

SUNSET HILLS PLAZA

OFFICE SPACE FOR LEASE

8475, 8485, 8495 W. Sunset Road

JLL

Jones Lang LaSalle Brokerage, Inc. | NV License # B.1000836.CORP

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 ±65,000 SF

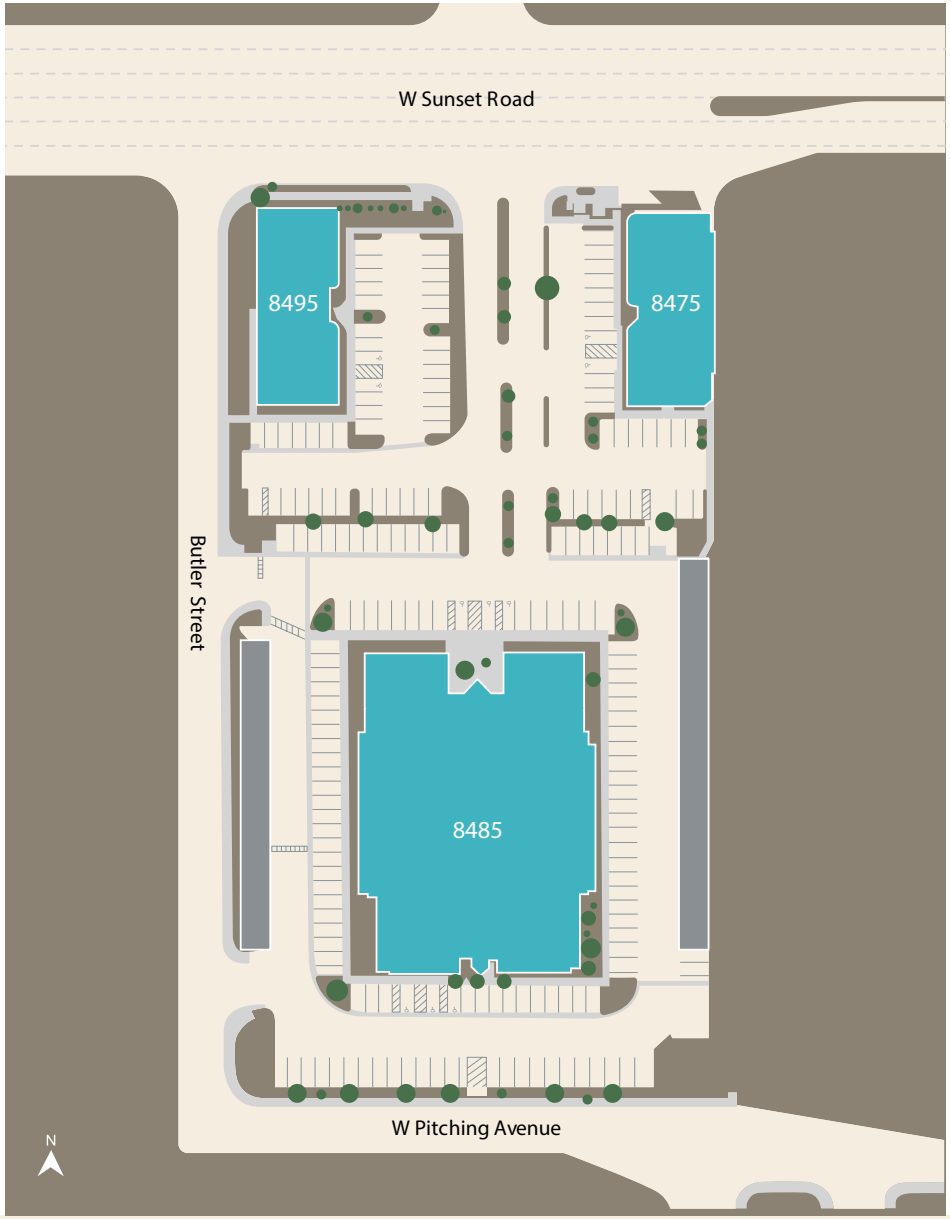


AVAILABILITIES

Building	Suite	RSF
8485	111	±7,500
8485	208	±3,750
8495	302	±3,000

SITE PLAN

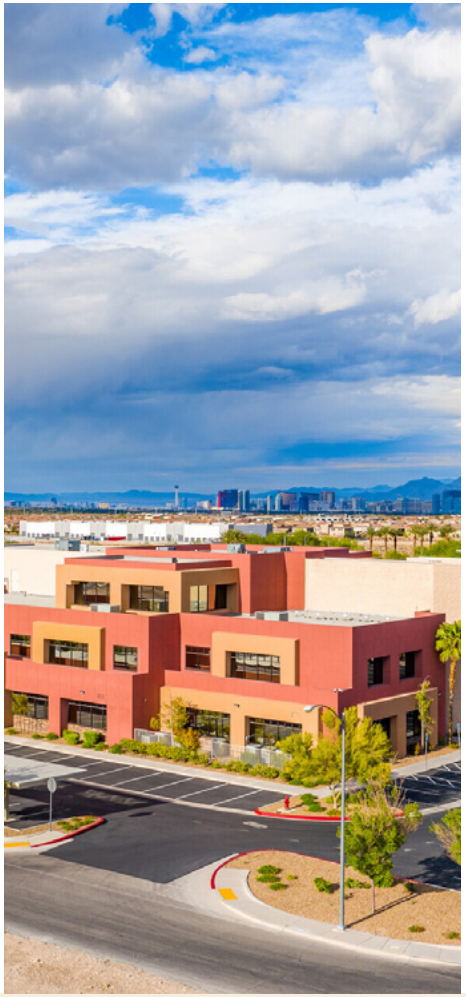


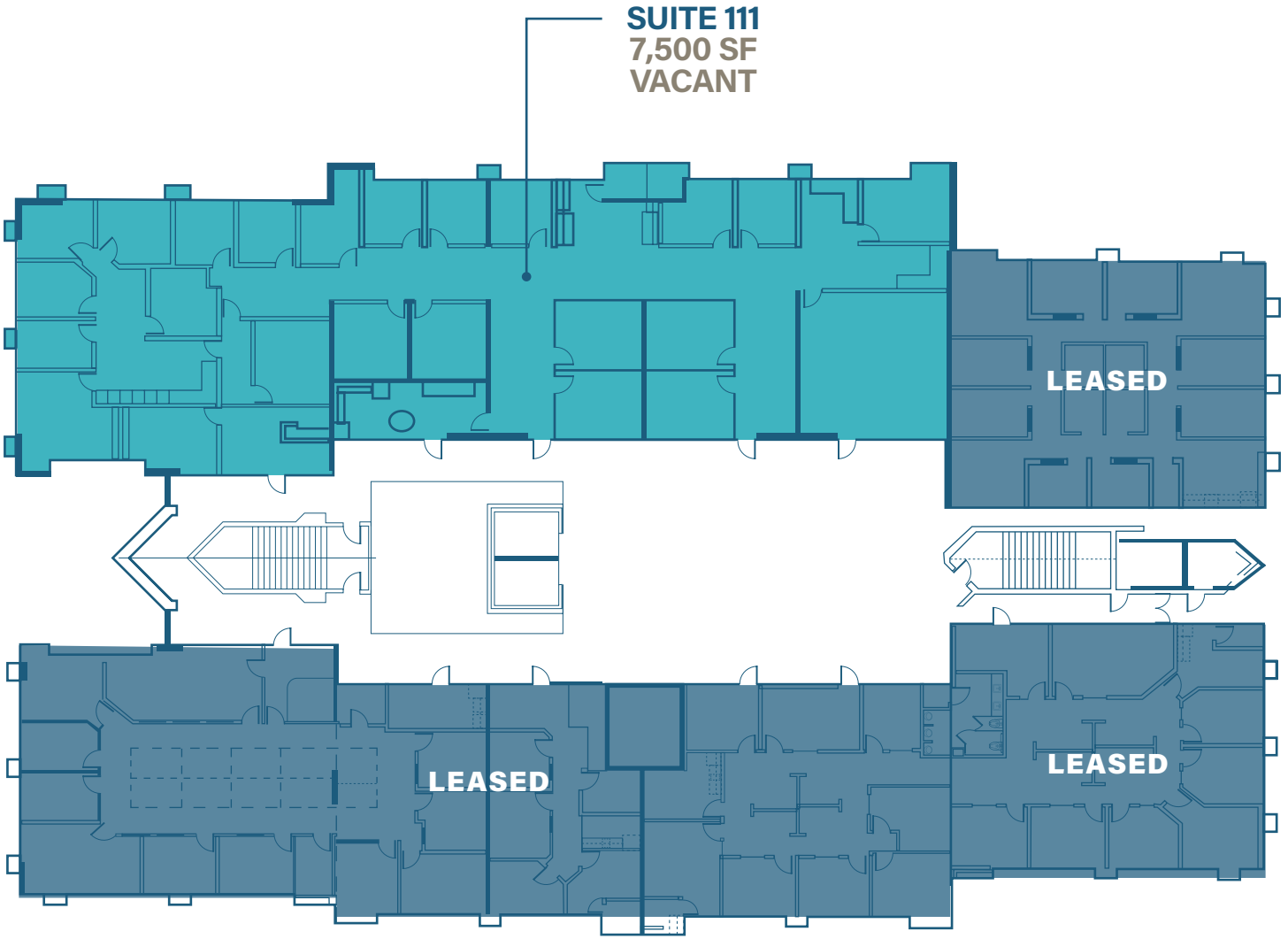

W Sunset Road
8495
8475
Butler Street
8485
W Pitching Avenue
N

8485 W SUNSET ROAD

SUITE 111
7,500 SF

ASKING RATE: $2.25 NNN



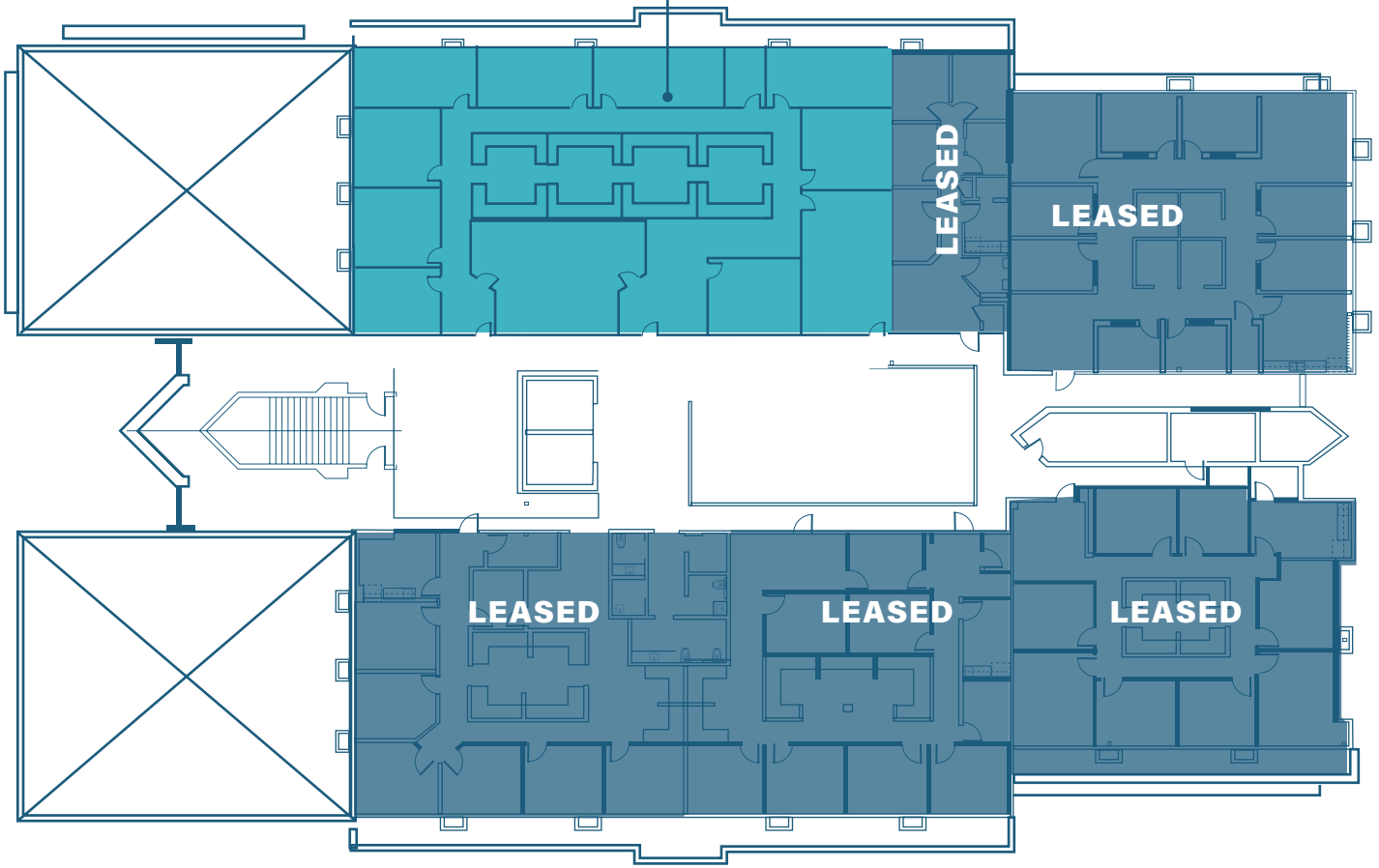


8485 W SUNSET ROAD

SUITE 208
3,750 SF

ASKING RATE: $2.25 NNN



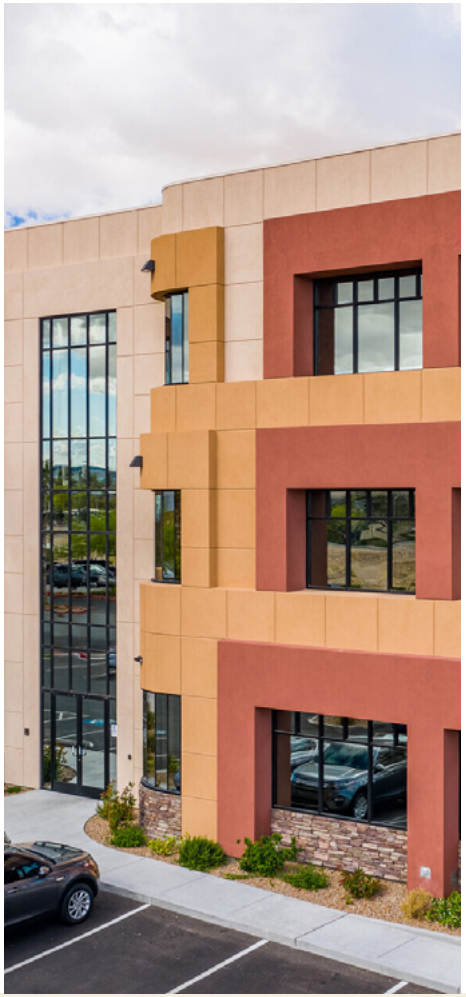


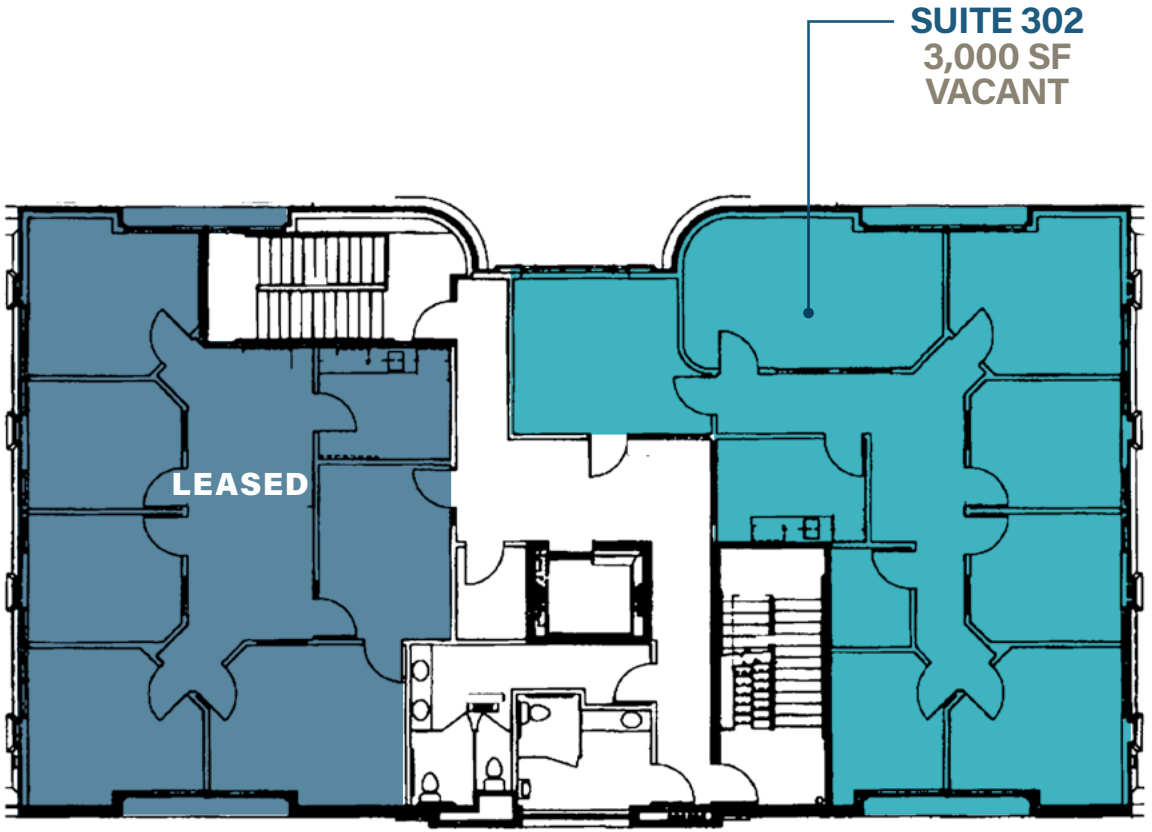
360° VIRTUAL TOUR

8495 W SUNSET ROAD

SUITE 302
3,000 SF

ASKING RATE: $2.25 NNN





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