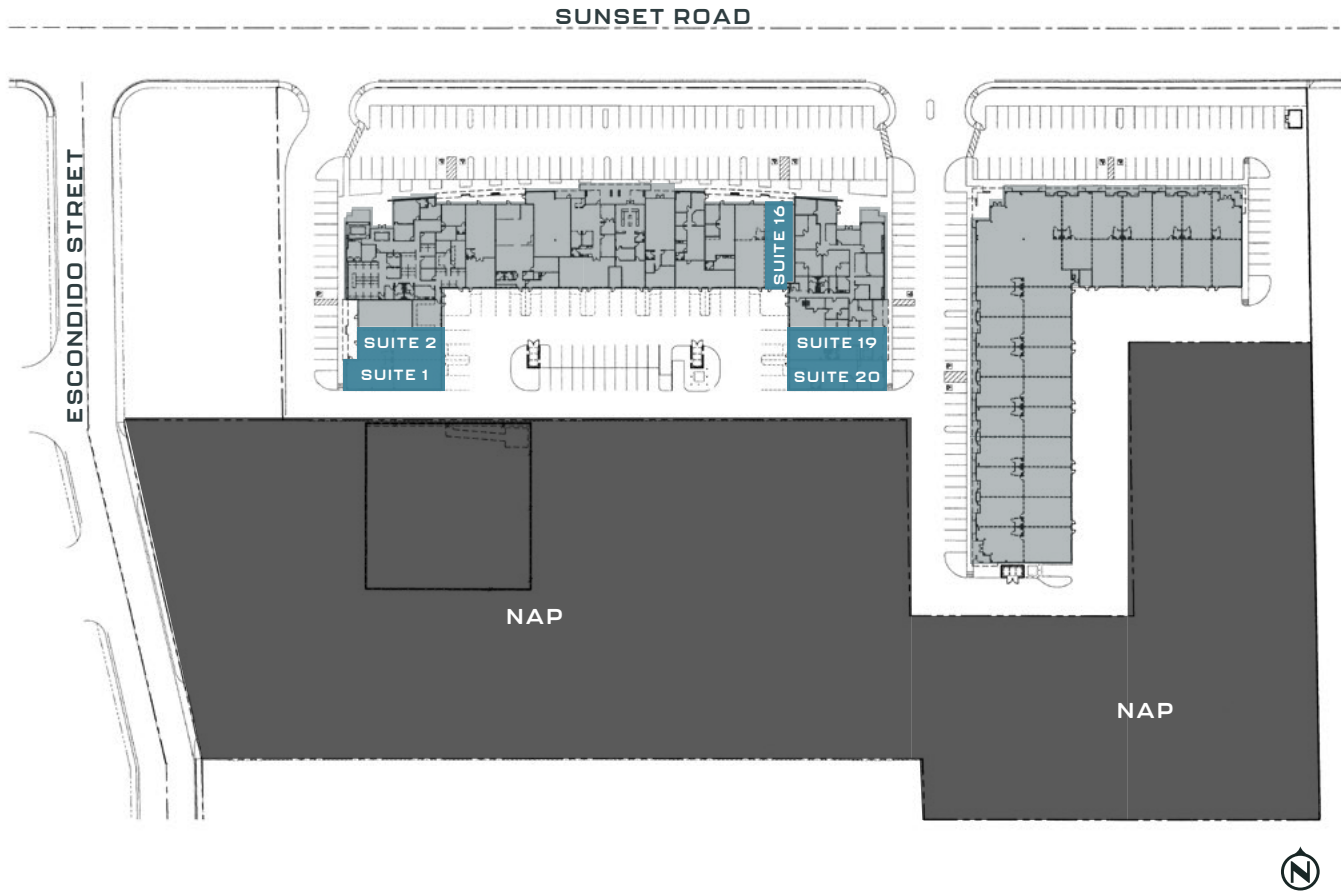
Home to several of Nevada's best-known companies, McCarran Airport Business Park is one of the Las Vegas Valley's most successful regional Flex developments. Developed under a participatory ground lease, this high image office/flex business park boasts an exceptional location near Harry Reid International Airport, the I-15 and I-215 Freeways, and the world-famous Las Vegas Strip. The Property offers the perfect opportunity for today's high end flex users by offering fully HVAC units, ample parking, built out office space, and attractive store front entrances with great frontage on Sunset Road.



- + High Image multi-tenant flex portfolio
- + ±81,135 SF on ±5.88 Acres
- + Crossroads: Sunset Road and Escondido Street
- + Fully HVAC suites available
- + Glass storefronts
- + Grade Level Loading (10' x 12')
- + Natural gas stubbed to the building
- + Sprinklered
- + 16' Clear Height
- + 3 Phase power (Tenant to verify)
- + Reinforced concrete construction
- + 3.28 per 1,000 parking ratio (1525 E. Sunset Road)
- + 2.72 per 1,000 parking ratio (1421 E. Sunset Road)
- + Built in 2000
- + APN: 177-02-102-039
- + Industrial Park (IP) Zoning



Site Plan



- AVAILABLE
- LEASED
- NAP

**not to scale
all measurements are approximate

AVAILABILITIES

SUITE	SIZE	LEASE RATE	CAMS	TOTAL MONTHLY	AVAILABILITY
1	±2,006 SF	\$1.30/SF	\$0.48/SF	\$3,570.68	Available Now
2	±1,757 SF	\$1.30/SF	\$0.48/SF	\$3,127.46	Available Now
16	±1,760 SF	\$1.45/SF	\$0.48/SF	\$3,396.80	Available Now
19	±1,757 SF	\$1.30/SF	\$0.48/SF	\$3,127.46	Available Now
20	±1,900 SF	\$1.30/SF	\$0.48/SF	\$3,382.00	Available May 1st

Suite 1

1421 E. SUNSET ROAD

- + ±2,006 SF Unit
- + ±600 SF Office
- + ±1,406 SF Warehouse
- + Two (2) Private Offices
- + Reception
- + One (1) Restroom
- + One (1) 10' x 12' grade-level roll-up door
- + Sprinklered
- + Gas available
- + 120/208v, 3-Phase (tenant to verify)

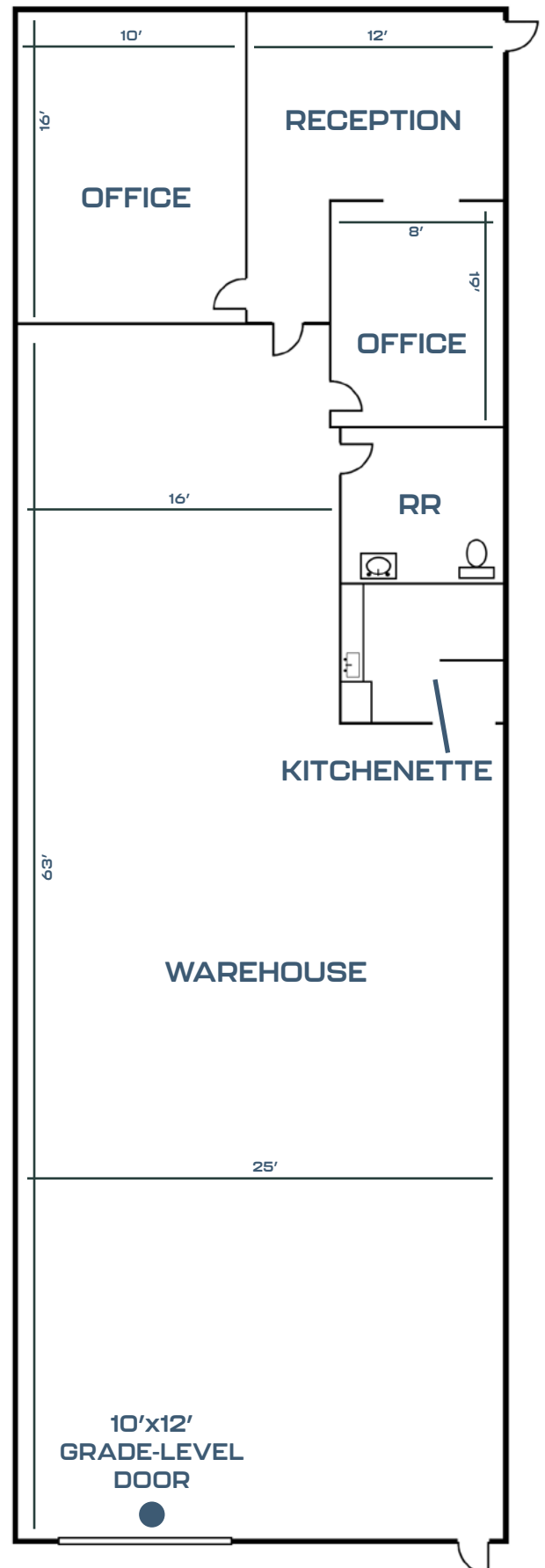
±2,006 SF
TOTAL SF

\$1.30/SF
LEASE RATE

\$0.48/SF
CAMS

\$3,570.68
TOTAL MONTHLY

Available Now!



Suite 2

1421 E. SUNSET ROAD

- + ±1,757 SF Unit
- + 100% HVAC
- + ±987 SF Office
- + ±770 SF Warehouse
- + Three (3) Private Offices
- + Reception
- + One (1) Restroom
- + One (1) 10' x 12' grade-level roll-up door
- + Sprinklered
- + Gas available
- + 120/208v, 3-Phase (tenant to verify)

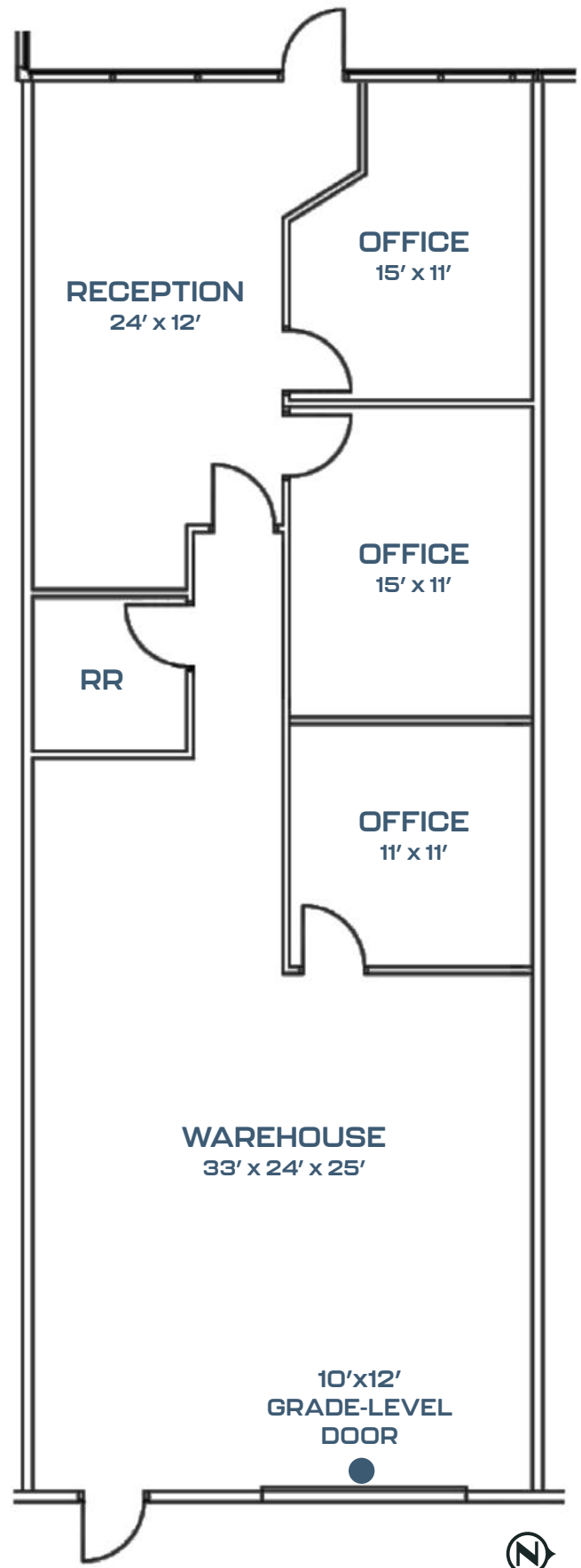
±1,757 SF
TOTAL SF

\$1.30/SF
LEASE RATE

\$0.48/SF
CAMS

\$3,127.46
TOTAL MONTHLY

Available Now!



Suite 16

1421 E. SUNSET ROAD

- + ±1,760 SF Unit
- + 100% HVAC
- + SUNSET FRONTAGE
- + Reception
- + Four (4) Private Offices
- + One (1) Restroom
- + Open Office
- + Server Room
- + Sprinklered
- + Gas available
- + 120/208v, 3-Phase (tenant to verify)

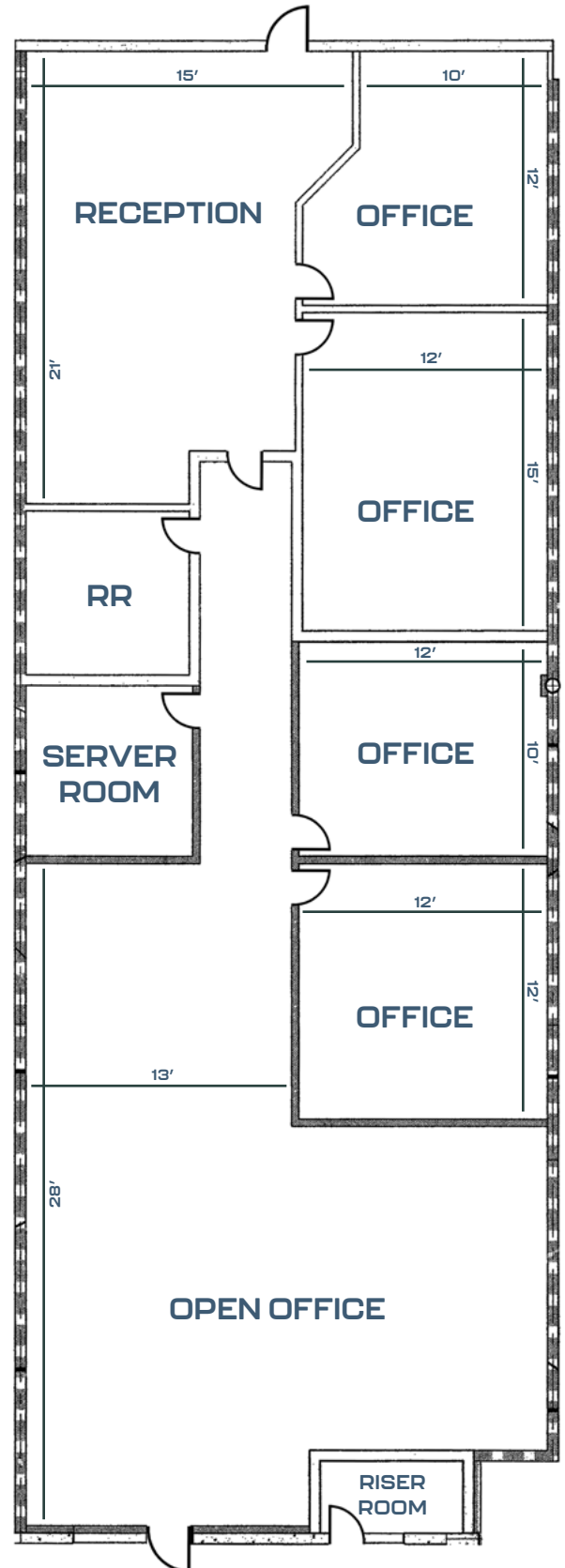
±1,760 SF
TOTAL SF

\$1.45/SF
LEASE RATE

\$0.48/SF
CAMS

\$3,396.80
TOTAL MONTHLY

Available Now!



Suite 19

1421 E. SUNSET ROAD

- + ±1,757 SF Unit
- + ±1,000 SF HVAC Office
- + ±757 SF Evap-Cooled Warehouse
- + One (1) Office with Kitchenette
- + Open Reception
- + Open Work Room
- + One (1) Restroom w/ attached shower
- + One (1) Grade level door
- + Hand wash sink in the warehouse
- + Sprinklered
- + Gas Available
- + 120/208v, 3-Phase (tenant to verify)

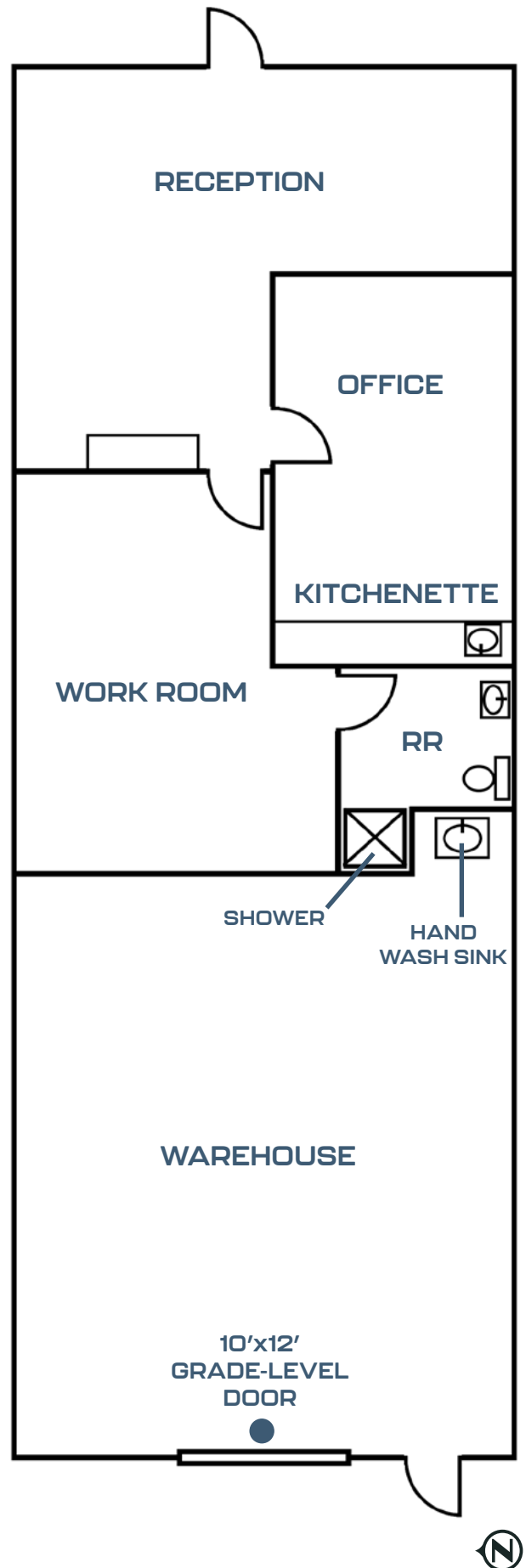
±1,757 SF
TOTAL SF

\$1.30/SF
LEASE RATE

\$0.48/SF
CAMS

\$3,127.46
TOTAL MONTHLY

Available Now!



Suite 20

1421 E. SUNSET ROAD

- + ±1,900 SF Unit
- + 100% HVAC
- + ±1,500 SF Office
- + ±400 SF Warehouse
- + Three (3) Private Offices
- + Reception
- + Conference Room
- + Workroom
- + Kitchenette Space with Sink
- + One (1) Restroom
- + Sprinklered
- + Gas available
- + 120/208v, 3-Phase (tenant to verify)

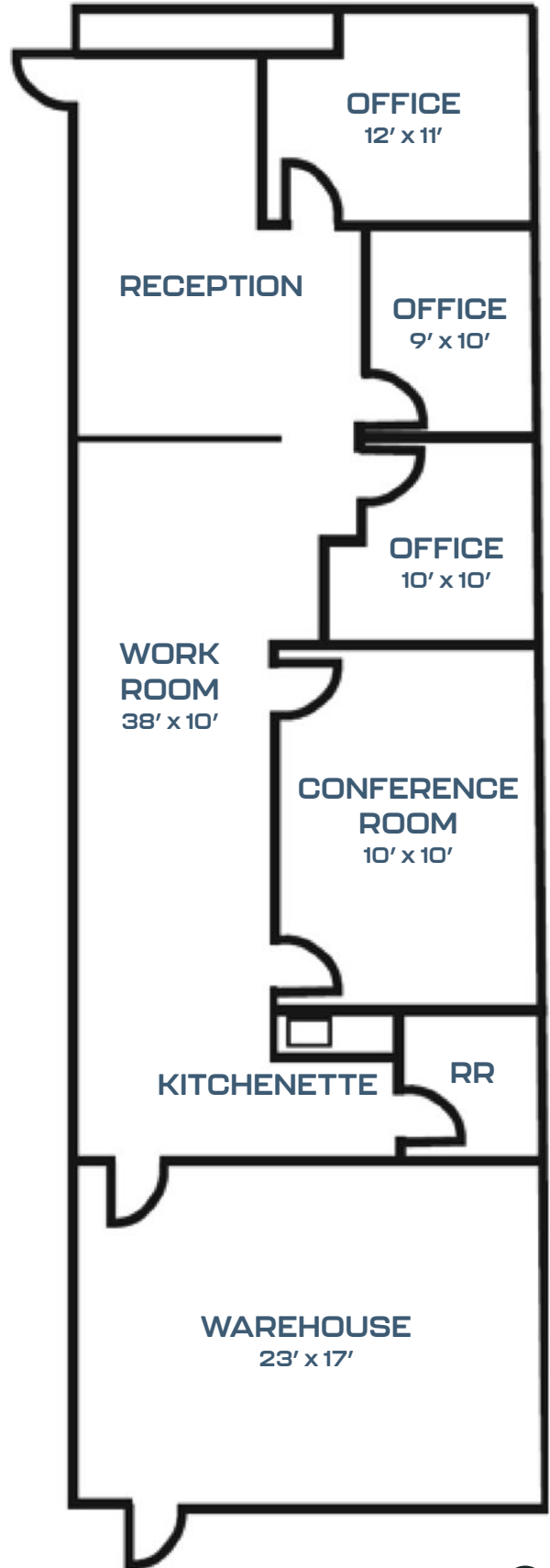
±1,900 SF
TOTAL SF

\$1.30/SF
LEASE RATE

\$0.48/SF
CAMS

\$3,382.00
TOTAL MONTHLY

Available May 1st



Aerial Map

McCarran Sunset Business Park

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LAS VEGAS, NV 89119



DISTANCES TO:

I-15 FREEWAY

3.3 miles

LAS VEGAS "STRIP"

1.4 miles

I-215 FREEWAY

3.3 miles

ALLEGIANT STADIUM

5.5 miles



TOWN SQUARE LAS VEGAS

- Apple
- Staples
- OLD NAVY
- Fry's
- Yard House
- H&M
- Fleming's
- WORLD FOODS
- AMC THEATRES
- The Container Store

MCCARRAN MARKETPLACE

- Walmart
- PETSMART
- LOWE'S
- ROSS DRESS FOR LESS
- Carl's Jr.
- BANK OF AMERICA

LAS VEGAS SOUTH PREMIUM OUTLETS

- verizon
- Nike
- Sprint
- chico's
- WORLD FOODS
- FedEx
- WILCO
- VITAMIN WORLD
- IHOP

MCCARRAN SUNSET BUSINESS PARK

Carls Jr. Donuts

ALOHA HAWAIIAN BBQ

SUNRISE COFFEE

Robo's

HARBOR FREIGHT

AutoZone

CASA DON JUAN

PT'S TAVERNS

CVS pharmacy

STARBUCKS

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