

3571 E. Sunset Rd.

Office Space for Lease



- Multiple configuration options available!
- Over 21 Office Suites in building
- 3 Large Executive Suites
- 2 Conference Rooms
- Furnished Kitchen
- Plenty of open-field parking
- Mature and lush Landscaping
- Up to of 6500 SF of office space

Location is EVERYTHING

Property sits in the heart of the Valley at Eastern and Pecos.

Only 5 minutes to McCarran Airport

Only 13 Minutes to the Resorts

Shops and services nearby

215 access at McCarran Tunnel

42,000 CARS PER DAY-Traffic Count!!!



Wes Drown, CCIM

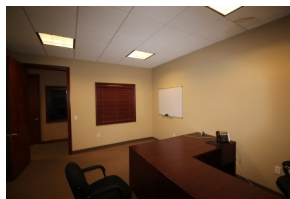
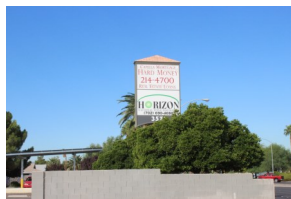
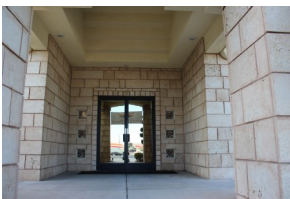
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REMAX Central Commercial Division: 170 S. Green Valley Pkwy. Suite 357, Henderson, NV 89012

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High End Furnished spaces from 140 SF to a 6500 SF complete Office!!!!



Lots of Parking, HUGE VALUE!!!



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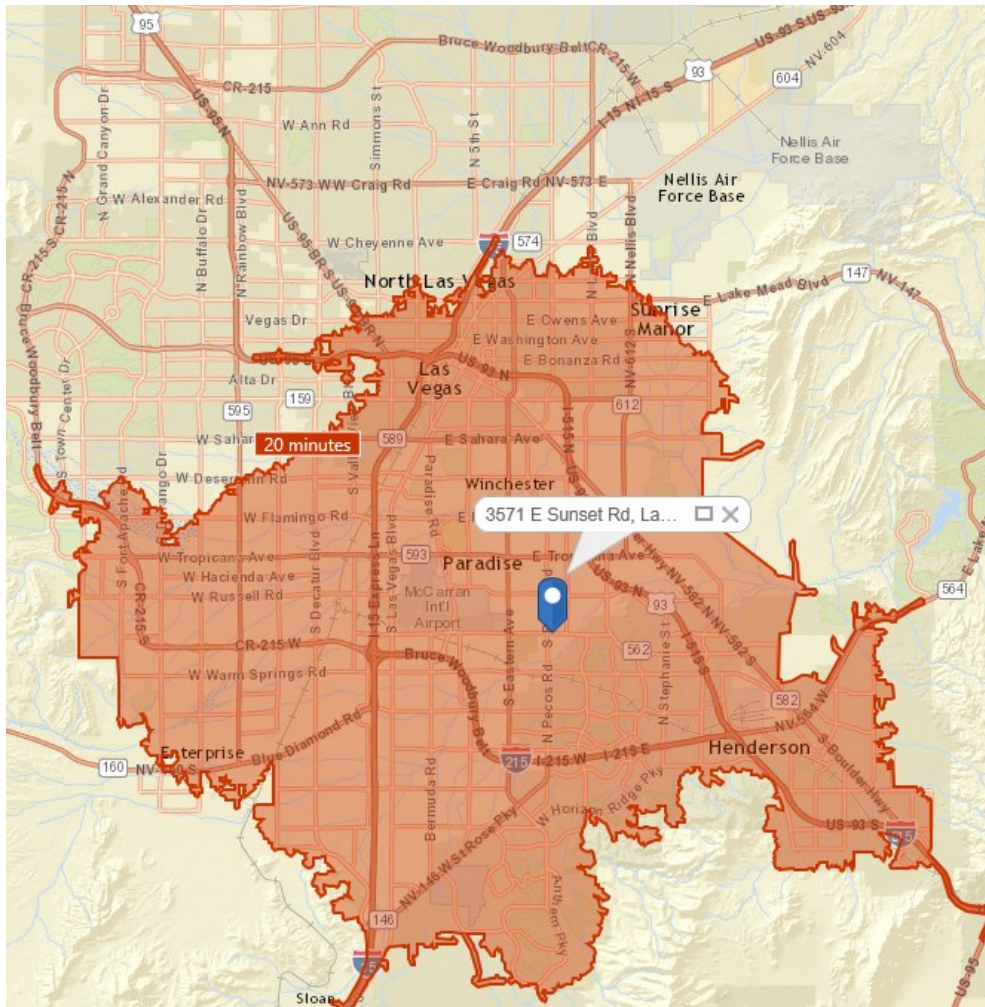
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3571 E. Sunset Rd. for Lease

Great location for high-net worth clients, Businesses.

Within 20 minutes, you can cover 2 Thirds of the
Whole Valley from this property!



Very good access to the Las Vegas Strip, Downtown Las Vegas, and all of Henderson.

Large RETAIL, FINANCIAL Services, and Professional Services, expenditure indicators!

Billions Spent annually in financial Services Sector in this 20-minute Drive-time Radii.

Over 250,000 Households within 20 minutes!

Description (within 20 Minute Drive Time!)	2015	Projected 2020
Population	1,109,590	1,175,260
Number of Businesses	54,310	Source: ESRI
Number of Employees	763,061	Source: ESRI



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