

3300-3380

SAHARA AVENUE | LAS VEGAS, NEVADA

 **Sahara**
FINANCIAL CAMPUS
3300-3380 SAHARA AVENUE | LAS VEGAS, NEVADA

LEASING OPPORTUNITIES



Owned and Operated by

OMNINET

**AVISON
YOUNG**



3300-3380

SAHARA AVENUE | LAS VEGAS, NEVADA

THE DIFFERENCE **FOR YOUR COMPANY**

The Sahara Financial Campus provides the unique opportunity for a convenient centrally located campus with large contiguous space surrounded by numerous mixed use amenities.

The campus offers single building built-out occupancy at competitive rental rates.

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Las Vegas, Nevada



THE CAMPUS

Sahara Financial Campus offers your employees the benefit of being located within a professional image office campus with common area amenities and walkability between buildings.

The Tenant on-campus experience is enhanced by the convenience of having on-site Ownership's own Property Management.

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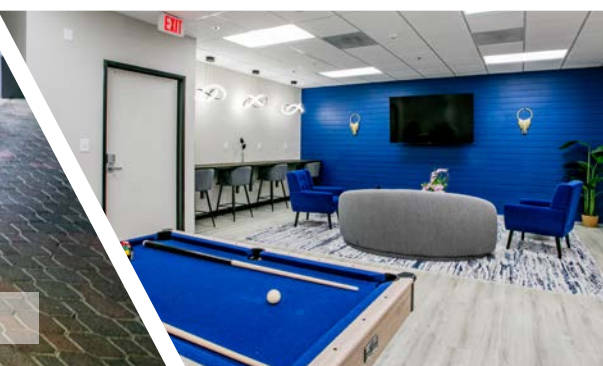
PROPERTY PHOTOS



OUTDOOR COURTYARD



TENANT LOUNGE



ON SITE MANAGEMENT OFFICE

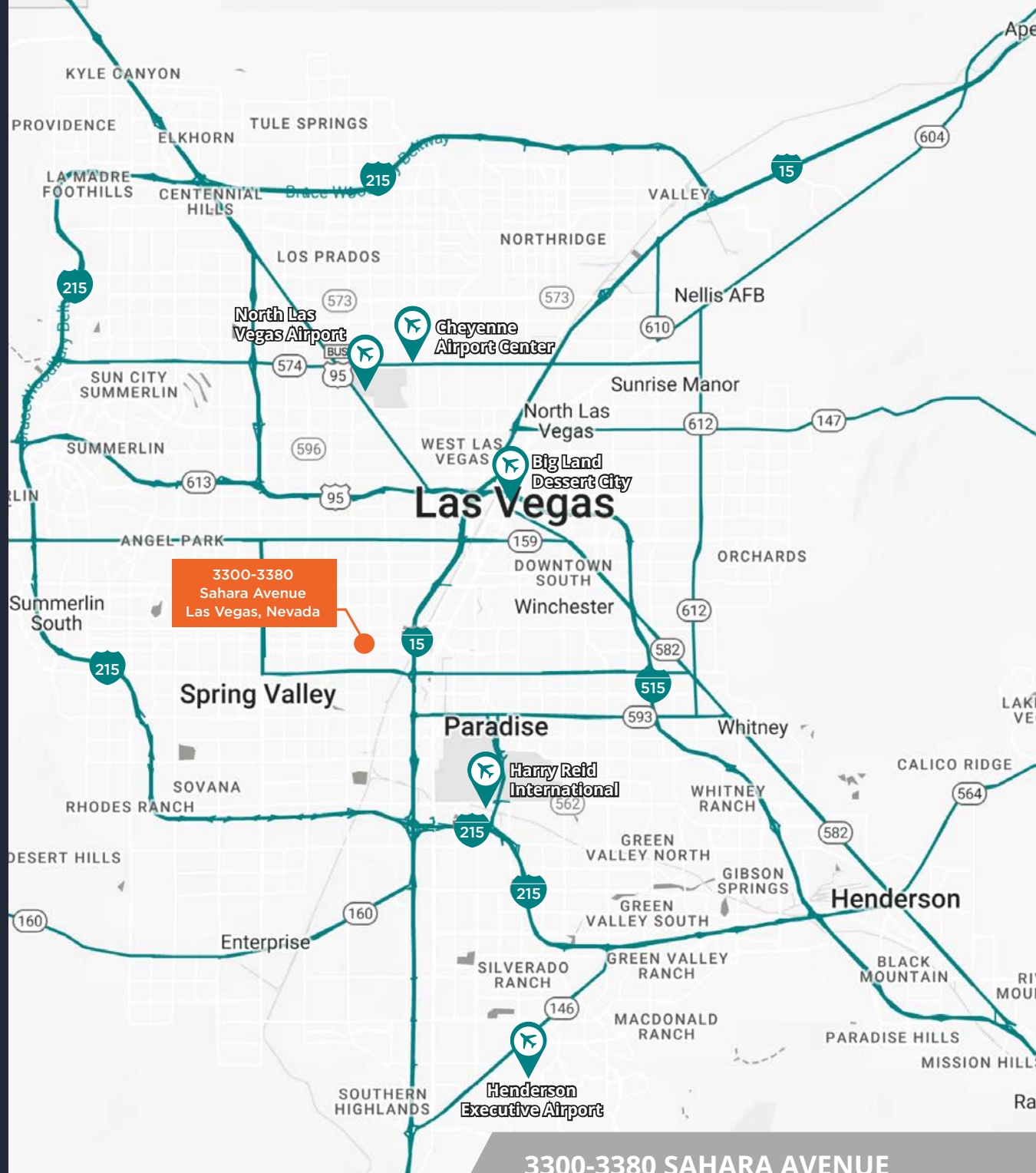


ON SITE DELI

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CENTRAL LOCATION

The campus is centrally located within Las Vegas, which provides your employees equally convenient access from across the Las Vegas valley. Given the growth of the city, a manageable drive time is an attractive amenity for both employees and visitors.



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DRIVE TIMES

LAS VEGAS STRIP

13 min / 3.6 mi

DOWNTOWN LAS VEGAS

16 min / 5 mi

HARRY REID
INTL AIRPORT (LAS)

18 min / 6.4 mi

SW LAS VEGAS

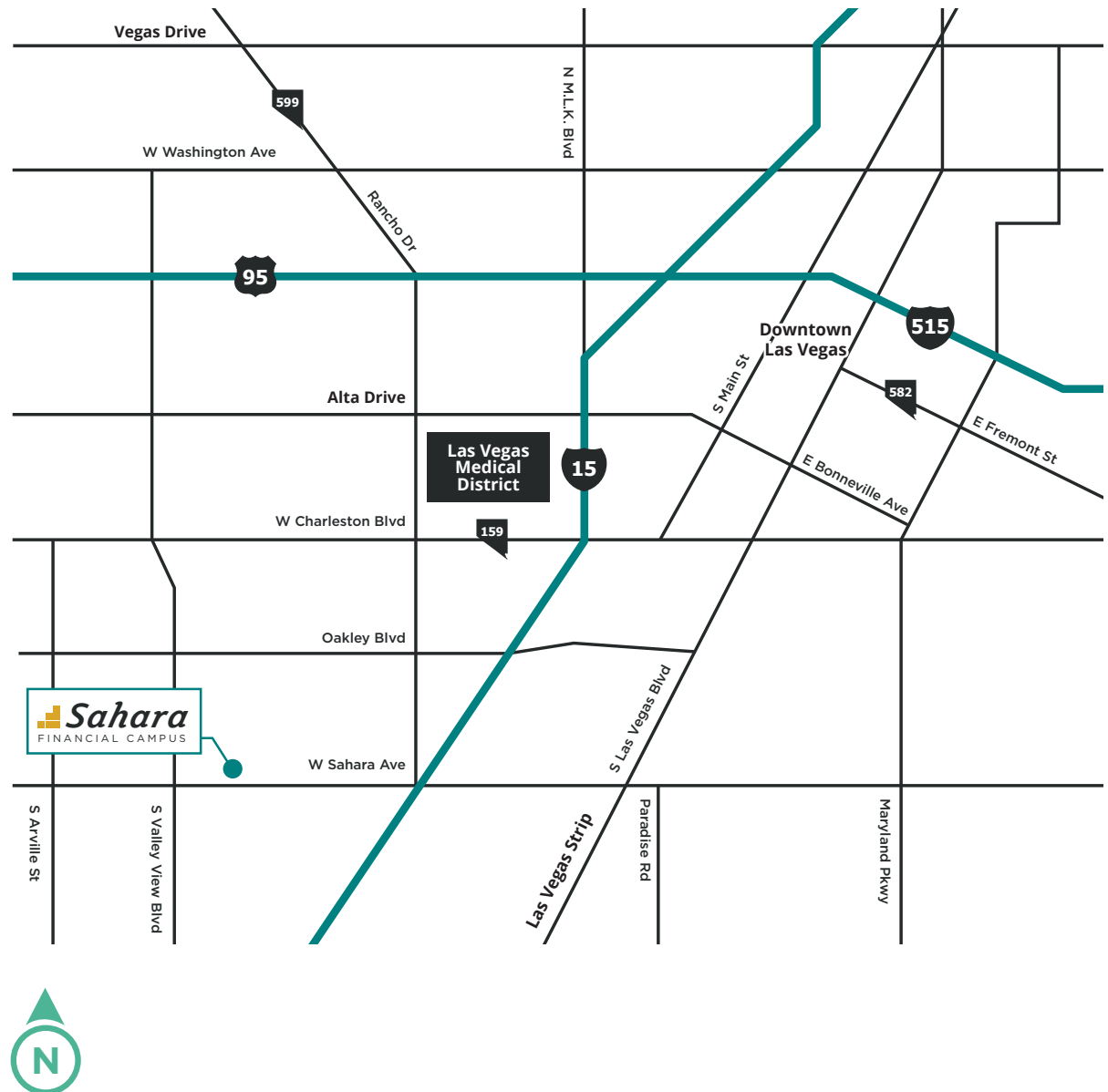
23 min / 6.5 mi

HENDERSON

19 min / 12.7 mi

SUMMERLIN

24 min / 12.7 mi



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Las Vegas, Nevada

RAPID TRANSIT BUS LINE

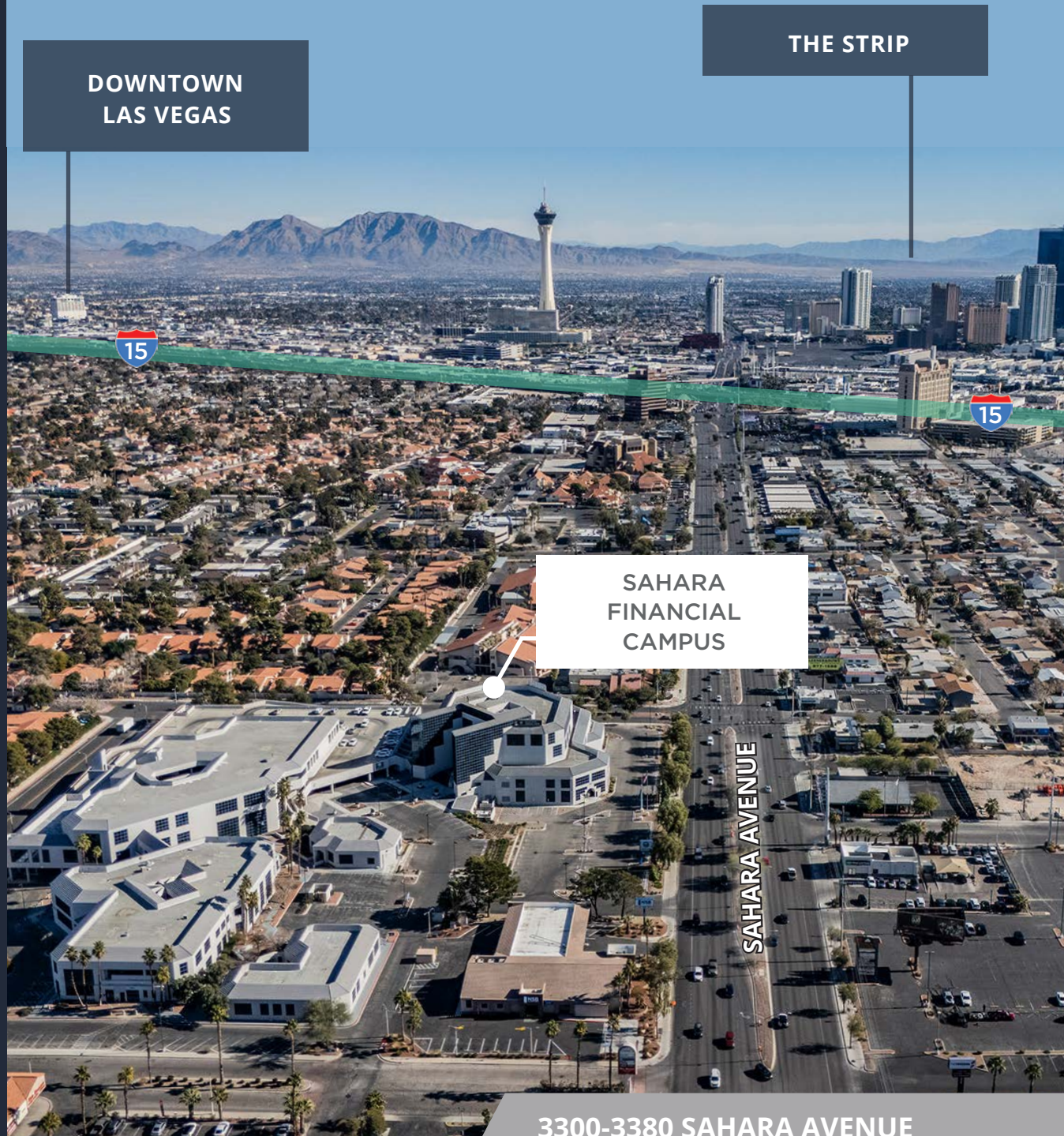
If your employees or clients use public transportation, Sahara Avenue provides convenience to them as it is one of just a few SX Express RTC bus lines providing a higher frequency of bus schedules.



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QUICK FREEWAY ACCESS

Sahara Financial Campus provides quick access off the I-15 freeway, which reduces the travel time for employees and visitors. Since the campus is just to the west of the I-15 freeway, the site avoids the congestion of Las Vegas Boulevard.



DOWNTOWN
LAS VEGAS

THE STRIP

SAHARA
FINANCIAL
CAMPUS

SAHARA AVENUE

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Las Vegas, Nevada



AMENITIES MAP

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Las Vegas, Nevada

PARKING

The campus has a three story parking structure with **664 parking spaces** and surface parking.

781 total parking spaces **are available for** both employees and visitors.



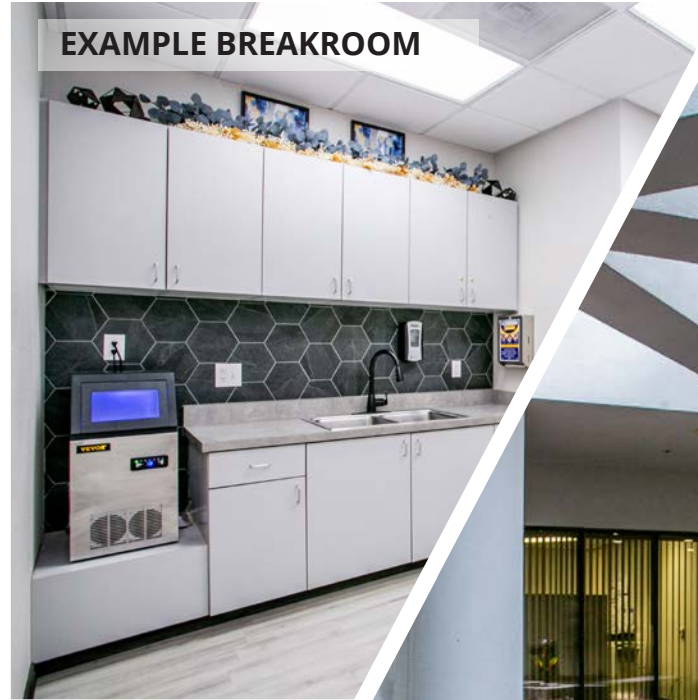
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Las Vegas, Nevada

PROPERTY PHOTOS

OUTDOOR TENANT AMENITIES



EXAMPLE BREAKROOM



BUILT OUT SUITES



ATTRACTIVE COMMON AREAS

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Las Vegas, Nevada



3360 Sahara Avenue
±40,810 RSF
Entire Building

3320 Sahara Avenue
±67,266 RSF
Entire Building

3300 Sahara Avenue
±30,894 RSF
Entire First Floor

3380 Sahara Avenue
±7,392 RSF
Entire Building

LARGE CONTIGUOUS SF + LOWER RENTS

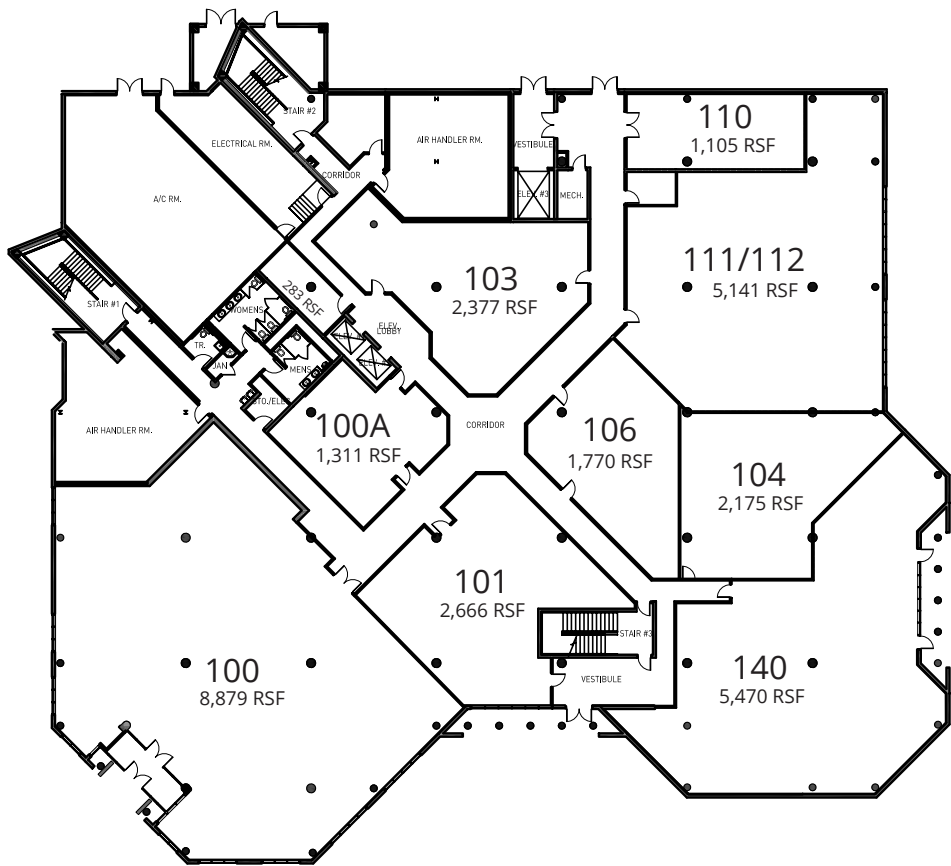
Sahara Financial Campus offers companies two unique benefits in Las Vegas. First, the campus has a large amount of available square footage with the ability to have single tenant occupancy. Second, the rental rates are lower than competitive projects, providing a value proposition for a company.

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FLOOR PLANS

3300 SAHARA AVENUE

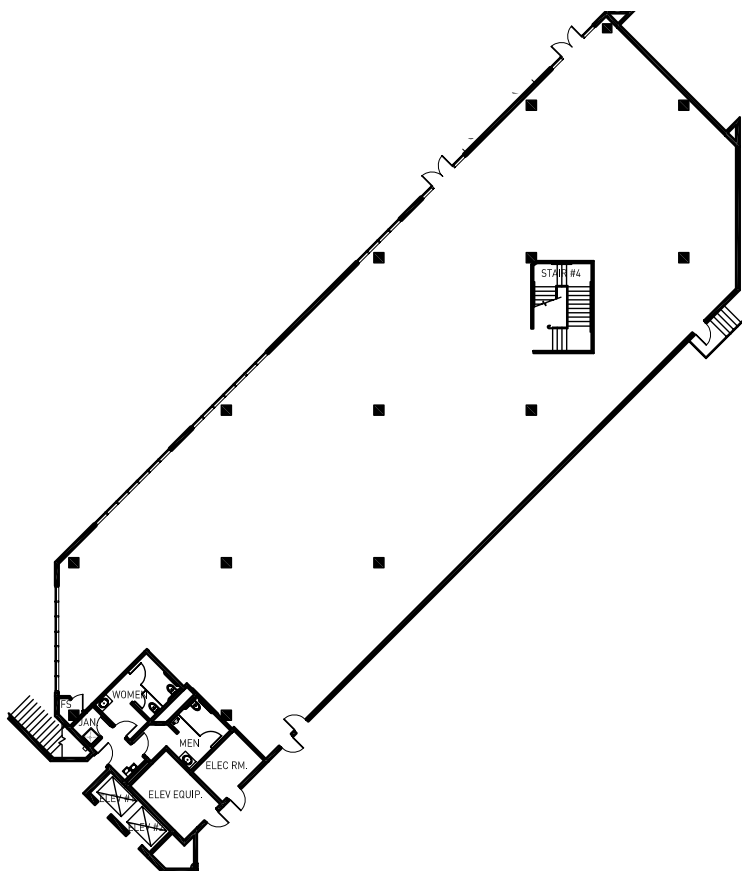
FIRST FLOOR
±30,894 RSF



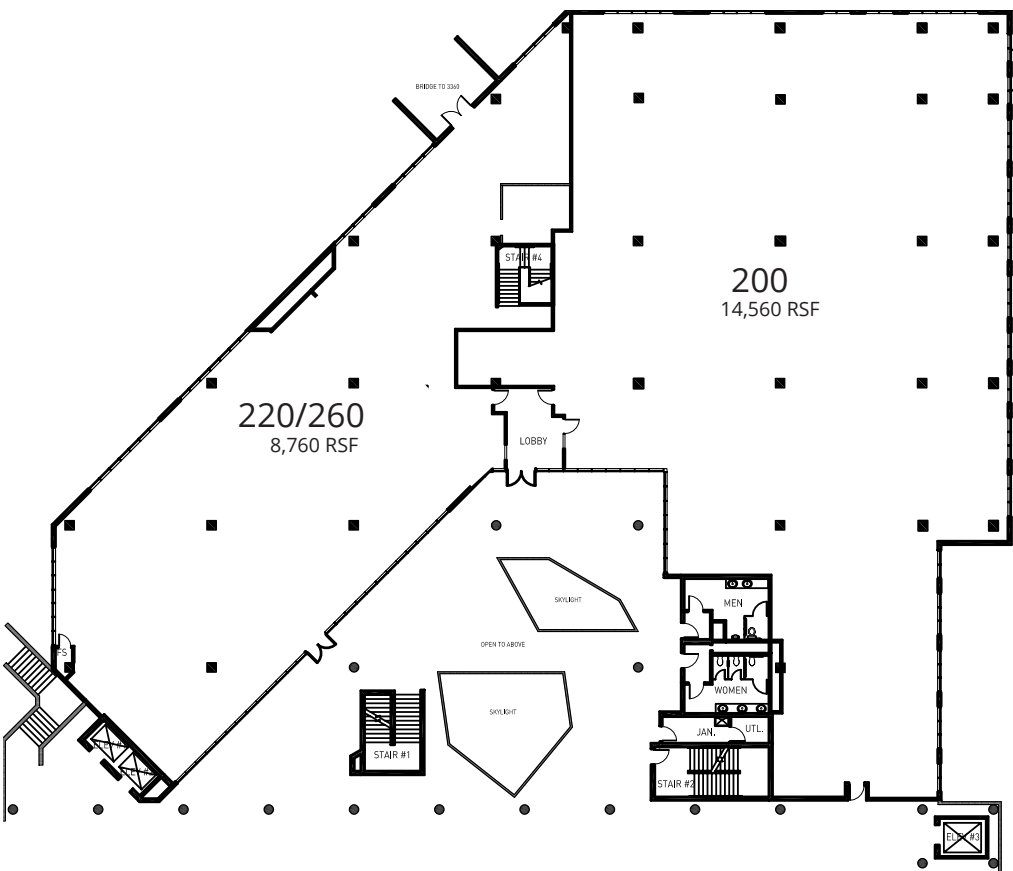
FLOOR PLANS

3320 SAHARA AVENUE

FIRST FLOOR
±10,086 RSF



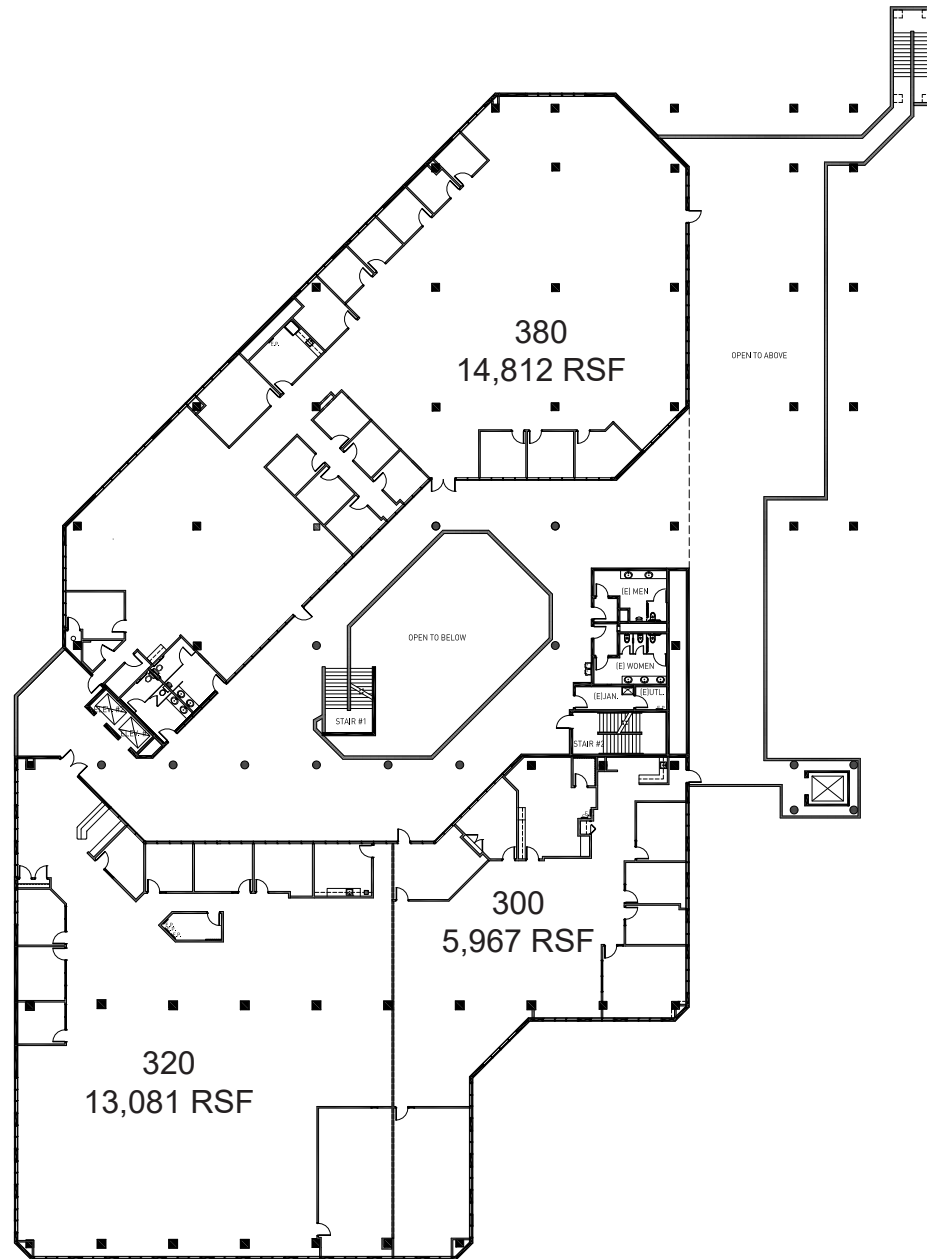
SECOND FLOOR
±23,320 RSF



FLOOR PLANS

3320 SAHARA AVENUE

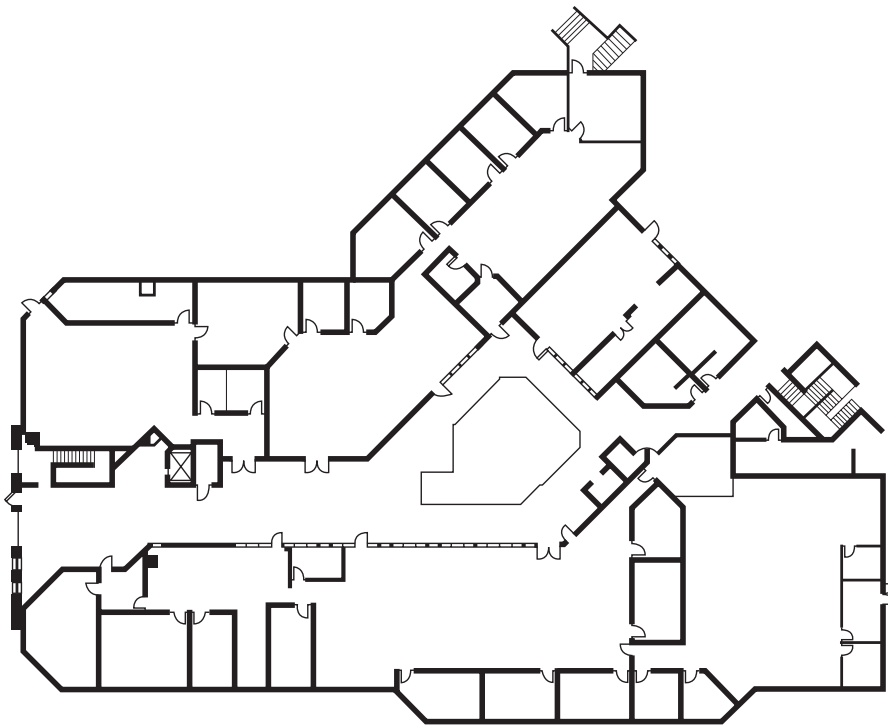
THIRD FLOOR FLOOR
±33,860 RSF



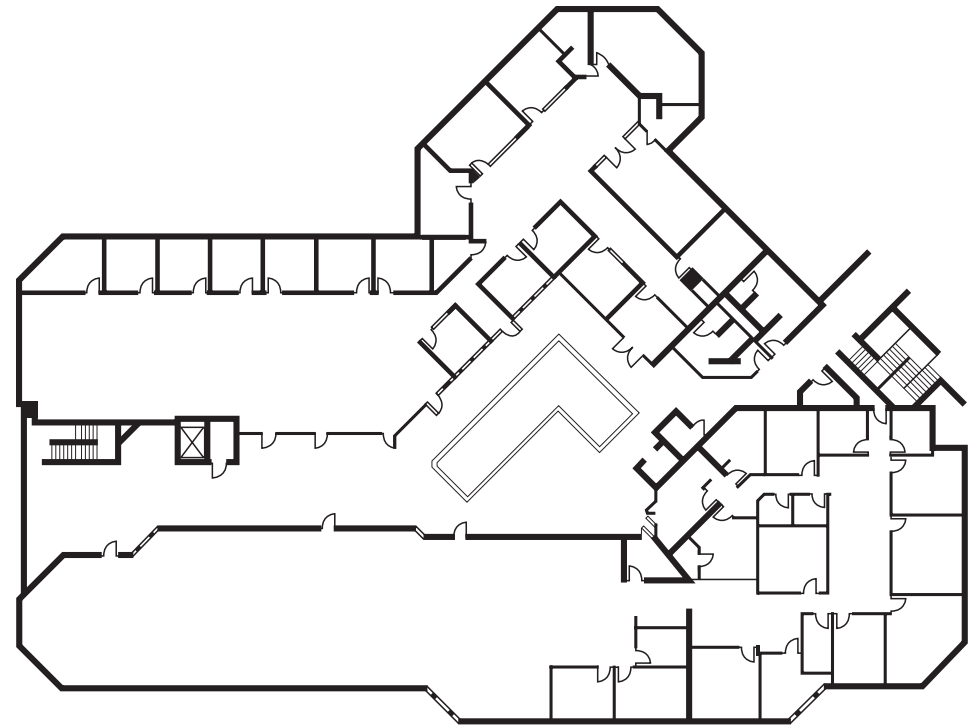
FLOOR PLANS

3360 SAHARA AVENUE

FIRST FLOOR
±20,429 RSF



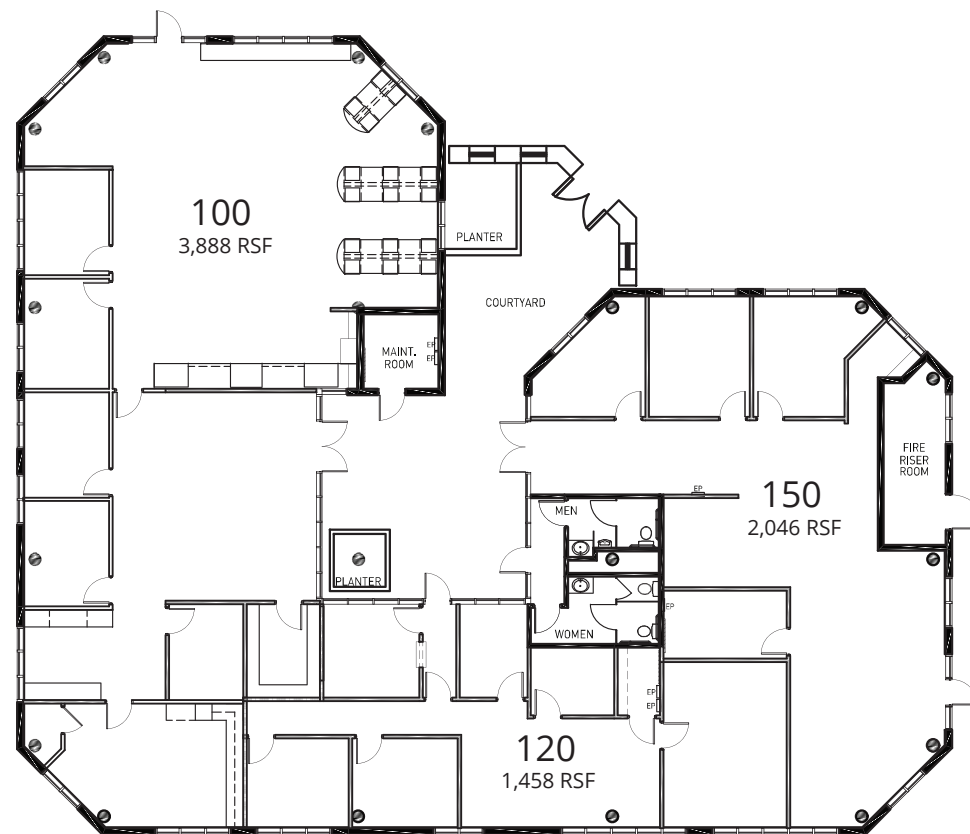
SECOND FLOOR
±20,381 RSF



FLOOR PLANS

3380 SAHARA AVENUE

FIRST FLOOR
±7,392 RSF



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