



SUNSET PARKWAY

AVAILABLE FOR LEASE

35,000 SQUARE FEET

Building 6 Features:

Building 6: 288,520 SF

Suites C,D: 35,000 SF

Office: Suite C: ±2,429 SF
Suite D: ±1,848 SF

Clearance: 28' Minimum at First Column

Sprinklers: ESFR Sprinkler System

Power: 300 AMP, 277/480 Volt, 3 Phase
(Expandable)

Loading: 6 Dock High Loading Doors
2 Ground Level Ramps

Column Spacing: 50' x 50' (typical)

Parking: Ample

IL Zoning

Recessed Storefront Entry & Accents

Location:

Part of an 80 Acre Master-Planned
Business Park

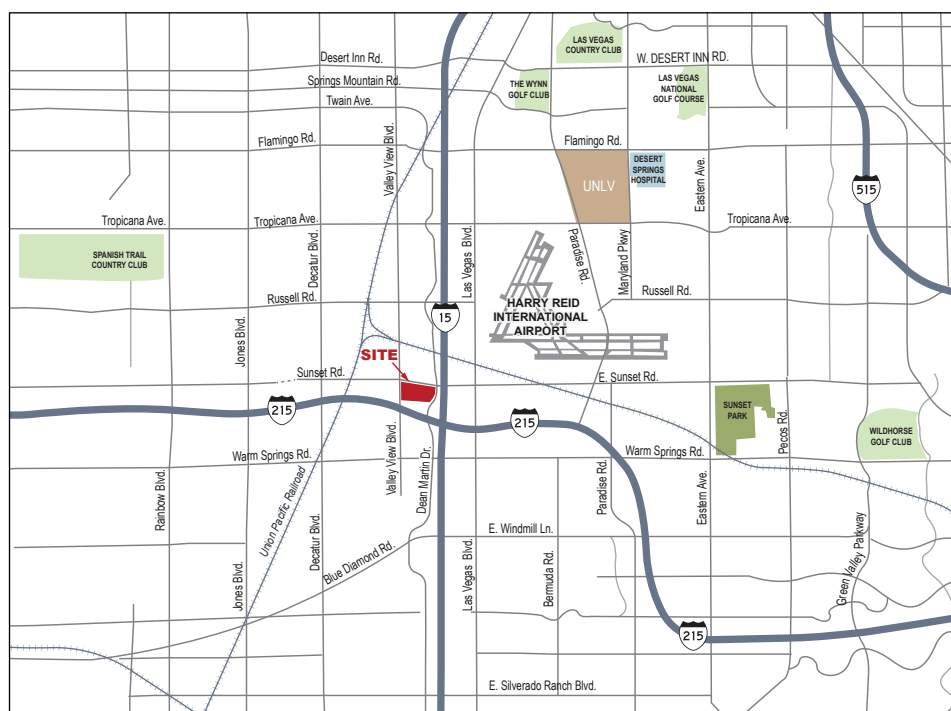
Conveniently Located Near Las Vegas Blvd.,
("The Strip"), Convention Facilities, and
Harry Reid International Airport

Sunset Road Frontage

Easy Access to I-15 & I-215 Freeways within
1 Mile



3325 W. Sunset Road, Suites C,D, Las Vegas, Nevada



FOR ADDITIONAL INFORMATION:

Bill Hayden

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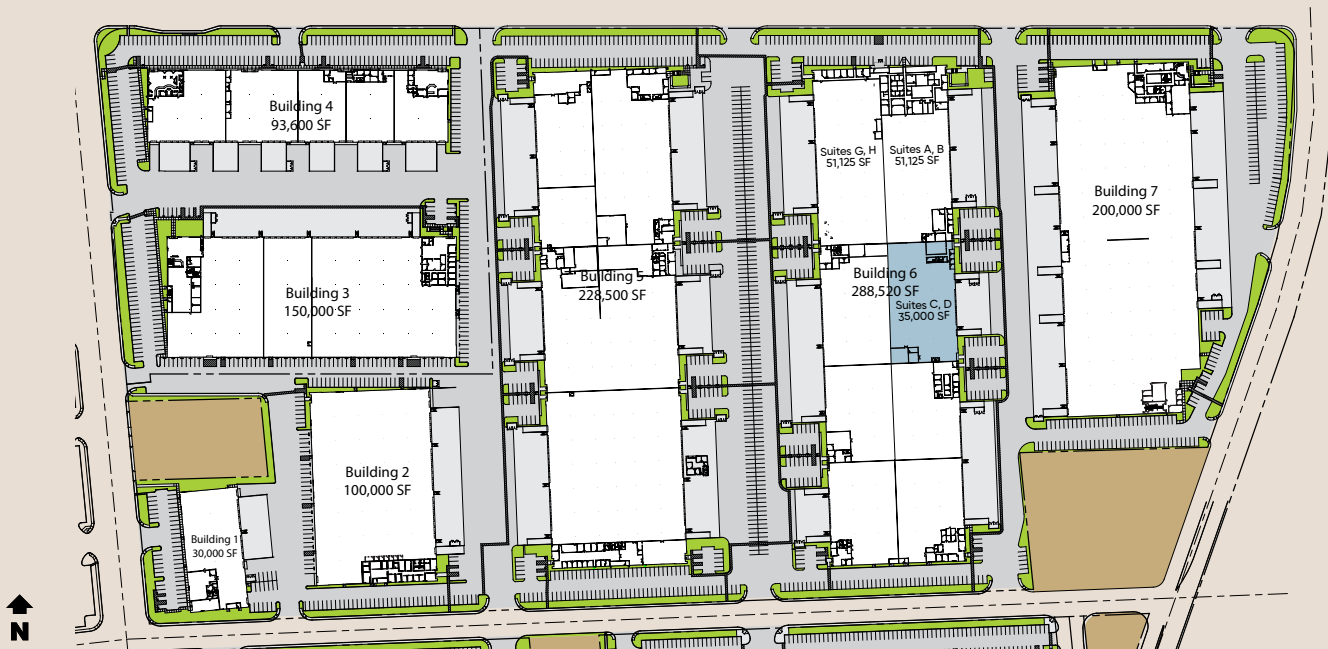
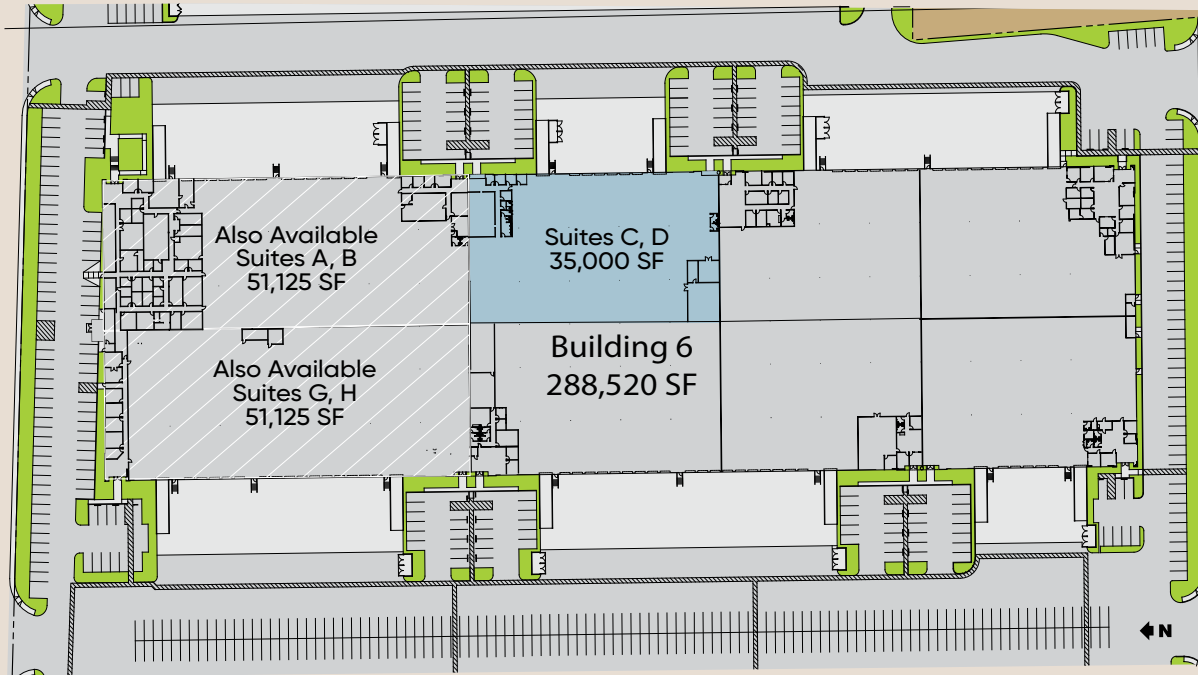
Tel 702-896-5564



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.