

# VILLAGE SQUARE

AT PECCOLE RANCH

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:

**BOB HAWKINS**

702.688.6959

[bob.hawkins@cushwake.com](mailto:bob.hawkins@cushwake.com)



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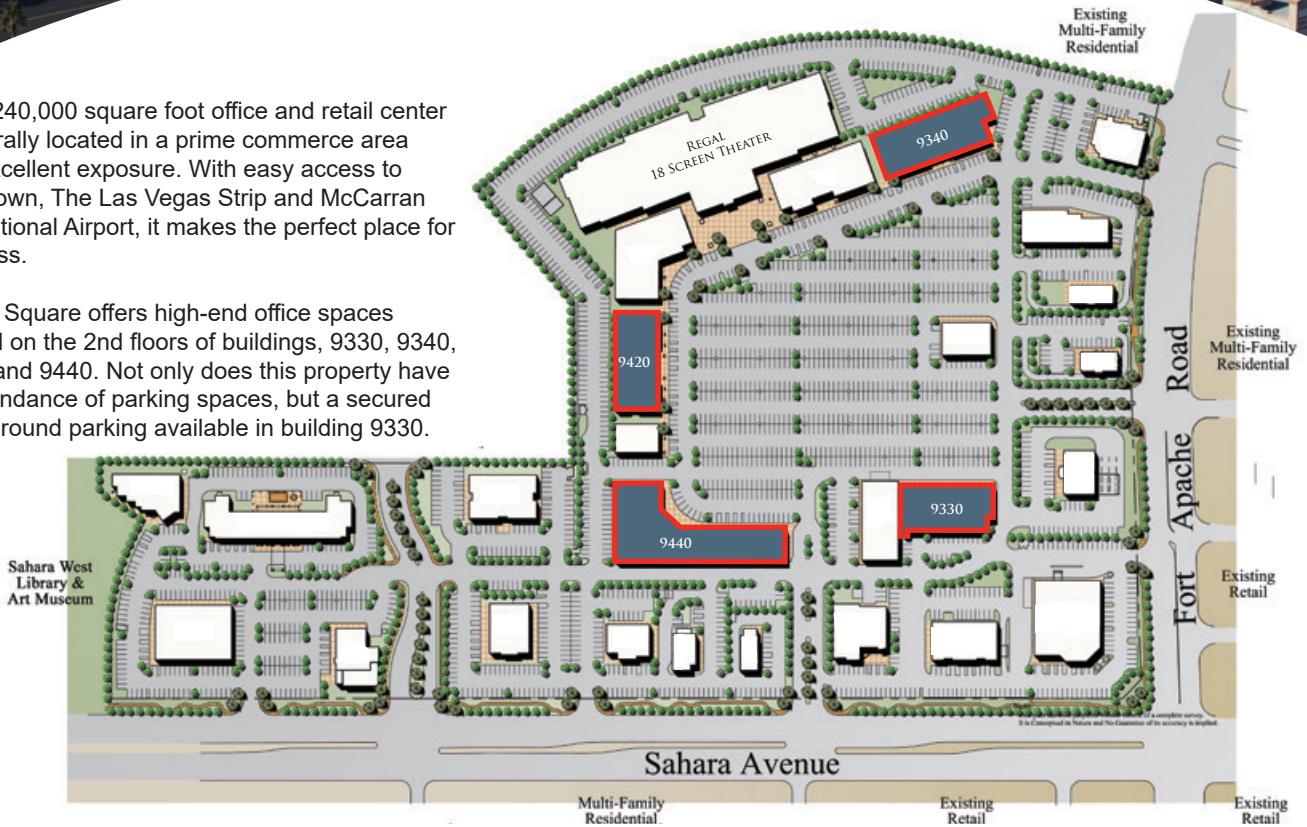
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This ±240,000 square foot office and retail center is centrally located in a prime commerce area with excellent exposure. With easy access to Downtown, The Las Vegas Strip and McCarran International Airport, it makes the perfect place for business.

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.



■ Office Suites

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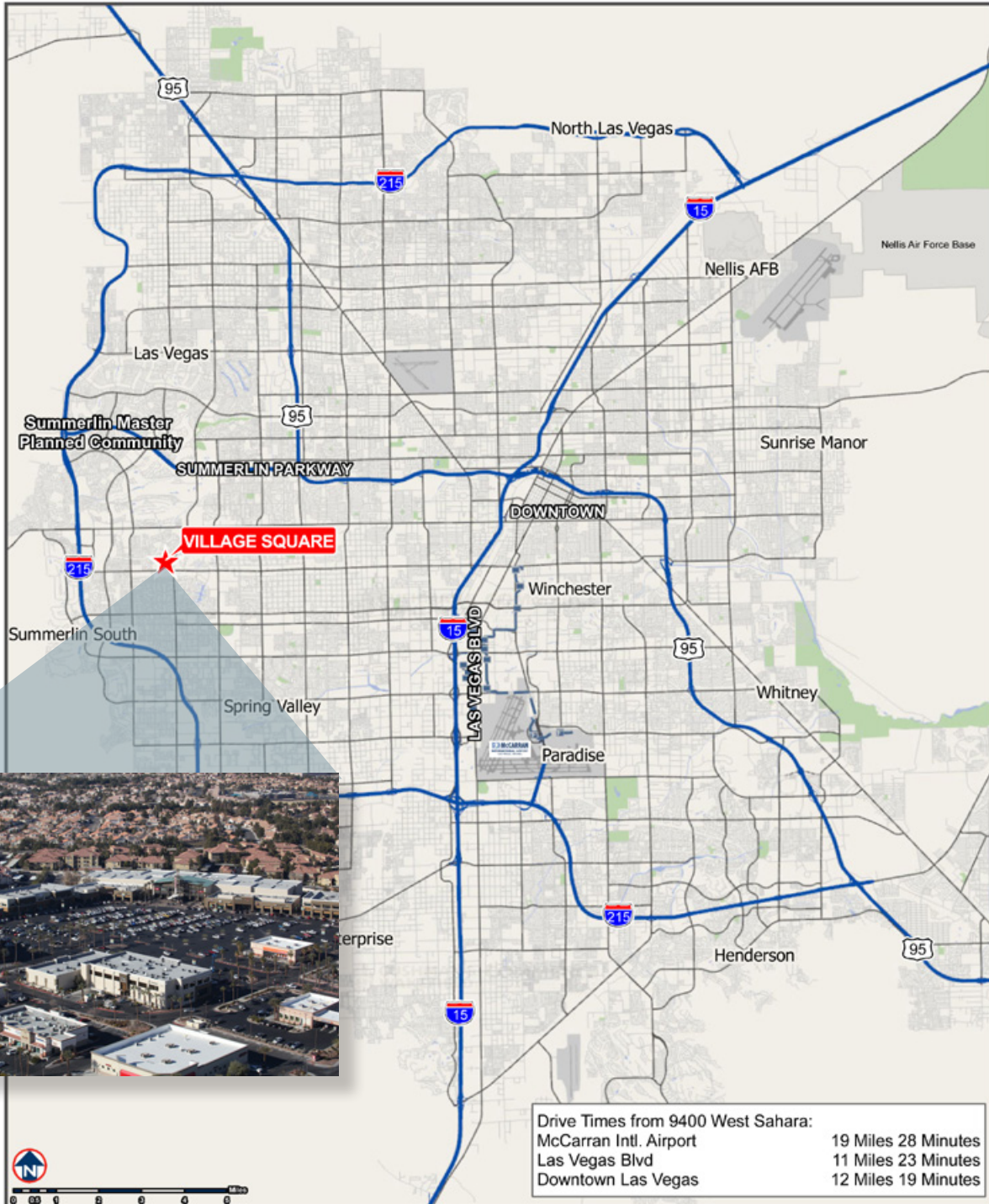


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## Building 9330



■ AVAILABLE

□ LEASED

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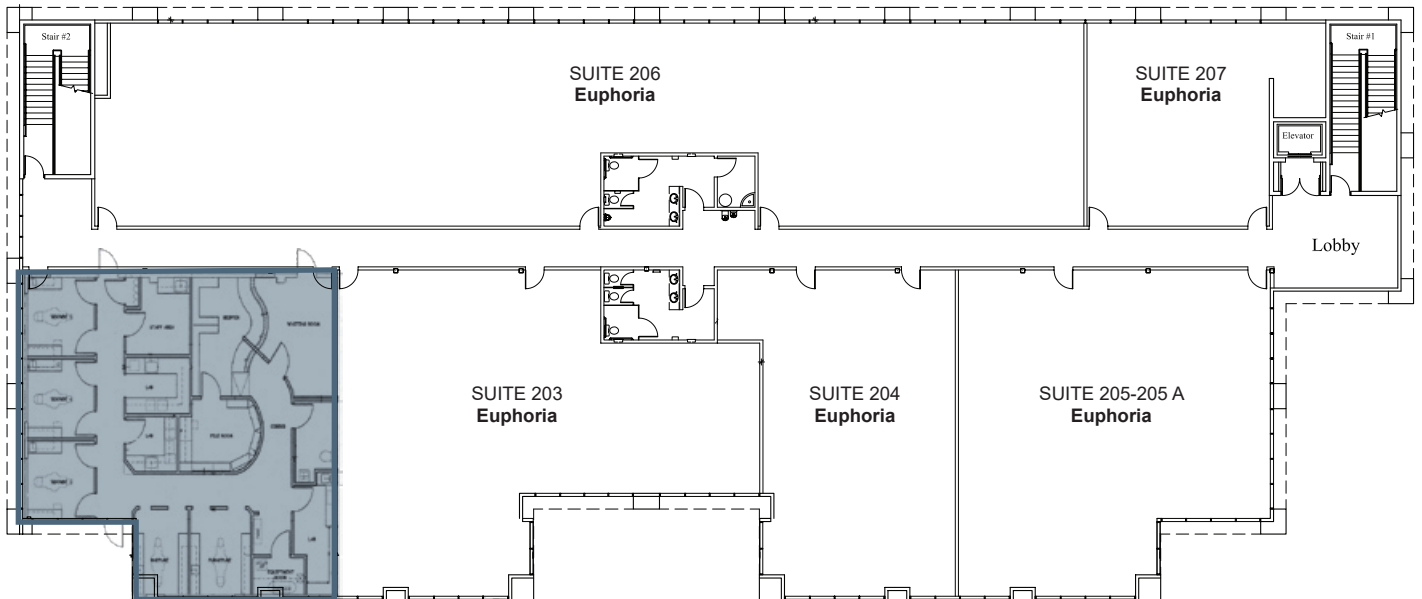
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**Building 9340**



SUITE 202  
Dental Office  
Available  
2,805 RSF

■ AVAILABLE

□ LEASED

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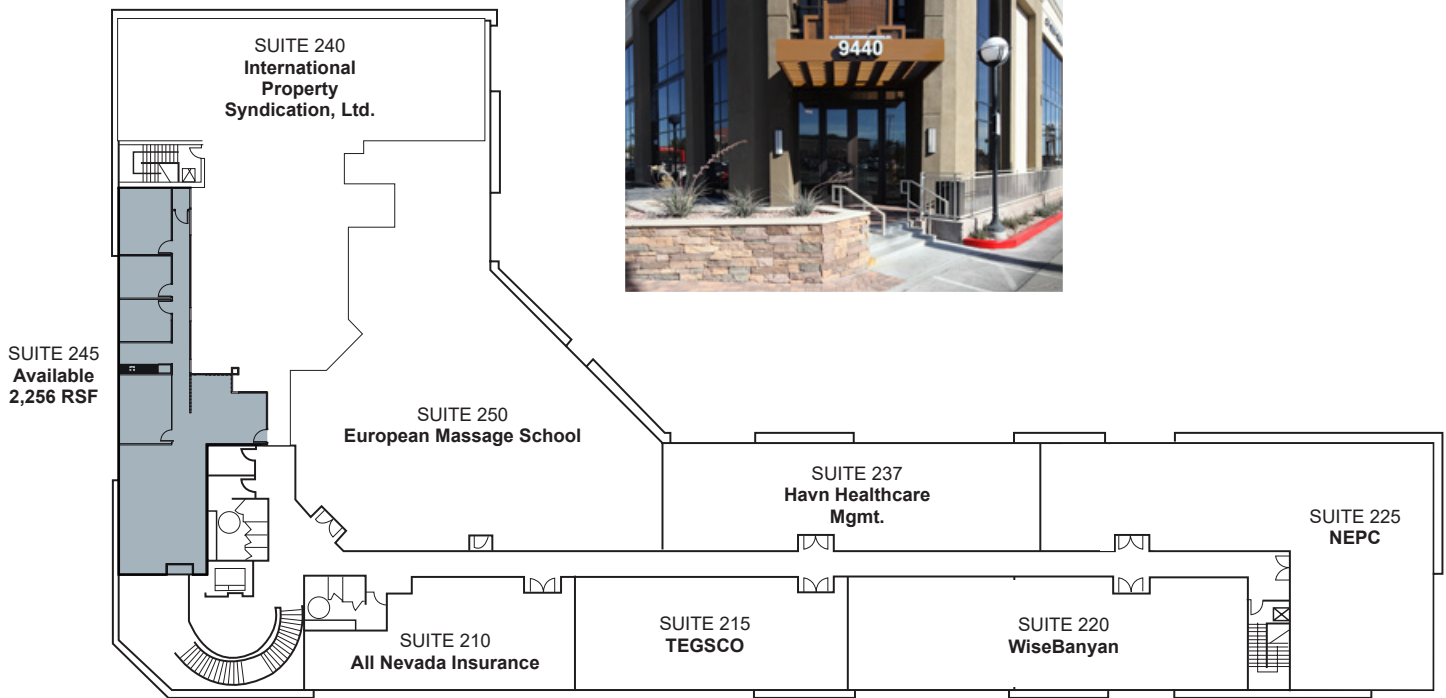
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**Building 9440**



■ AVAILABLE    □ LEASED

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