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5888

# 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



Year Built: 2006



Submarket: Southwest



Rate: \$2.40 - \$2.50 Modified Gross

Parking Ratio: 5:1000



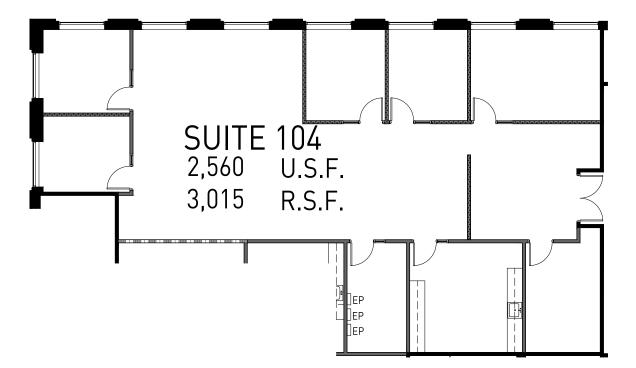
Suite Ready for Immediate Occupancy



Suites ranging from ±2,960-±3,015 SF



2,560 USF | 3,015 RSF



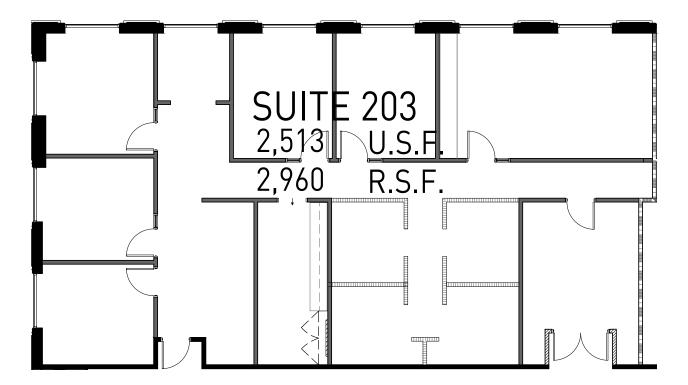
#### **SUITE 104 DESCRIPTION:**

- Off-Lobby Entrance
- Reception Area
- Conference Room
- 4 Private Offices

- Break Room
- Storage Room
- IT Room
- Open Bullpen Area



2,513 USF | 2,960 RSF

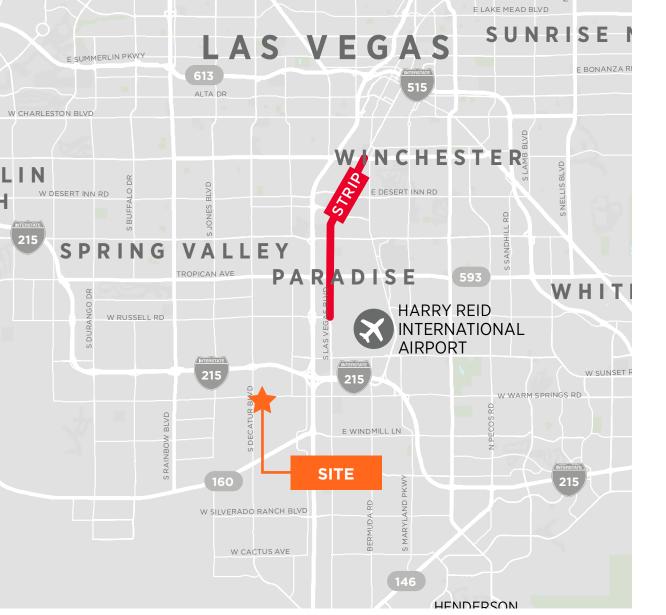


#### **SUITE 203 DESCRIPTION:**

- 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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