



2281 E. Sunset

Las Vegas, Nevada 89119

Property Description

A highly desirable multi-purpose commercial/retail/office location directly across from the airport!! Sunset and Eastern location. Separate building in front of commercial retail center. Strip and runway views!!!

4000 sq foot (can be divided into 2 units at 2000 sq foot each) with own entrance. Can be a total of 7 offices, 5 existing now and 1 is a very large executive office. 2 Bathrooms, open bullpen area that can also be used as a showroom or workspace. Reception desk/lobby. Several Storage areas. A great space that offers a lot of flexibility and can be customized to your needs.

Street Frontage with over 45,000 +cars daily. Easy access to 215. Signage available.



Building Sq Ft	4,000 SF
Rental Rate	1.40/SF/MO
Service Type	Modified Gross
Space Available	4000 or 2000 SF
Space Type	Sub-Lease
Year Built	1980
Lease Term	2-5 years

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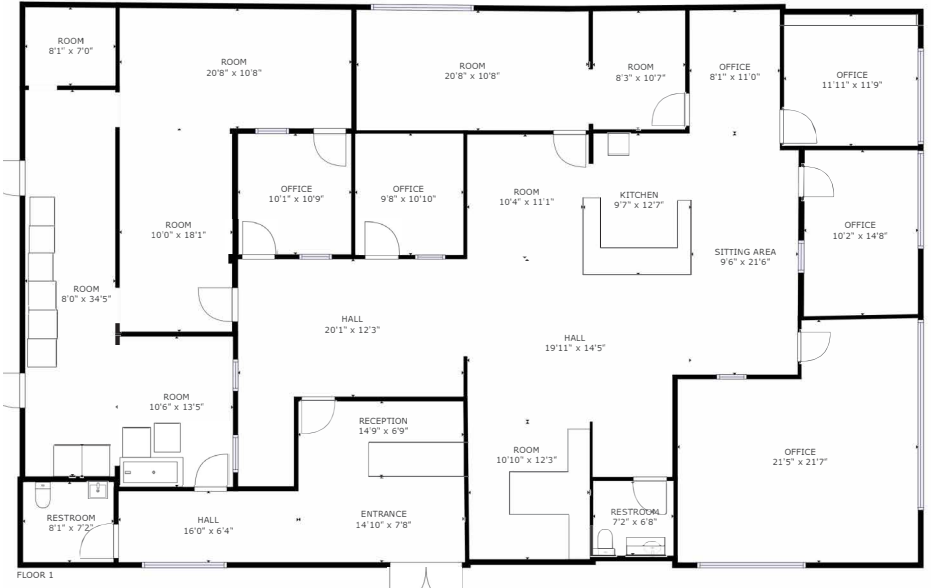
Floor Plan | Can Divide in 2



Lobby



Common Area



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