



SUNSET HILLS PLAZA

OFFICE SPACE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. | NV License # B1000836.CORP

8475, 8485, 8495 W. Sunset Road

PROFESSIONAL SPACE. PROVEN LOCATION.

Sunset Hills Plaza is a three-building professional office park located in the Southwest submarket of Las Vegas on West Sunset Road, just east of Durango Drive. This practical, well-connected project offers proximate access to a strong amenity base and I-215 Beltway access.

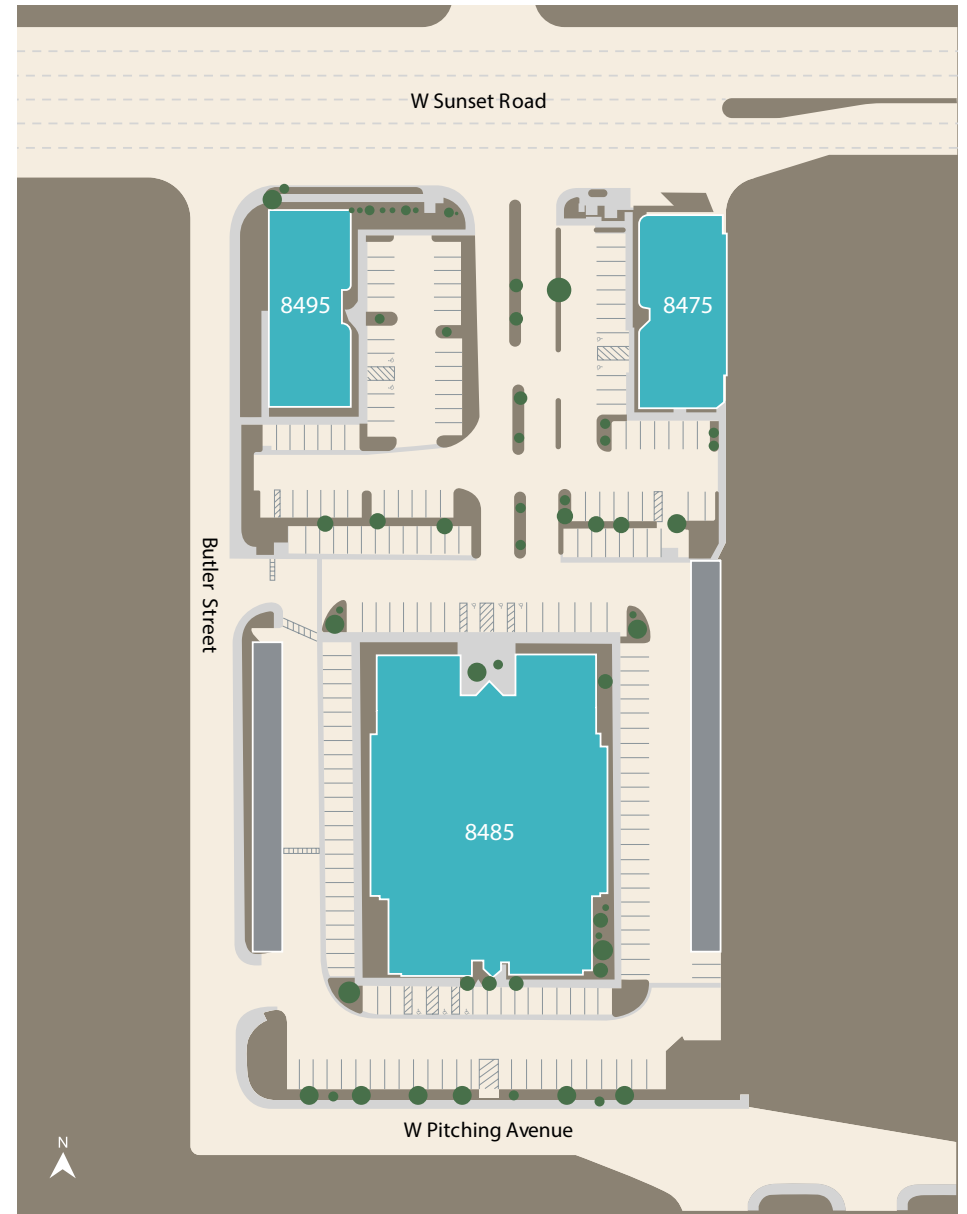
-  2nd generation space available for quick move-in
-  Strong visibility and convenient access to the entire valley
-  Nine miles to Harry Reid International Airport
-  Walking distance to amenities
-  4:1,000 parking ratio with covered parking available
-  Building and pylon signage opportunities along West Sunset Road
-  Three buildings totaling $\pm 65,000$ SF



AVAILABILITIES

Building	Suite	RSF
8485	111	$\pm 7,500$
8485	202	$\pm 2,400$
8485	208	$\pm 3,750$

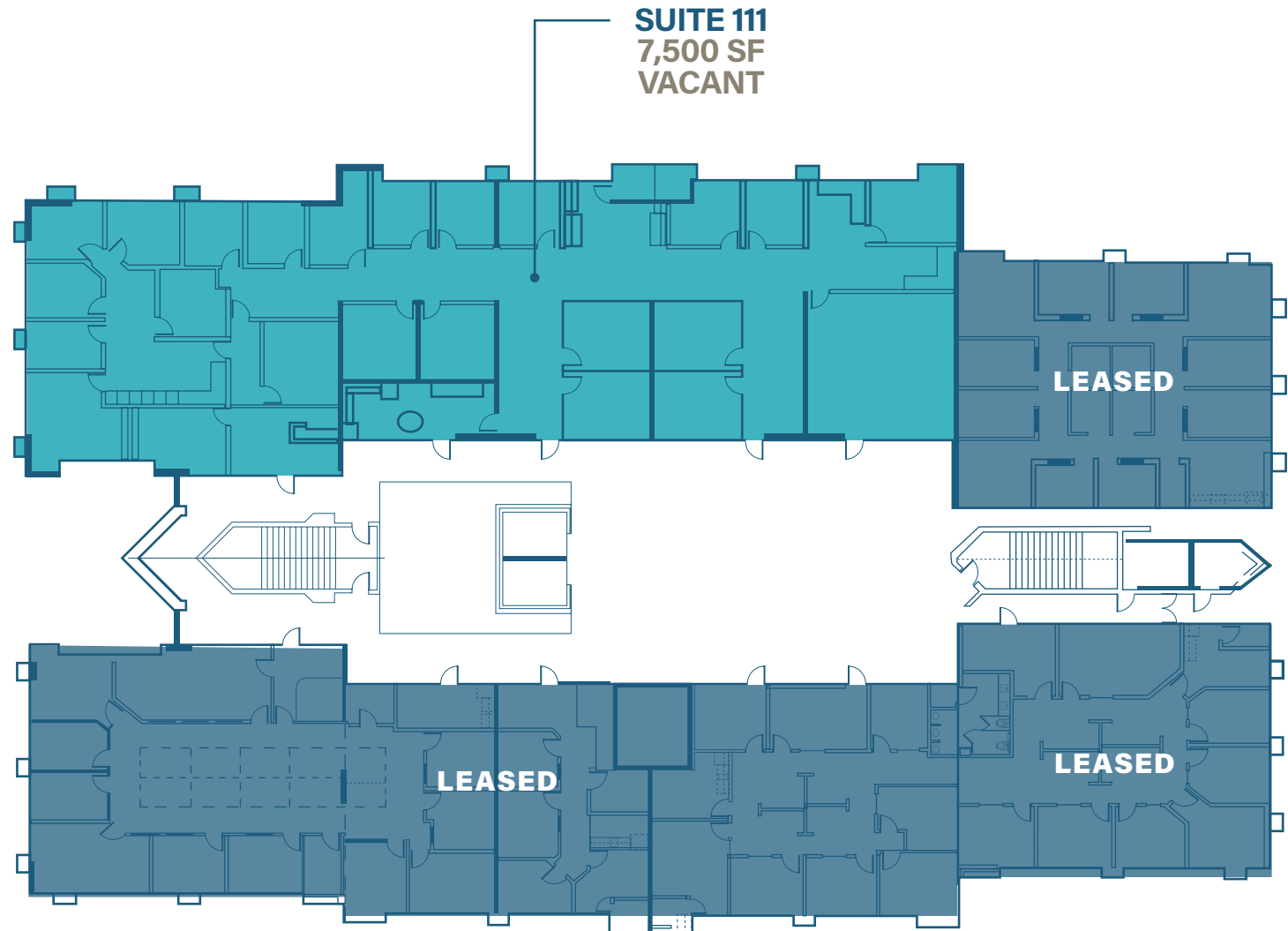
SITE PLAN



8485 W SUNSET ROAD

SUITE 111
7,500 SF

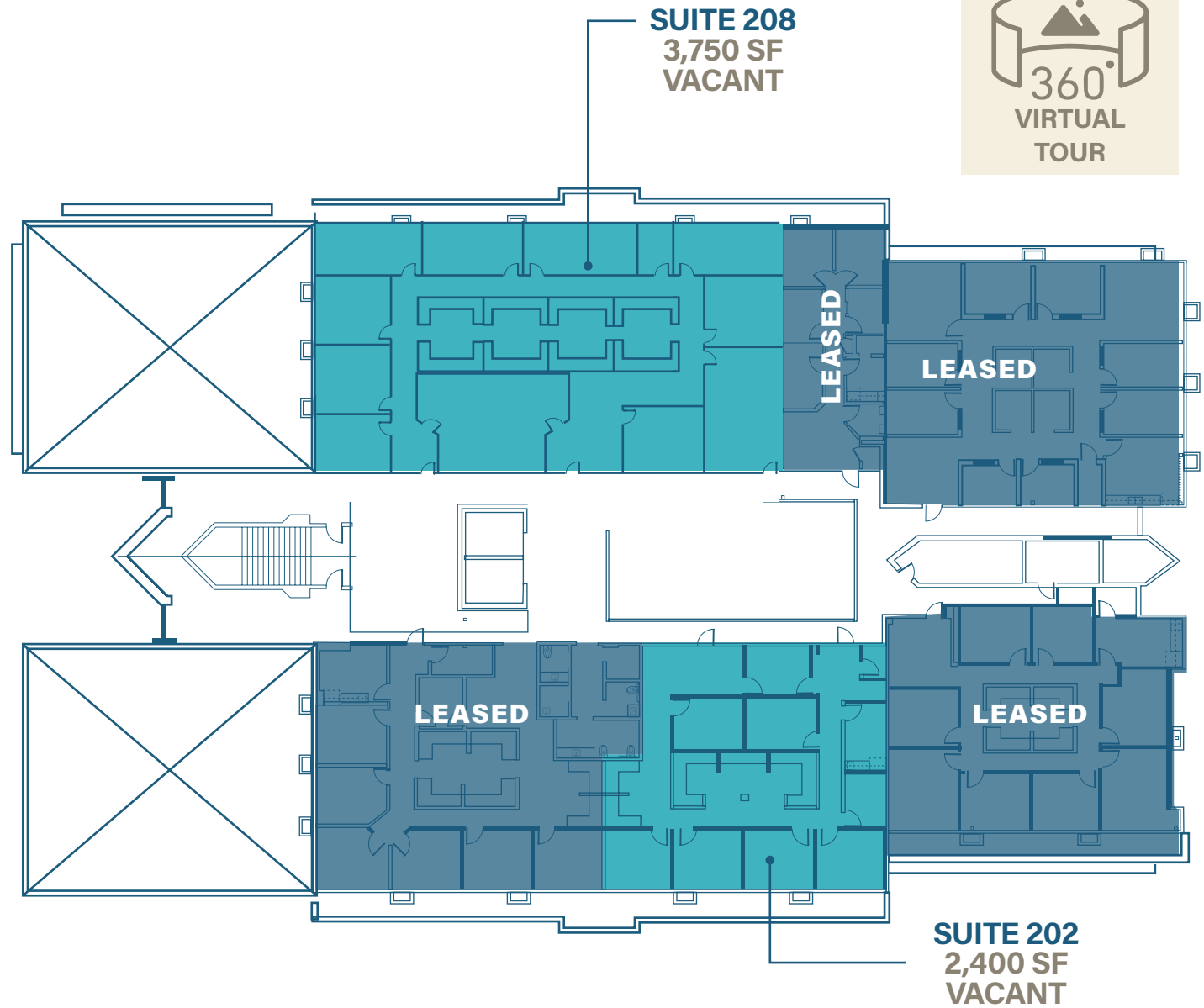
ASKING RATE: \$2.25 NNN



8485 W SUNSET ROAD

SUITE 202 & **SUITE 208**
2,400 SF & 3,750 SF

ASKING RATE: \$2.25 NNN





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