

SUNSET BUSINESS CENTER



FOR LEASE

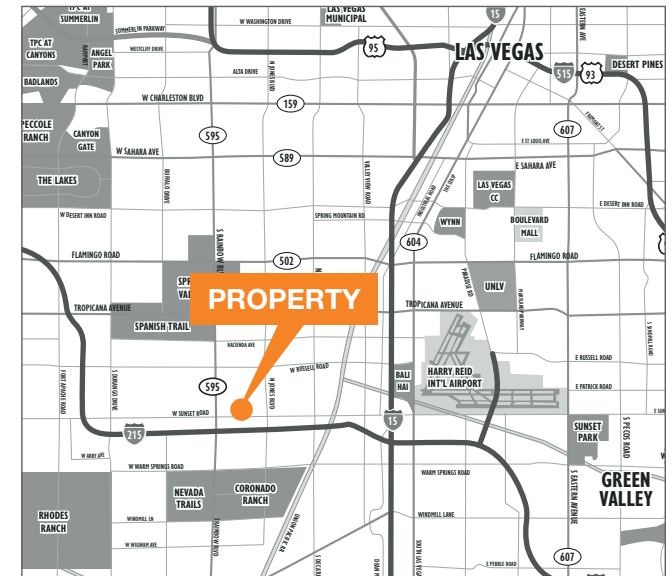
6445 W. SUNSET ROAD | LAS VEGAS | NV | 89118

4-YEAR TERM:

YEAR 1 - \$1.25 PSF | YEAR 2 - \$1.85 SF

PROPERTY FEATURES

- ±71,399 Total SF Industrial Park
- ±24' – ±26' Clear Height
- Fully Fire Sprinklered
- ±12' x ±14' Grade Overhead Doors
- Contiguous to UFC Global HQ Building
- Close proximity to the I-215, I-15, the Las Vegas Strip, and Harry Reid International Airport



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

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FOR MORE INFORMATION

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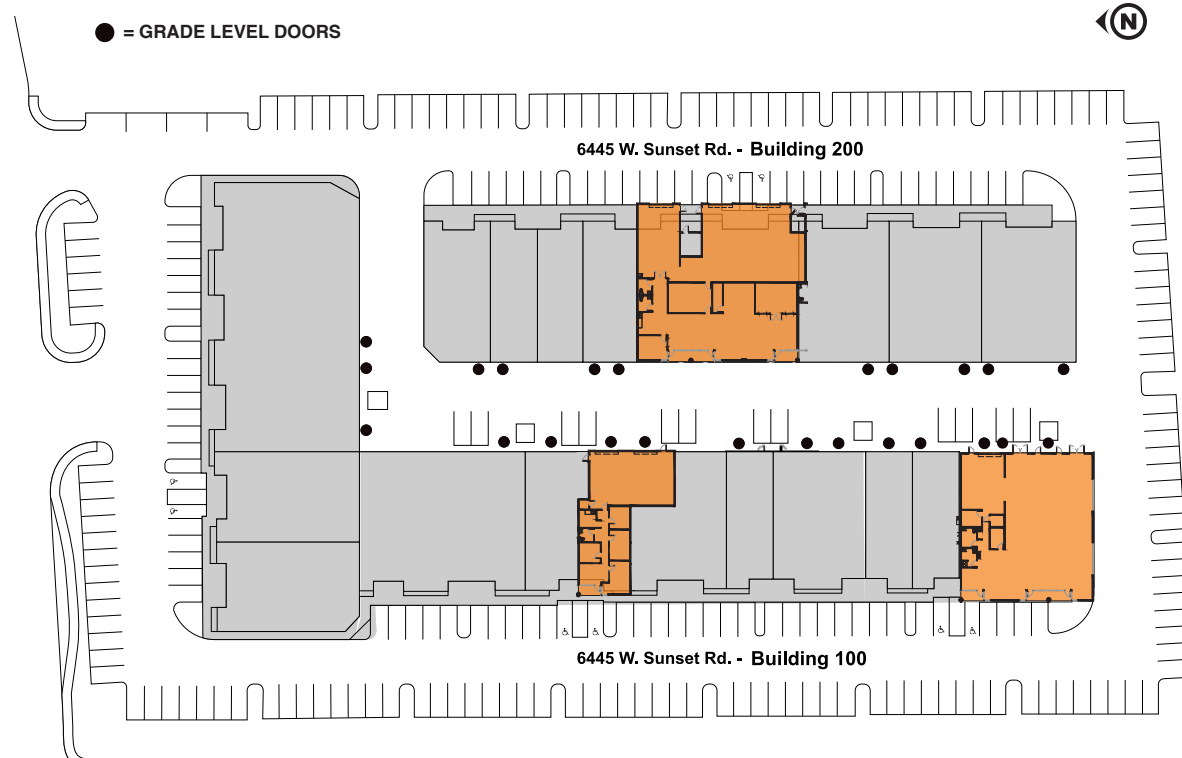
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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
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AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
100	128-130	±2,643	±1,274	±1,369	\$1.25* Year 1	\$0.43 PSF/Mo	08/01/2026
100	144-148	±5,482	±445	±5,037	\$1.25* Year 1	\$0.43 PSF/Mo	AVAILABLE NOW
200	166	±6,165	±3,213	±2,952	\$1.25* Year 1	\$0.43 PSF/Mo	AVAILABLE NOW

*Year 2: \$1.85

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FLOOR PLAN

BUILDING 100

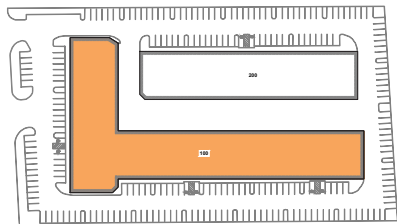
SUITE 128-130

- ±2,643 Total SF
- ±1,274 SF Office
- ±1,369 SF Warehouse
- ±22'– ±23' Clear Height
- 120/208 Volt, 3-Phase Power
- 2 Grade Level Loading Doors

YEAR 1 RATE: \$1.25 PSF

NNN: \$0.43 PSF/MO

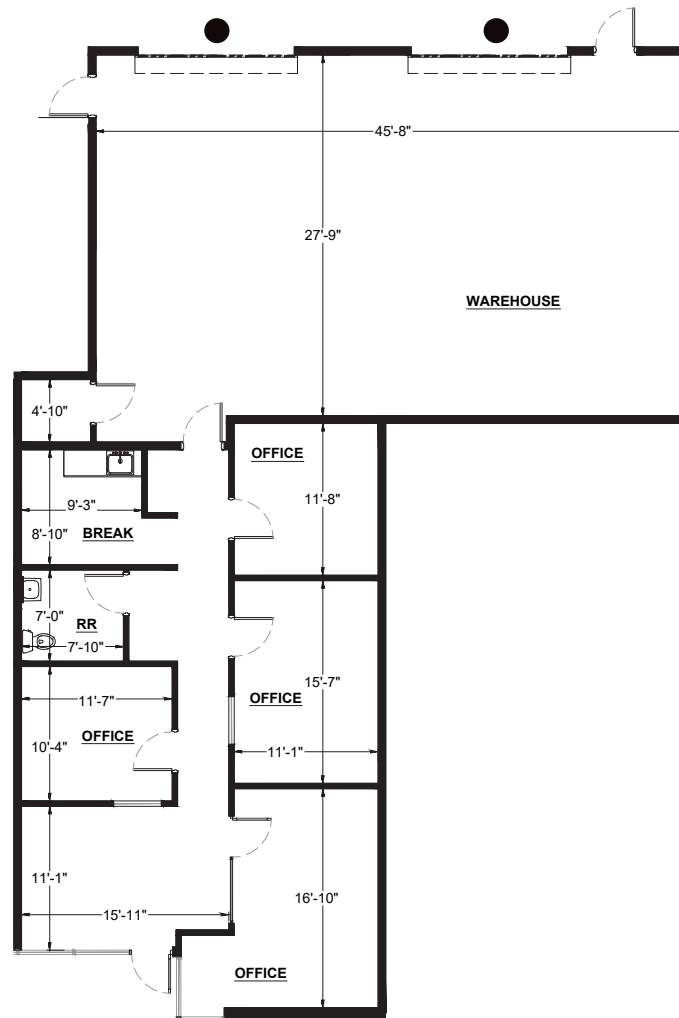
SITE KEY PLAN



BUILDING KEY PLAN



● = GRADE LEVEL DOORS



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FLOOR PLAN

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BUILDING 100

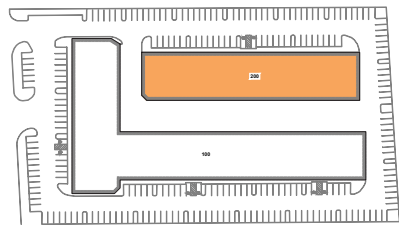
SUITE 144-148

- ±5,482 Total SF
- ±708 Office SF
- ±4,774 Warehouse SF
- ±22'-6" - 23'-9" Clear Height
- 3 Grade Level Doors

YEAR 1 RATE: \$1.25 PSF

NNN: \$0.43 PSF/MO

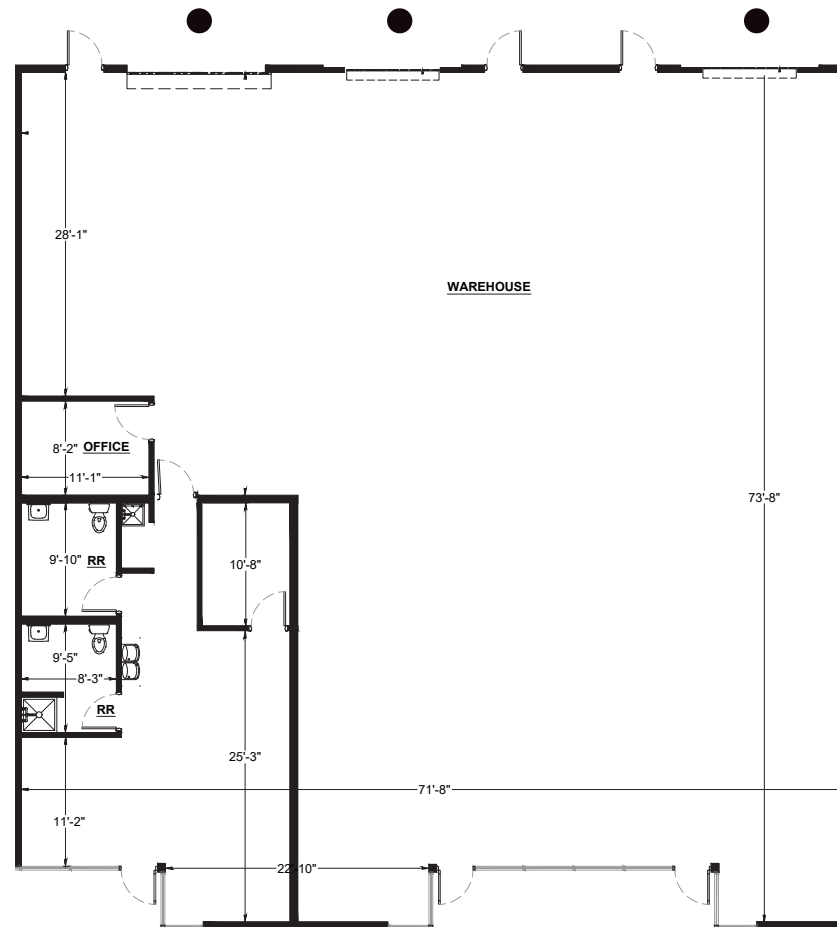
SITE KEY PLAN



BUILDING KEY PLAN



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FLOOR PLAN

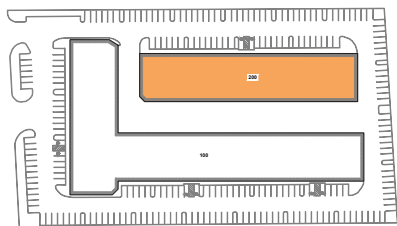
BUILDING 200

SUITE 166

- ±6,165 Total SF
- ±3,213 SF Office
- ±2,952 SF Warehouse
- ±26'– ±27' Clear Height
- 120/208 Volt,
3-Phase Power
- 3 Grade Level
Loading Doors

YEAR 1 RATE: \$1.25 PSF
NNN: \$0.43 PSF/MO

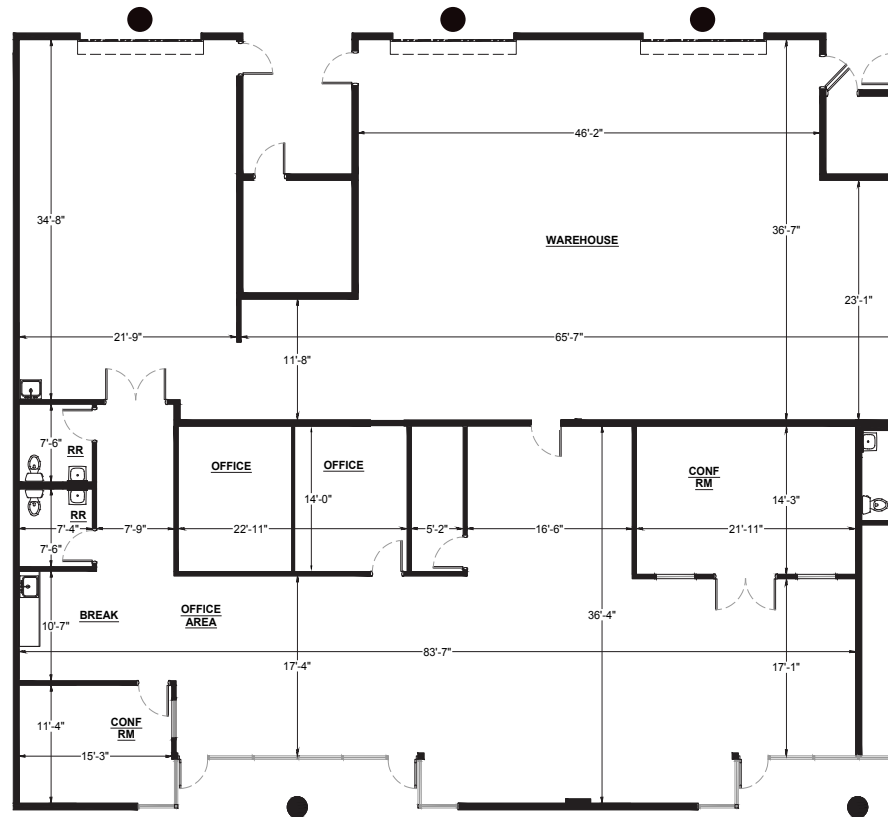
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PROPERTY PHOTOS | YEAR 1 RATE - \$1.25 PSF

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AMENITIES | YEAR 1 RATE - \$1.25 PSF

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NEARBY AMENITIES