



**FOR SUBLEASE**

6445 W SUNSET ROAD  
LAS VEGAS, NV 89118

SUITES 100-110

10,742 SF



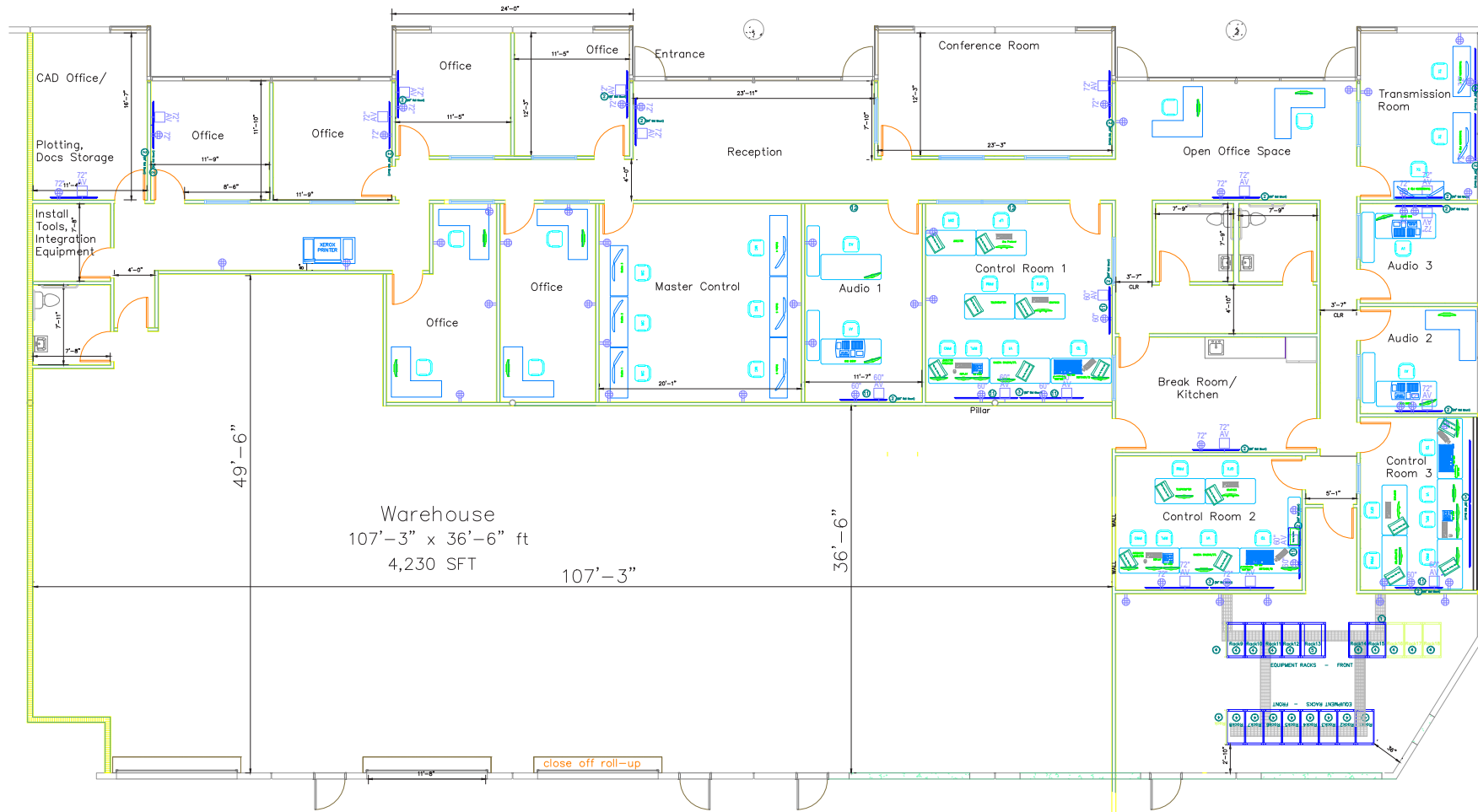
# PROPERTY HIGHLIGHTS

Located in the highly sought after Southwest submarket of Las Vegas, 6445 W Sunset Road is a premier flex property offering a perfect blend of functionality and accessibility. This property is ideal for a wide range of flex uses including office/warehouse, technology, and warehousing.

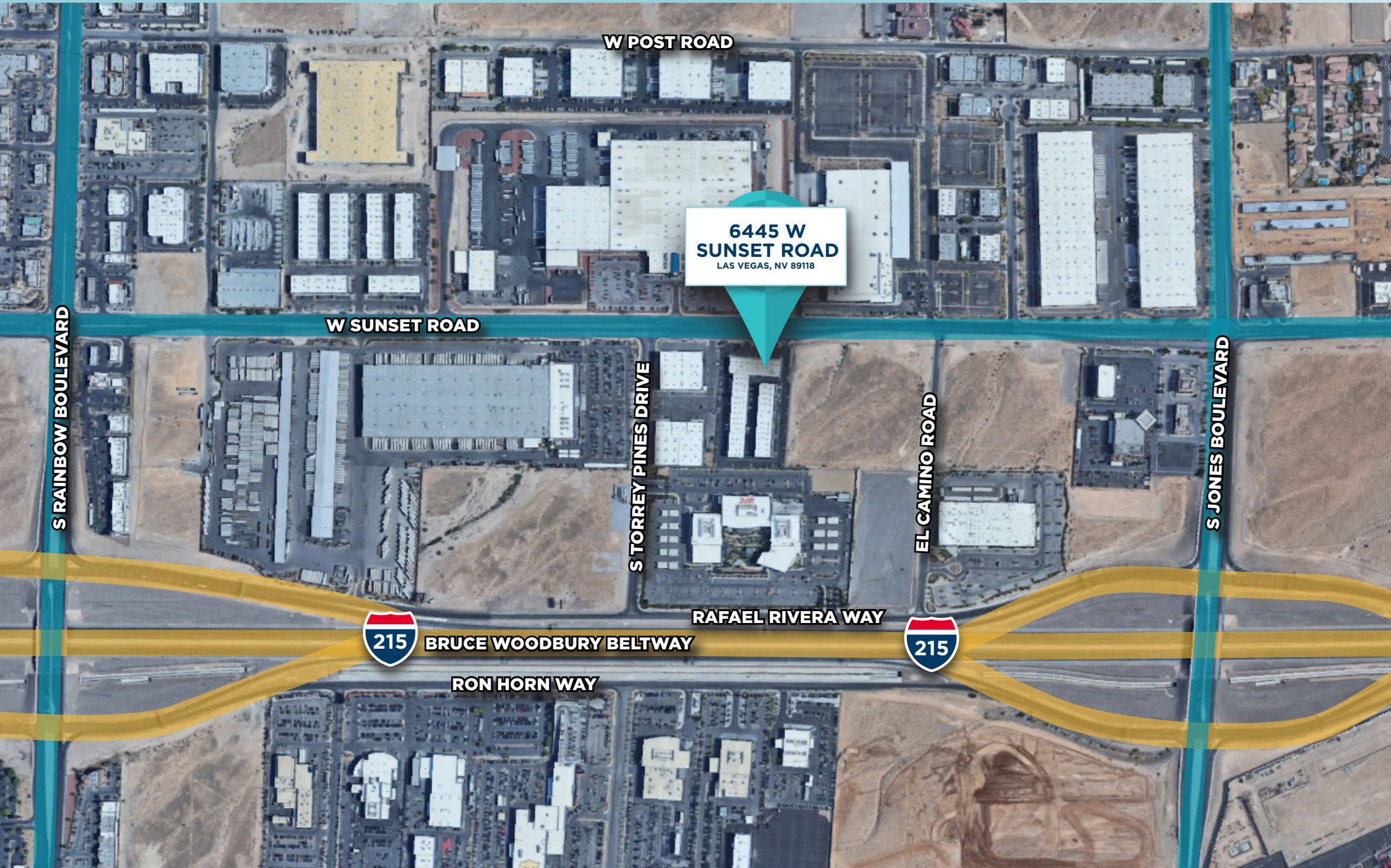


- **Unit Size:** 10,742 SF
- **Office:** 6,512 SF
- **Year Built:** 2018
- **Clear Height:** 12'
- **Dock High Doors:** 0
- **Drive-in Doors:** 3
- **Full 100% HVAC**
- **Lease Rate:** \$1.65
- **NNN:** TBD
- **Date Available:** 120 days after lease execution
- **Sublease Expiration:** February 28, 2031

# FLOOR PLAN



# AERIAL MAP



W POST ROAD

6445 W  
SUNSET ROAD  
LAS VEGAS, NV 89118

W SUNSET ROAD

S RAINBOW BOULEVARD

S TORREY PINES DRIVE

EL CAMINO ROAD

S JONES BOULEVARD

RAFAEL RIVERA WAY

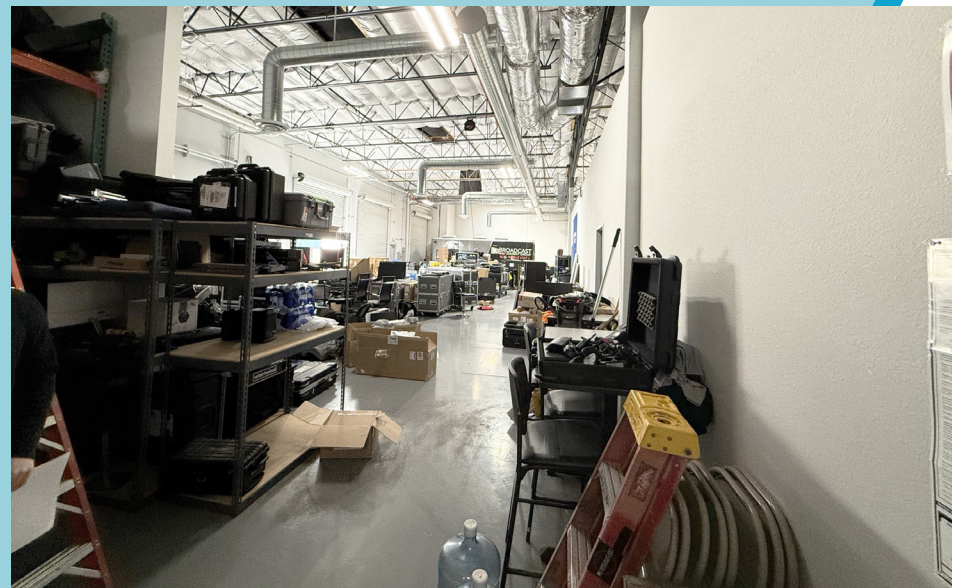
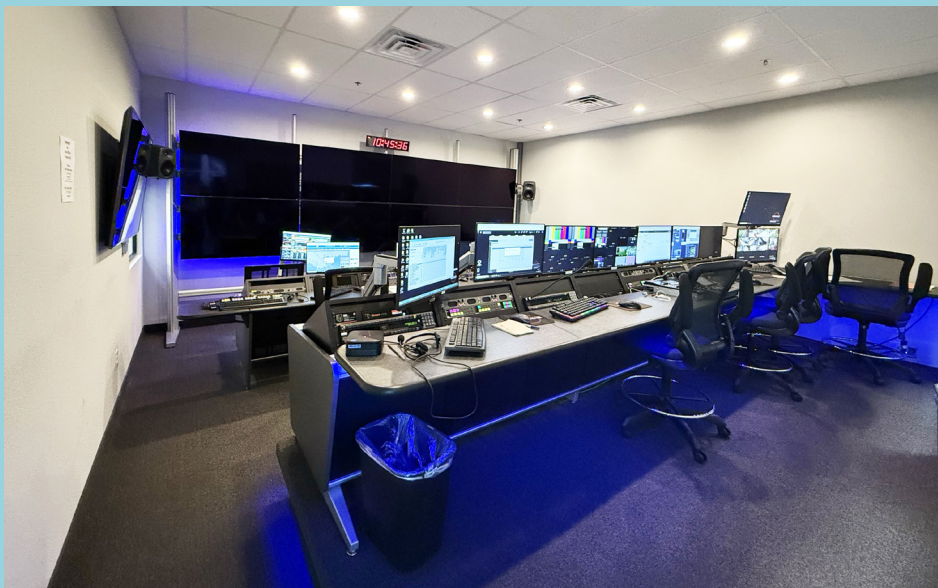


BRUCE WOODBURY BELTWAY



RON HORN WAY

# PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



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