

FOR LEASE

CENTRA POINT | CLASS A OFFICE



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

8379 W Sunset Rd, Las Vegas, NV 89113

PROPERTY OVERVIEW



8379 W Sunset Rd



ADDRESS

Centra Point
8379 W Sunset Rd
Las Vegas, NV 89113



LEASE RATE

\$2.30 PSF NNN



AVAILABILITY

Suite 105: $\pm$ 2,350 SF
Suite 115: $\pm$ 2,065 SF
Suite 220: $\pm$ 5,500 SF



ESTIMATED CAM

\$0.45 PSF



PROPERTY HIGHLIGHTS

ELEVATE YOUR BUSINESS TO NEW HEIGHTS AT CENTRA POINT

JLL is pleased to offer for lease, Centra Point: a Class A office building located within a distinguished professional office business park in the Southwest Submarket. Tenants can enjoy the immaculately maintained offices that offer a variety of amenities.

- Easy access to the 215-Beltway, offering quick and easy access to the Durango Interchange
- Located in the heart of the Southwest sub-market offering an abundance of dining and retail amenities
- Gorgeous lobby and common area with modern finishes
- Minutes to Harry Reid International Airport, the Las Vegas "Strip", T-Mobile Arena, the mixed-use development of UnCommons, Durango Casino & Resort, Allegiant Stadium. Situated closely to Dignity Health-San Martin Campus and the Southern Hills Hospital & Medical Center
- Covered parking available





BUILDING HIGHLIGHTS



8379 W Sunset Rd



Project		Address
1	Centra Point	8379 W Sunset Rd, Las Vegas, NV



LAND USE

CG - Commercial General



STORIES

Two (2)



PARKING

95 Surface Spaces + 88 Covered Stalls =
183 Total Parking Stalls



GROUNDS

Professionally Managed and Maintained
by Association. Well Manicured Shrubs,
Trees and Palms Throughout Entire
Property, Including Parking Areas. Tall
Palm Trees Surrounding Entire Perimeter
of Building



FOUNDATION

Poured Concrete Slab on Grade



STRUCTURE

Reinforced Concrete



ROOFING SYSTEM

Flat Roof



EXTERIOR IMPROVEMENTS

Concrete Walls With Glazed Tiling at
Building Corners And High, Curved
Entryway. Metal-Framed Glass Windows
and Doors



INTERIOR IMPROVEMENTS

Standard Improvements for Commercial/
Office Uses, 2 Elevators



HVAC SYSTEM

Packaged Units



ELECTRICAL/POWER SYSTEM

Adequate Power for Commercial
and Office Uses



LIFE SAFETY/FIRE PROTECTION

Standard, Up-to-Code Life
Safety and Protection. Wet Sprinkler

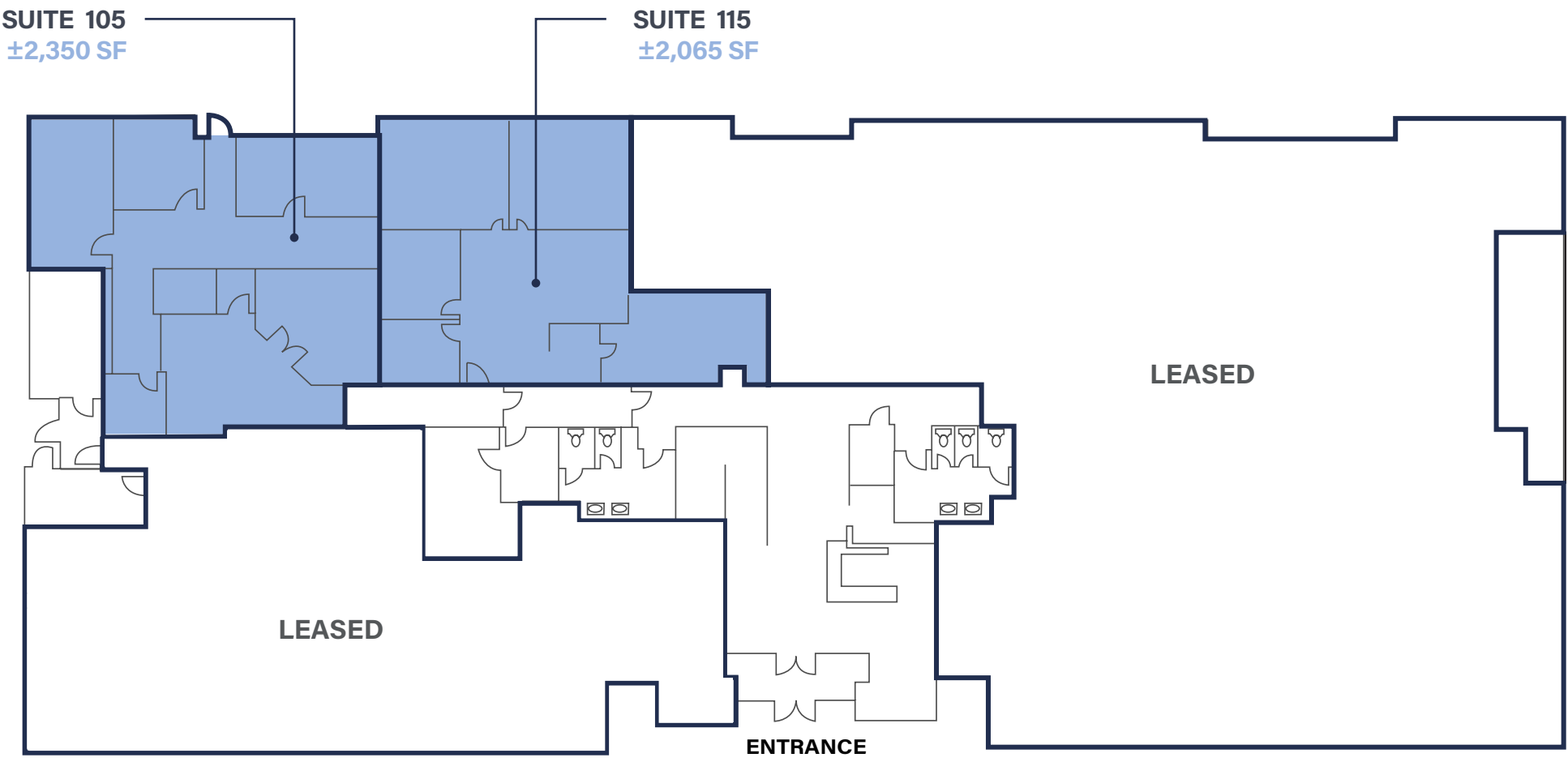


UTILITIES PROVIDERS

Electric: NV Energy
Water: Las Vegas Valley Water District
Waste Services: Republic Services
Telecommunications: Various Providers



FIRST FLOOR AVAILABILITY



SECOND FLOOR AVAILABILITY

SUITE 200
±5,550 SF



FOR LEASE

CENTRA POINT



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