

5888 W Sunset

Las Vegas, NV 89118



PROPERTY OVERVIEW

5888 West Sunset Road is located at the corner of the highly trafficked cross streets West Sunset Road and South Jones Boulevard. Tenants enjoy expedient access to both the I-215 Beltway and I-15 Freeway and is centrally located minutes away from The Las Vegas Strip, Harry Reid International Airport, Green Valley, and Summerlin. This professional office building has many nearby amenities such as Chevron, Starbucks, Port of Subs, SOHO Sushi Burrito, Bourbon Street Bar, Wells Fargo, Chase Bank and is located less than 3 miles away from Town Square and The Arroyo Market Square.

HIGHLIGHTS



Building SF: 29,303 SF



Rate: \$2.40 - \$2.50 Modified Gross



Suite Ready for Immediate Occupancy



Year Built: 2006



Parking Ratio: 5:1000



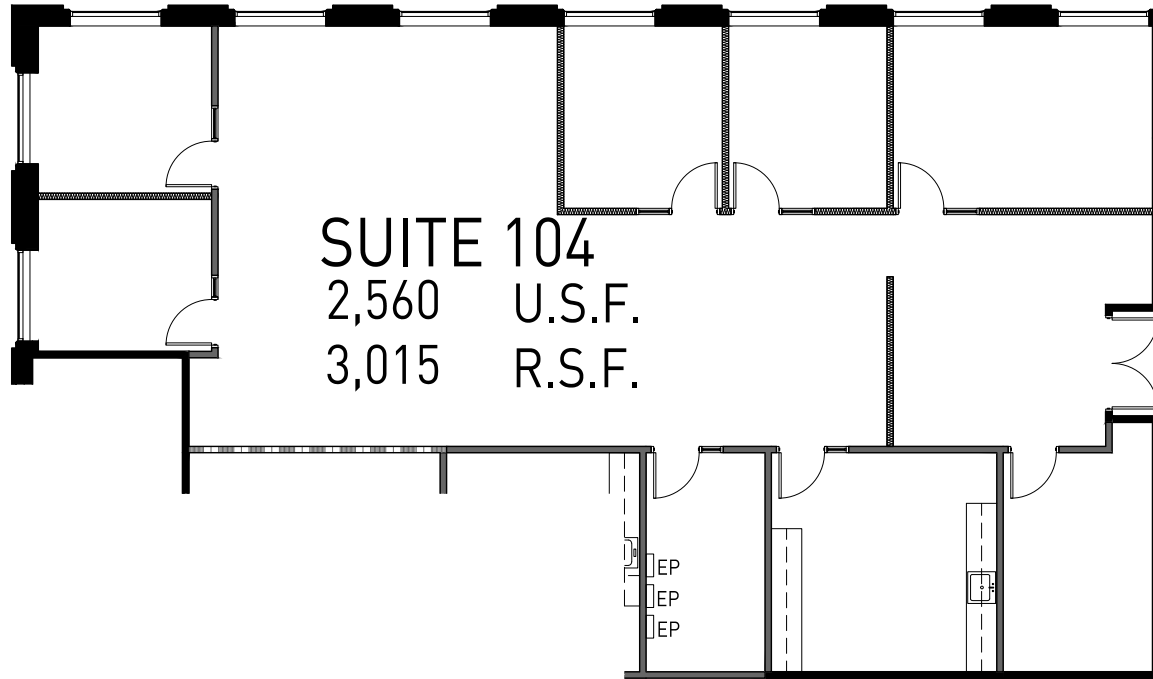
Suites ranging from $\pm 2,960$ - $\pm 3,015$ SF



Submarket: Southwest

SUITE 104

2,560 USF | 3,015 RSF

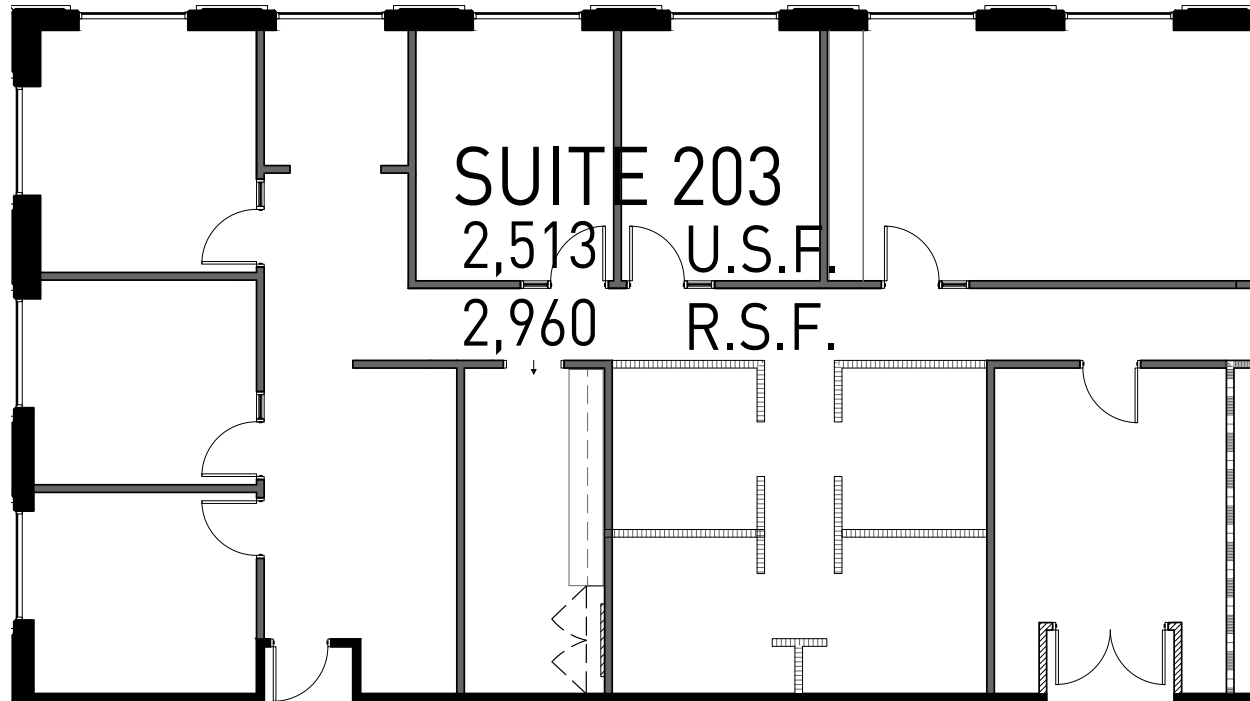


SUITE 104 DESCRIPTION:

- Off-Lobby Entrance
- Reception Area
- Conference Room
- 4 Private Offices
- Break Room
- Storage Room
- IT Room
- Open Bullpen Area

SUITE 203

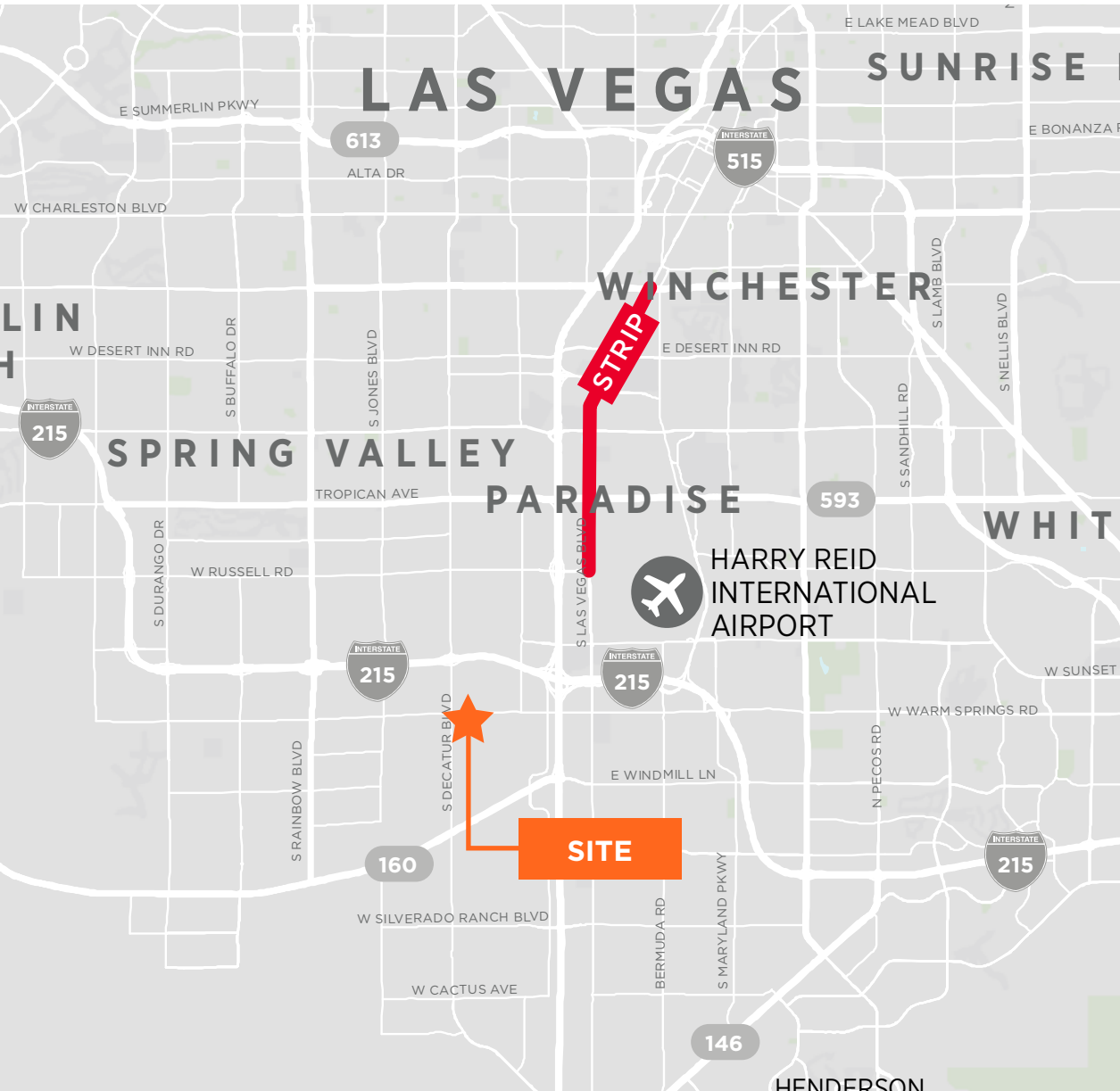
2,513 USF | 2,960 RSF



SUITE 203 DESCRIPTION:

- Reception Area
- Conference/Training Room
- 5 Private Offices
- Storage/Work Room
- Cubed Area

AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



HARRY REID INTL AIRPORT

Located approx. 7 mins away



LAS VEGAS STRIP

Located approx. 10 mins away



NEARBY AMENITIES

Banks and convenient shopping nearby



CONTACT

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