

SUBLEASE

SUNSET HILLS PLAZA - 2,400 SF OFFICE

8495 W. Sunset Road Suite 101, Las Vegas, NV 89113

LEASE RATE

PRICE REDUCED - \$1.80/SF/Month (NNN)



COLDWELL BANKER
COMMERCIAL
PREMIER

Lucas Mojonnier

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NV #S.0187331

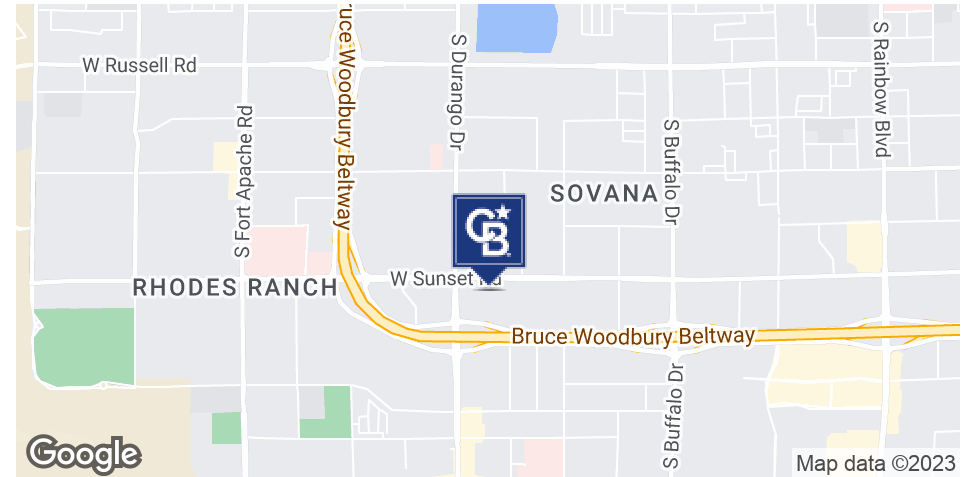
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PROPERTY DESCRIPTION

Suite 101 includes 7 offices, a conference room, open work area and kitchenette. No load factor and plenty of natural light. Fully Furnished and move in ready. First floor space directly off the main lobby.

Total Monthly Rent + CAMs: \$5,160

LOCATION DESCRIPTION

8495 West Sunset Road is conveniently located off the I-215 and Durango exit in the Southwest market. The location and architectural styling lends to excellent visibility from I-215, Durango & Sunset. The property is in close proximity to two regional hospitals, directly across the street from the 122 Acre UNLV Harry Reid Research and Technology Park.

OFFERING SUMMARY

Lease Rate:	\$1.80/SF/Mo
NNN (CAM fee):	\$0.35/SF/Mo
Available SF:	2,400
Term:	2+ Years
Lot Size:	4.26 Acres
Building Size:	18,000 SF
Year Built:	2020
Zoning:	C-2
APN:	176-04-112-001

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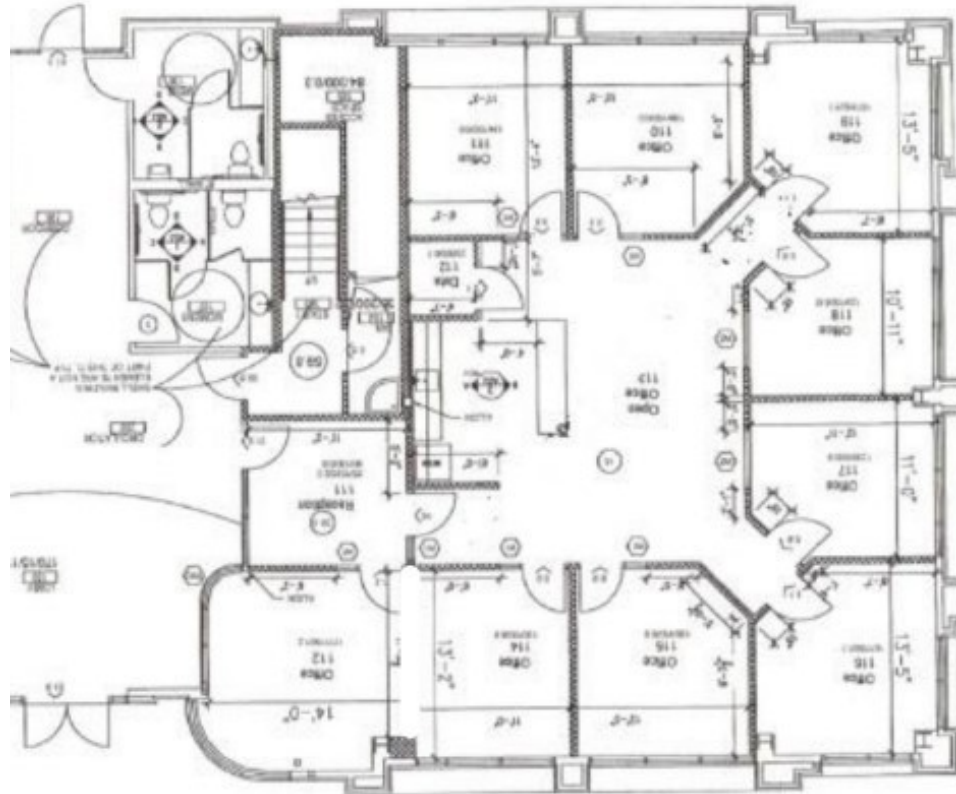
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SUITE 101

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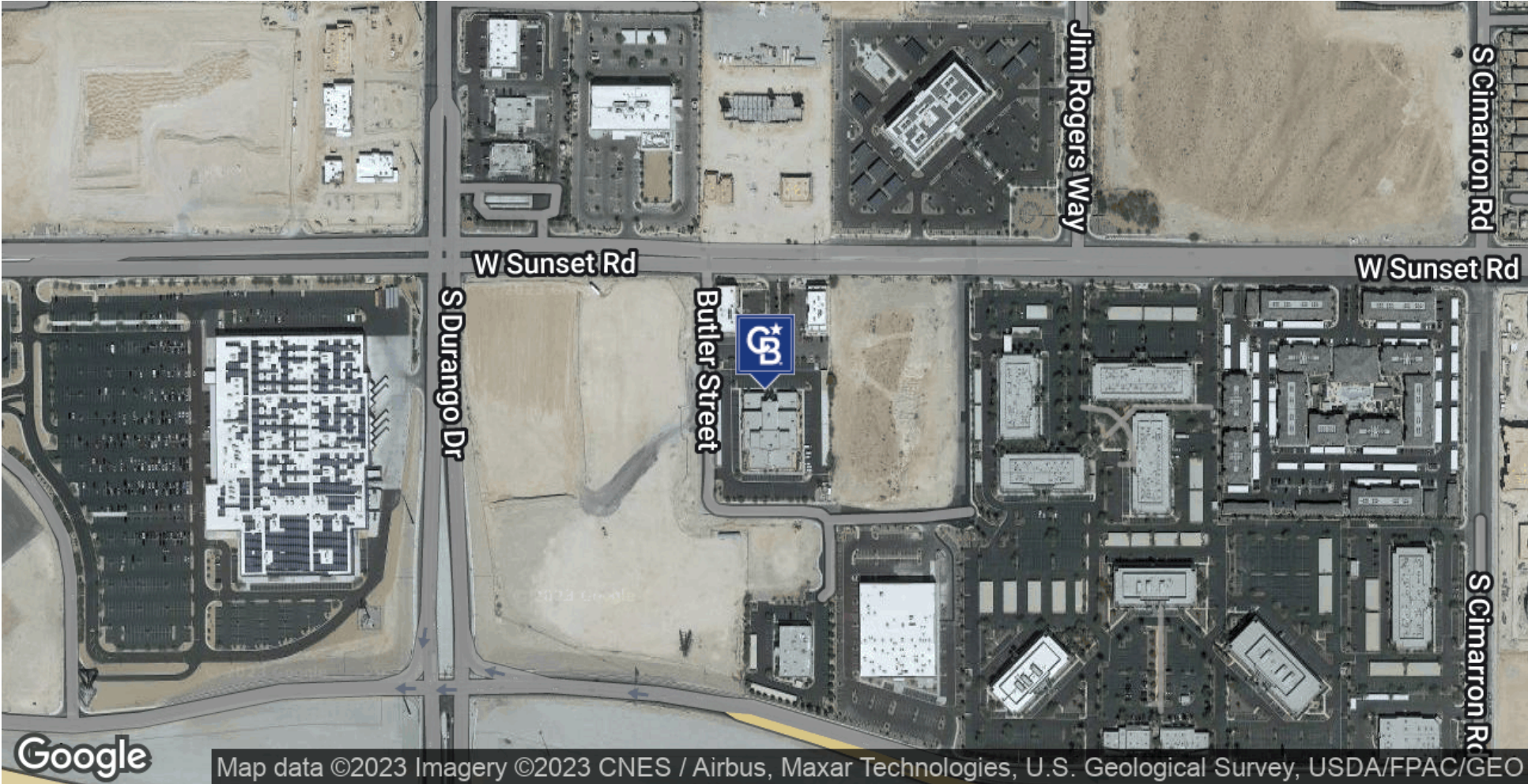


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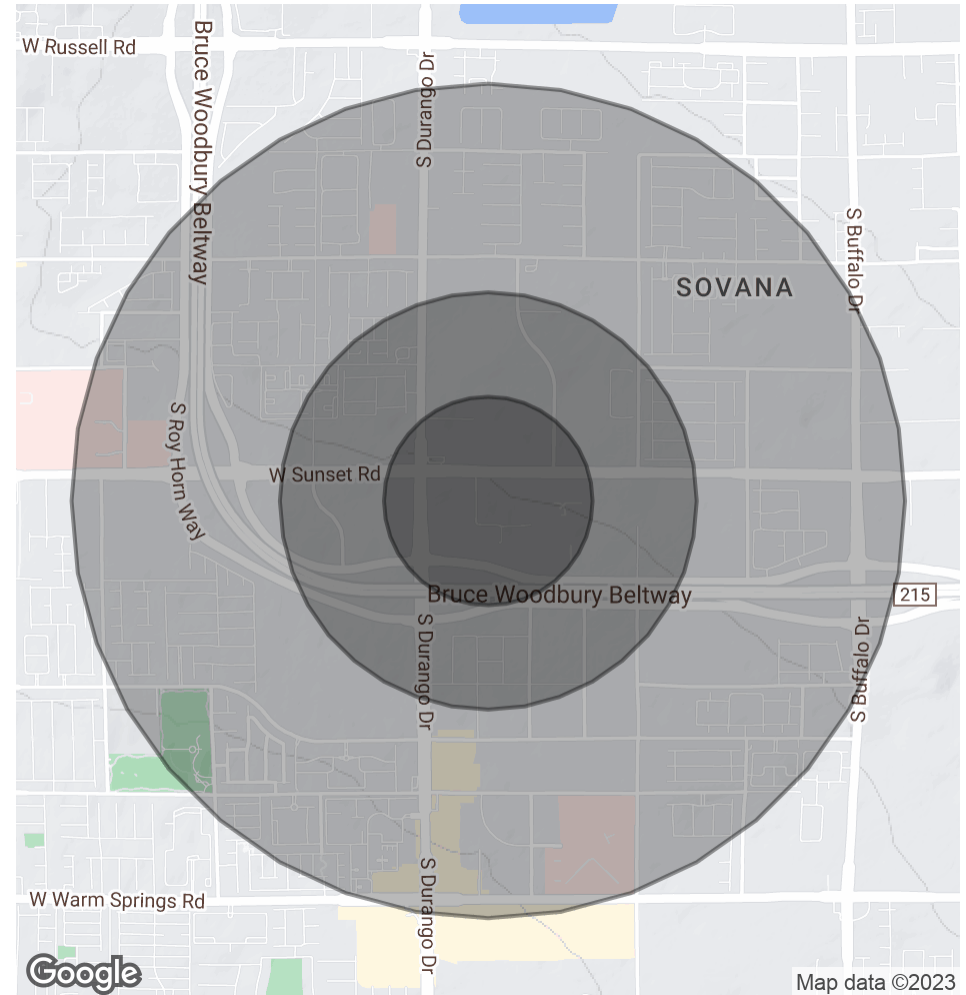
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	784	2,764	12,528
Average Age	34.4	35.2	34.8
Average Age (Male)	31.1	32.7	32.2
Average Age (Female)	37.1	37.3	37.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	343	1,299	6,296
# of Persons per HH	2.3	2.1	2
Average HH Income	\$73,745	\$71,989	\$65,457
Average House Value	\$299,397	\$299,319	\$277,830

* Demographic data derived from 2020 ACS - US Census



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