

FOR LEASE

InvestPro Realty  
COMMERCIAL LEASING

# SUNLITE PLAZA

3601 W. Sahara Ave · Las Vegas, NV 89102



## AVAILABLE SPACES

SUITE	SIZE	AVAILABILITY
202	911 SF	Available Now (M2M)
204	989 SF	Available Sept 2026

**\$1.15 / SF / mo**

Modified Gross + \$0.37 / SF CAM · flexible 3–5 year terms

## AT A GLANCE

Property	2-story office
Use	Office / Retail
Floor	2nd
Restroom	In each suite
Signage	Pylon on Sahara

## PROPERTY HIGHLIGHTS

- Two 2nd-floor suites available — move-in ready
- Built out with private offices around a light-filled atrium
- Quick access to I-15 and the Las Vegas Strip
- Private restroom in each suite
- Pylon signage on high-visibility W. Sahara Ave.
- Abundant nearby retail, dining & banking

Information deemed reliable but not guaranteed. Rates, availability and terms subject to change. Sizes approximate.

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