



3,740 SF 100% HVAC FORMER YOGA STUDIO

FOR LEASE

3638 E. SUNSET ROAD, BUILDING M, UNIT 110
LAS VEGAS, NV 89120

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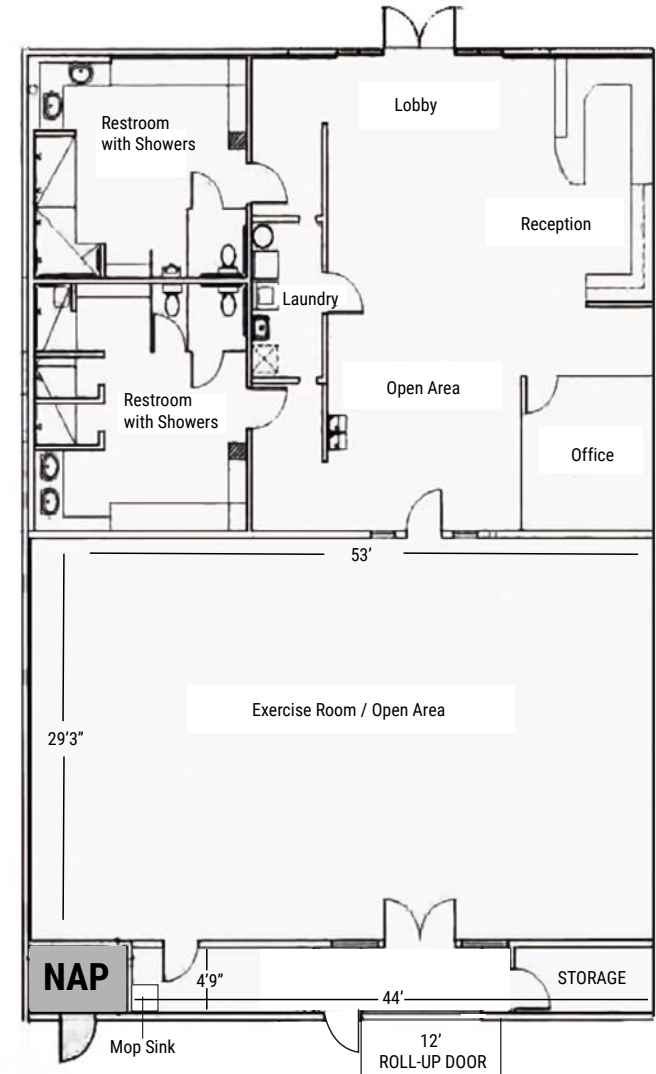


This property is located in a well-maintained business park consisting of approximately 118,000 SF mix of office and industrial uses. The business park is located within the Airport submarket, just east of the E. Sunset Road and S. Pecos Road intersection and is easily accessible to/from the I-15, 215 Beltway and the I-515 via Sunset Road. The property is conveniently located along the RTC bus route and is surrounded by a diverse mix of office and retail uses, as well as a dense residential population and a favorable demographic, providing the potential of a multitude of uses which continue to thrive in the area.

PROPERTY DETAILS

Suite 110

- 3,740 SF Total
- Two Multi-Stall Restrooms with Showers
- High Image Finishes
- Large Open HVAC Area
- M-D Zoned (Clark County)
- **Lease Rate : \$1.30/sf NNN**
- **NNN Fees: \$0.45/sf**



Drawing not to scale. For illustration purposes only.

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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PHOTOS



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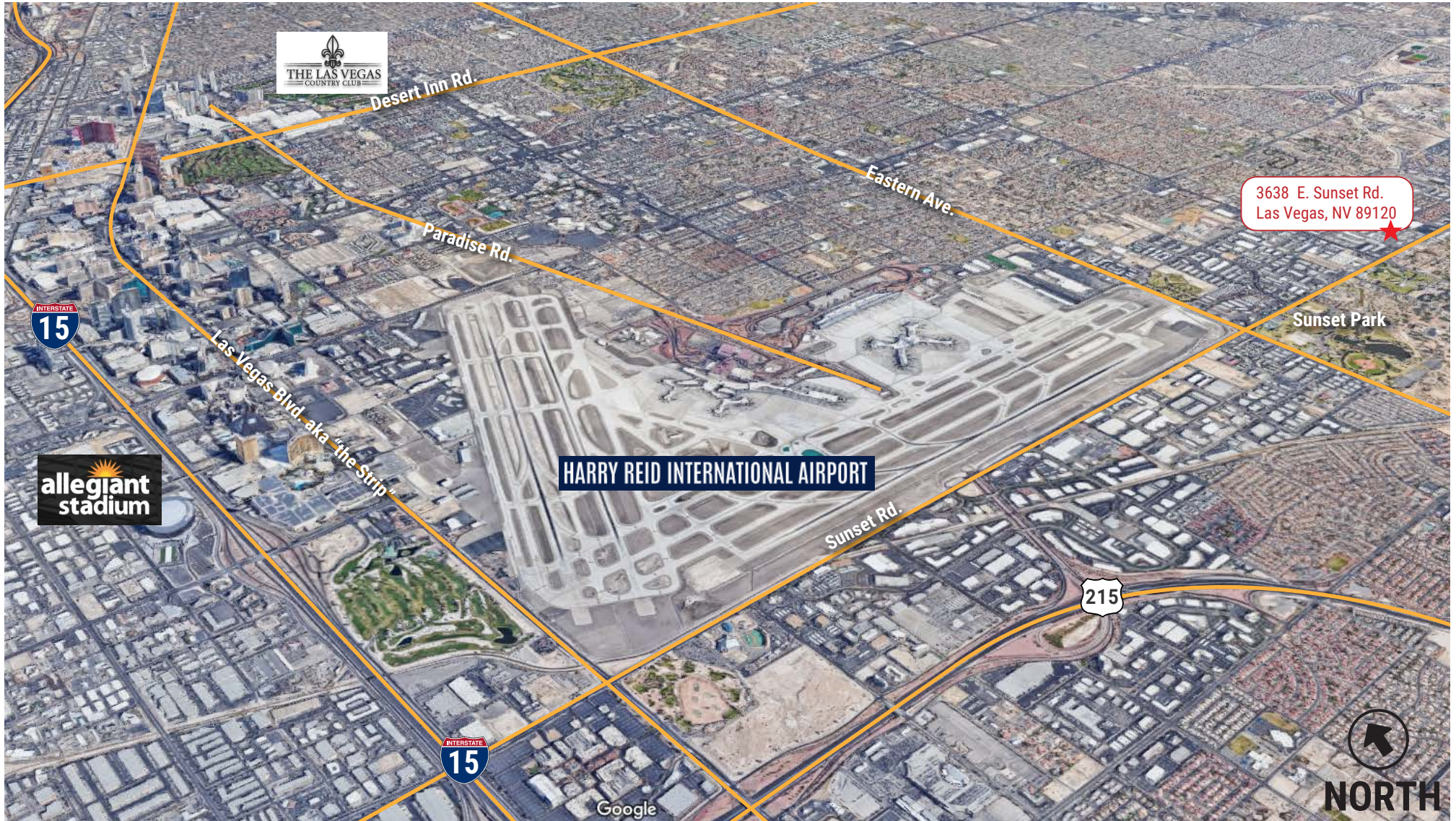
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