



For lease

Sunset Hills Plaza

 **JLL** SEE A BRIGHTER WAY

Sunset Hills Plaza

8475, 8485 & 8495 W Sunset Rd
Las Vegas, NV 89113



Sunset Hills Plaza consists of three professional office buildings located on Sunset Road just east of Durango Drive. Situated in the Southwest Las Vegas submarket along Interstate 215 curve, the Property has a prime location with immediate access to the beltway. Additionally, the Property sits among a wealth of local amenities and just 11 minutes from McCarran International Airport and the world-famous Las Vegas strip.

Property highlights:

- 2nd generation space available for quick move-in
- High visibility, located on the I-215; easy access to the entire valley
- 4:1,000 parking ratio
- Building and monument signage available
- Three (3) buildings totaling ±64,187 s.f.

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Asking Rate: \$2.25 NNN

8485 W Sunset Rd

| Suite | RSF |
|-------|--------|
| 111 | ±7,500 |
| 208 | ±3,750 |

8495 W Sunset Rd

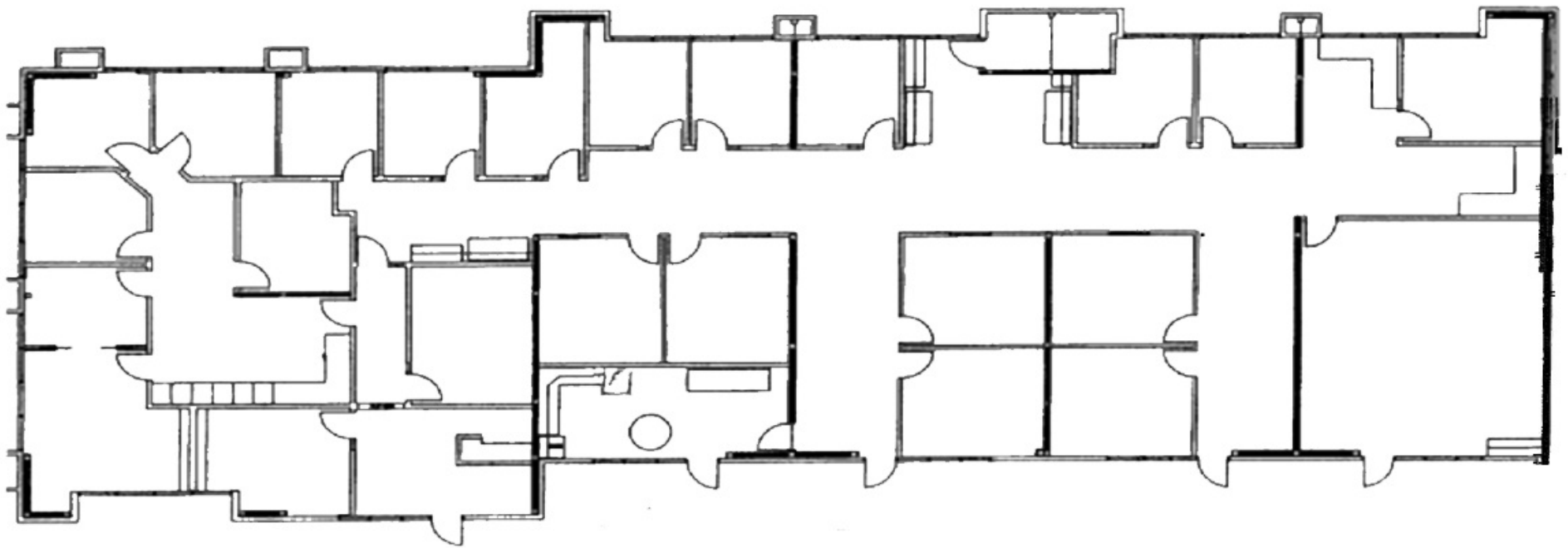
| Suite | RSF |
|-------|--------|
| 202 | ±2,300 |

Sunset Hills Plaza

8485 W Sunset Rd

Las Vegas, NV 89113

Suite 111
±7,500 s.f.
Available 10/01/2026

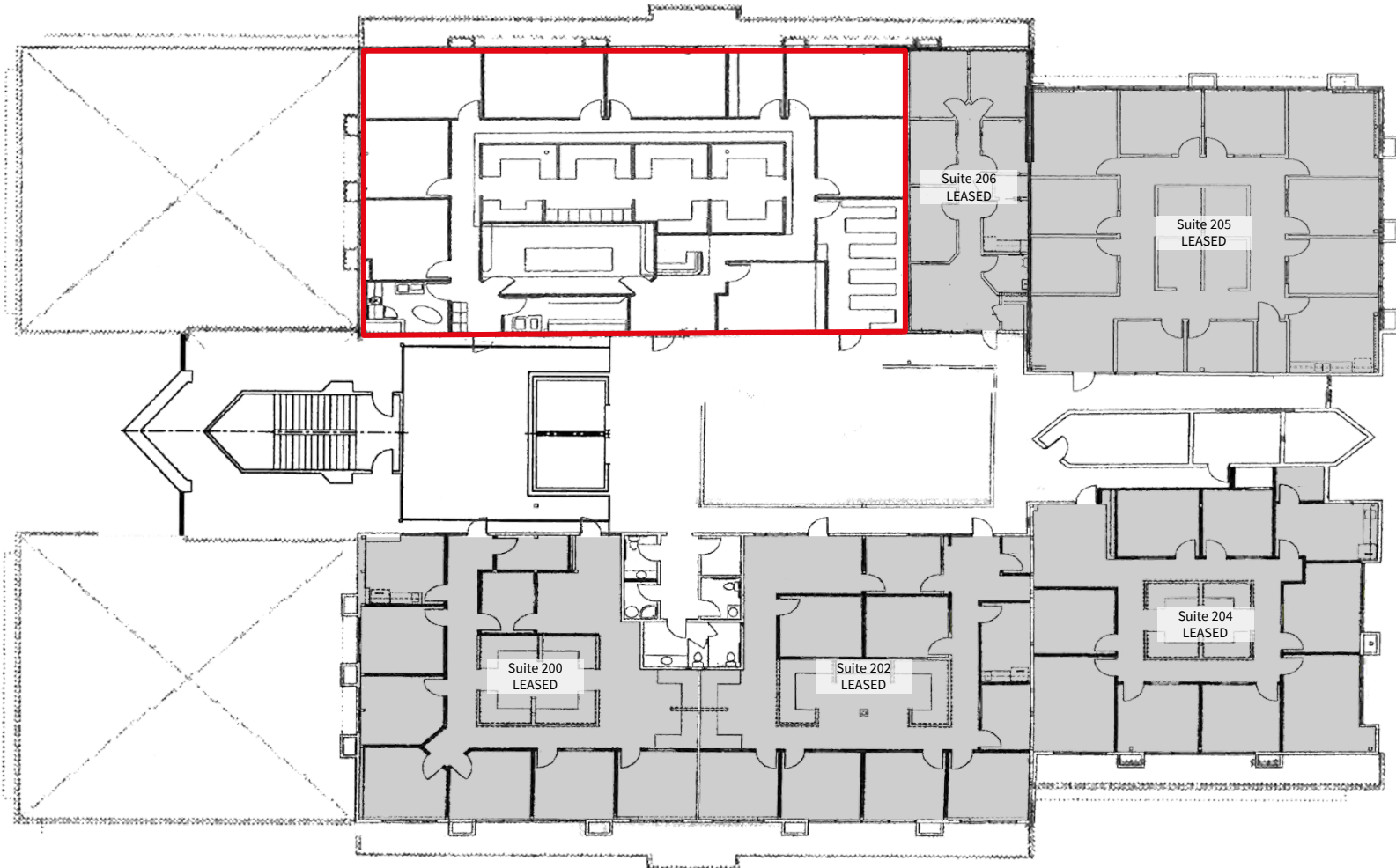


Sunset Hills Plaza

8485 W Sunset Rd

Las Vegas, NV 89113

Suite 208
±3,750 s.f.

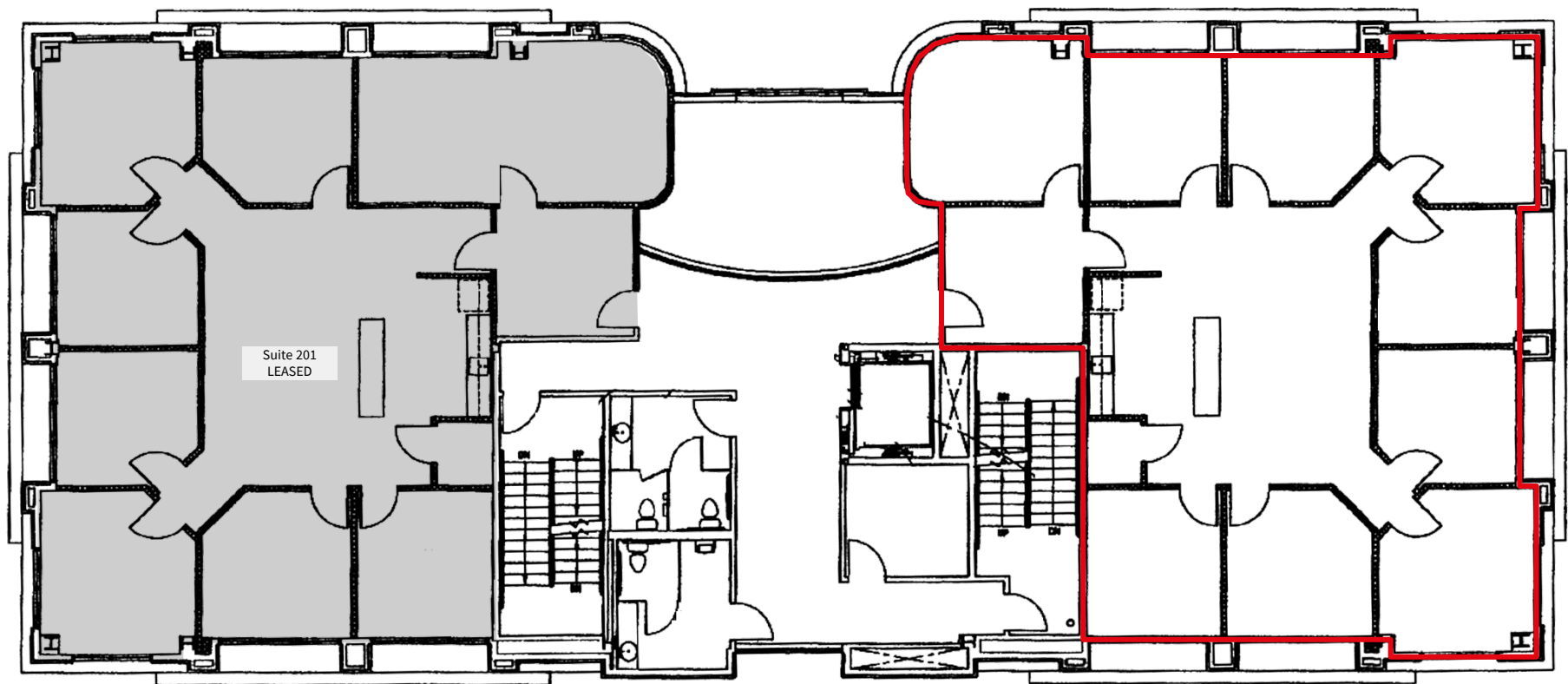


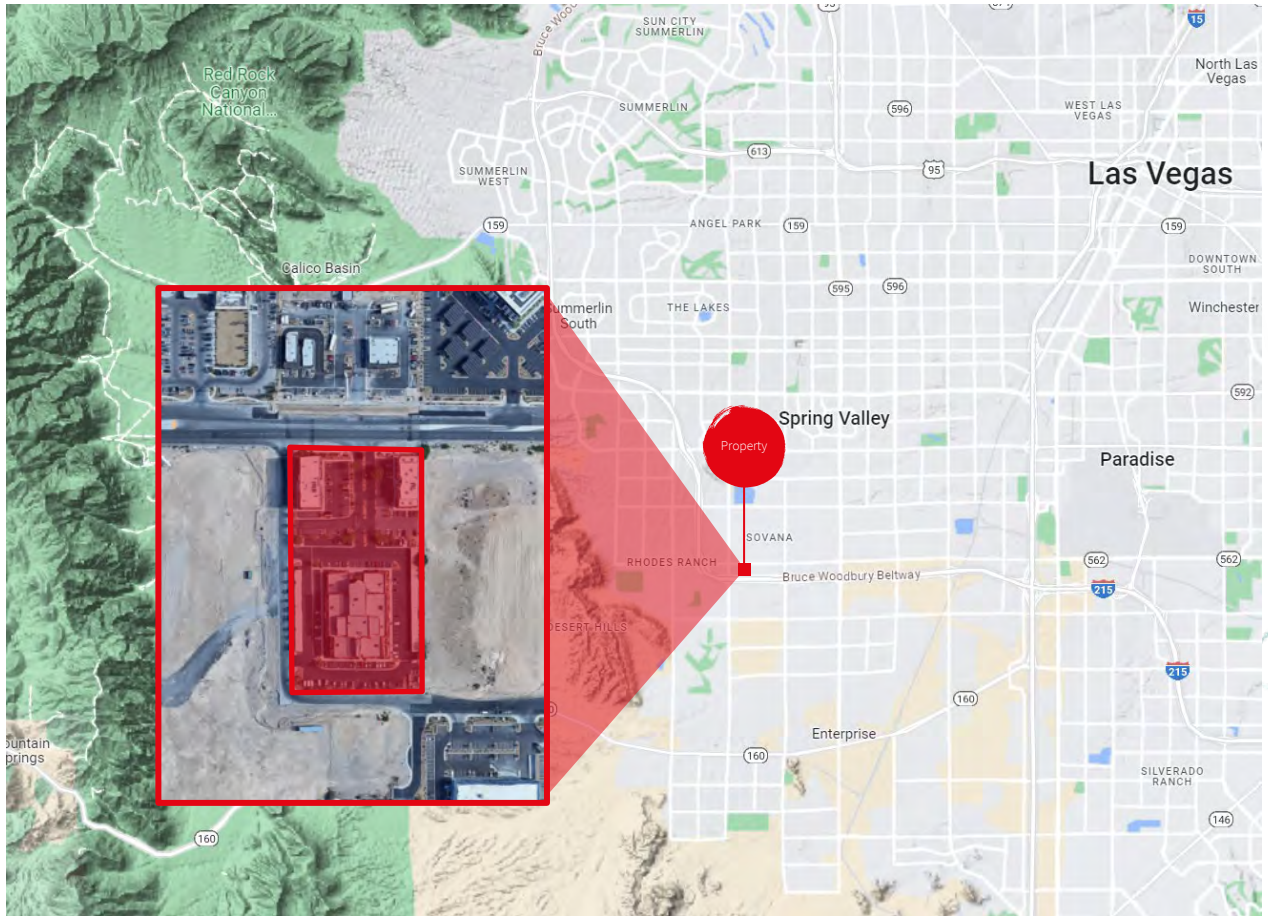
Sunset Hills Plaza

8495 W Sunset Rd

Las Vegas, NV 89113

Suite 202
±2,300 s.f.





Nick Barber, SIOR
Managing Director
nick.barber@jll.com
+702 360 4927
NV Lic. #S.58027

Travis Landes, SIOR
Executive Vice President
travis.landes@jll.com
+702 522 5122
NV Lic. #S.177027

Lilly Kossoff
Senior Associate
lillian.kossoff@jll.com
+702 522 5107
NV Lic. #S.195790