9400 West Sahara Avenue, Las Vegas, NV 89117

UNDER NEW OWNERSHIP & MANAGEMENT







#### **PROPERTY OVERVIEW:**

- 240,000 SF of mixed-use retail and office
- ±2,729 to ±5,208 RSF of office suites available
- Centrally located with easy access to Downtown, The Strip, and McCarran International Airport
- Move-In ready spaces
- Bldg signage available
- On-site amenities, including: restaurants, theater and shopping



#### Marketed By:

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This  $\pm 240,000$  square foot office and retail center is centrally located in a prime commerce area with excellent exposure. With easy access to Downtown, The Las Vegas Strip and McCarran International Airport, it makes the perfect place for business.

Village Square offers high-end office spaces located on the 2nd floors of buildings, 9330, 9340, 9420, and 9440. Not only does this property have an abundance of parking spaces, but a secured underground parking available in building 9330.

#### Marketed By:

Sahara West Library & Art Museum

> 6725 Via Austi Pkwy, Suite 275 / Las Vegas, NV 89119 Tel. +1 702 796 7900 / Fax +1 702 796 7920 / www.comre.com

Office Suites

Multi-Family

Sahara Avenue

CUSHMAN & WAKEFIELD

Existing Multi-Family Residential

> Existing Retail

> > Existing

Road

Existing Multi-Fam

Existing

BOB HAWKINS 702.688.6959 bob.hawkins@cushwake.com Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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North Las Vegas Nellis Air Force Base Nellis AFB Las Vegas [95] Summerfin Master Planned Community Sunrise Manor SUMMERLIN PARKWAY DOWNHOWN VILLAGE SQUARE Winchester Summerlin South [95] SUDE Whitney MON Spring Valley Paradise erprise 95 Henderson Drive Times from 9400 West Sahara: McCarran Intl. Airport 19 Miles 28 Minutes Las Vegas Blvd 11 Miles 23 Minutes Downtown Las Vegas 12 Miles 19 Minutes

Marketed By:

BOB HAWKINS 702.688.6959 bob.hawkins@cushwake.com



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#### **Building 9330**

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### VILLAGE SQUARE AT PECCOLE RANCH

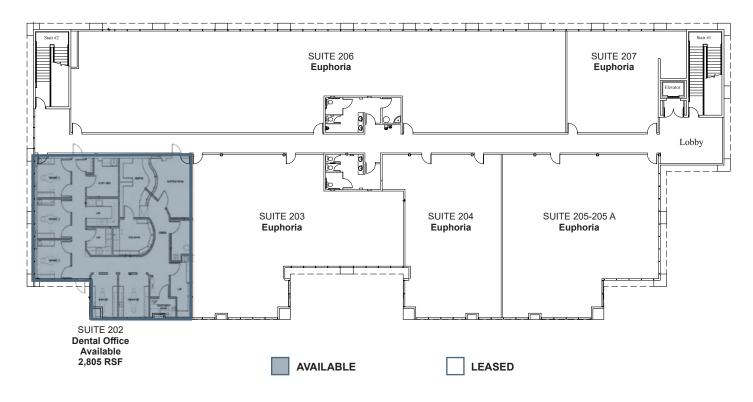
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illage quare **Building 9440** SUITE 240 International Property Syndication, Ltd. SUITE 245 Available 2,256 RSF SUITE 250 European Massage School SUITE 237 Havn Healthcare Mgmt. SUITE 225 NEPC M M SUITE 215 SUITE 220 SUITE 210 TEGSCO WiseBanyan All Nevada Insurance AVAILABLE LEASED

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