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FOR LEASE
CLASS A OFFICE BUILDING



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PROPERTY OVERVIEW

Drawing inspiration from adjacent McCarran Airport, 777 Sunset's unique form is inspired by flight. Simple glass forms are wrapped in a folded stainless-steel scrim system reminiscent of the movement of a bird in flight captured in motion.

The dynamic façade appears to shift and move as passengers, via plane or car, move past its northern exterior. The unique screen performs dual duty of form and function. It opens to the north, revealing floor to ceiling glass with full view to the adjacent airport, the Las Vegas Strip and mountains beyond.

The screen folds over the east and west elevations for shading to minimize solar heat gain in the harsh desert environment. Building materials were selected

for their aesthetic appeal, sustainability and durability. Low-E insulated glazing combined with the stainless-steel scrim system provide an efficient envelope system. Cast in place concrete structure and mechanical systems are exposed and celebrated on the interior of the building creating a unique loft like, warehouse aesthetic. 777 Sunset was designed to be an iconic building representing forward thinking in program and structure, combining form and materials to create a unique architectural vision. The result is an iconic building that outperforms all projects in the local market.



LEASING DETAILS

For Lease:
Contact Broker

Space Available:
+/- 3,500 - 110,940 SF

Full Building:
+/- 121,218 SF



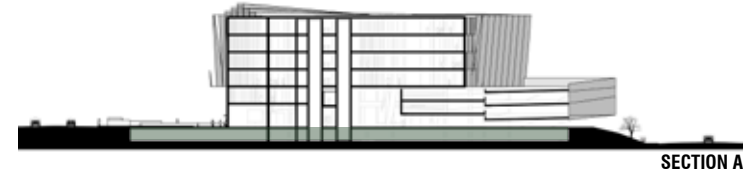
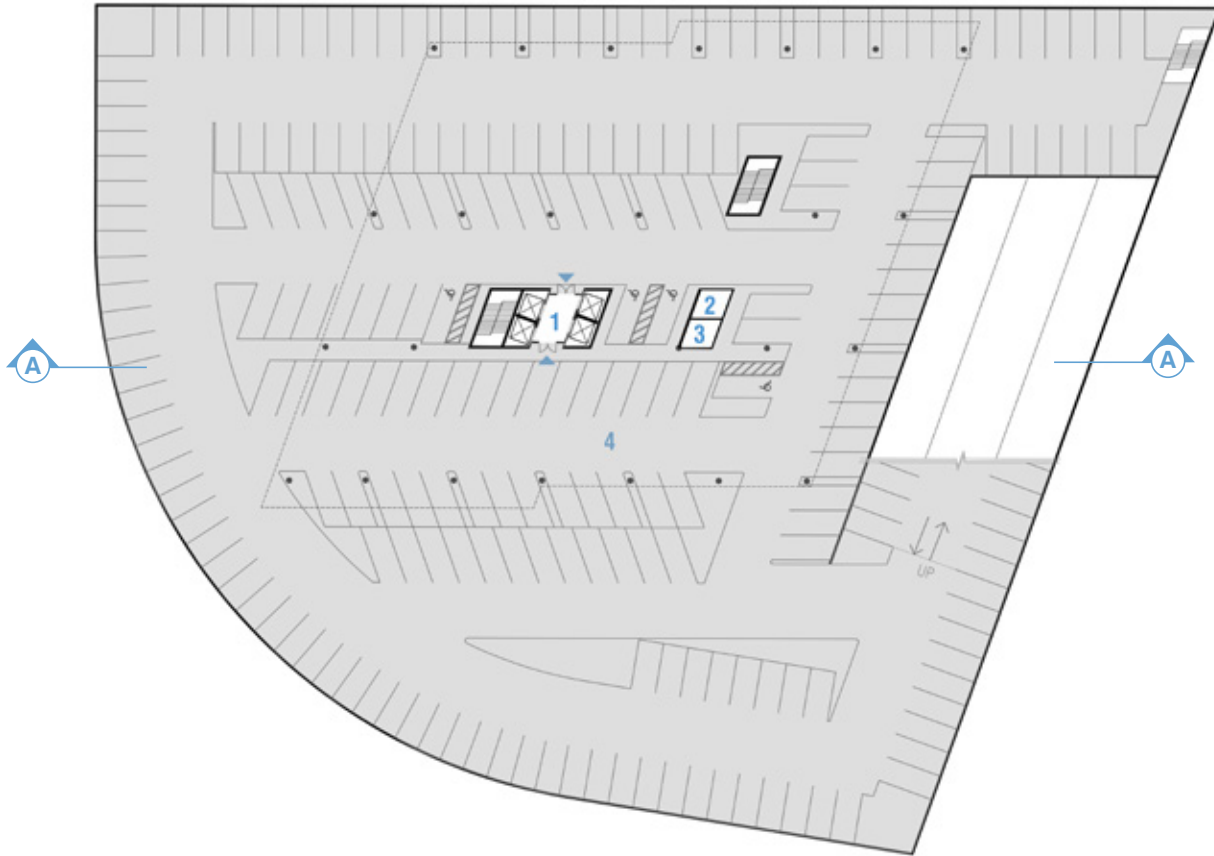
PROPERTY HIGHLIGHTS

- Class A building adjacent to McCarran International Airport
- Retail and office space available
- Full floors, up to +/- 25,945 SF, available
- Excellent access to the whole Las Vegas Valley
- Beautiful views of the city, the Las Vegas Strip, and surrounding mountains
- Immediate access to the CC 215 Beltway
- Full-service building with top-tier amenities
- 554 total parking spaces, with a 4.57:1,000 parking ratio

AVAILABLE SPACES

SPACE	SIZE	SPACE USE
1st Floor:	+/- 10,278 SF	Retail
2nd Floor:	+/- 7,160 SF	Office
3rd Floor:	+/- 3,500 - 25,945 SF	Office
4th Floor:	+/- 3,500 - 25,945 SF	Office
5th Floor:	+/- 3,500 - 25,945 SF	Office
6th Floor:	+/- 3,500 - 25,945 SF	Office

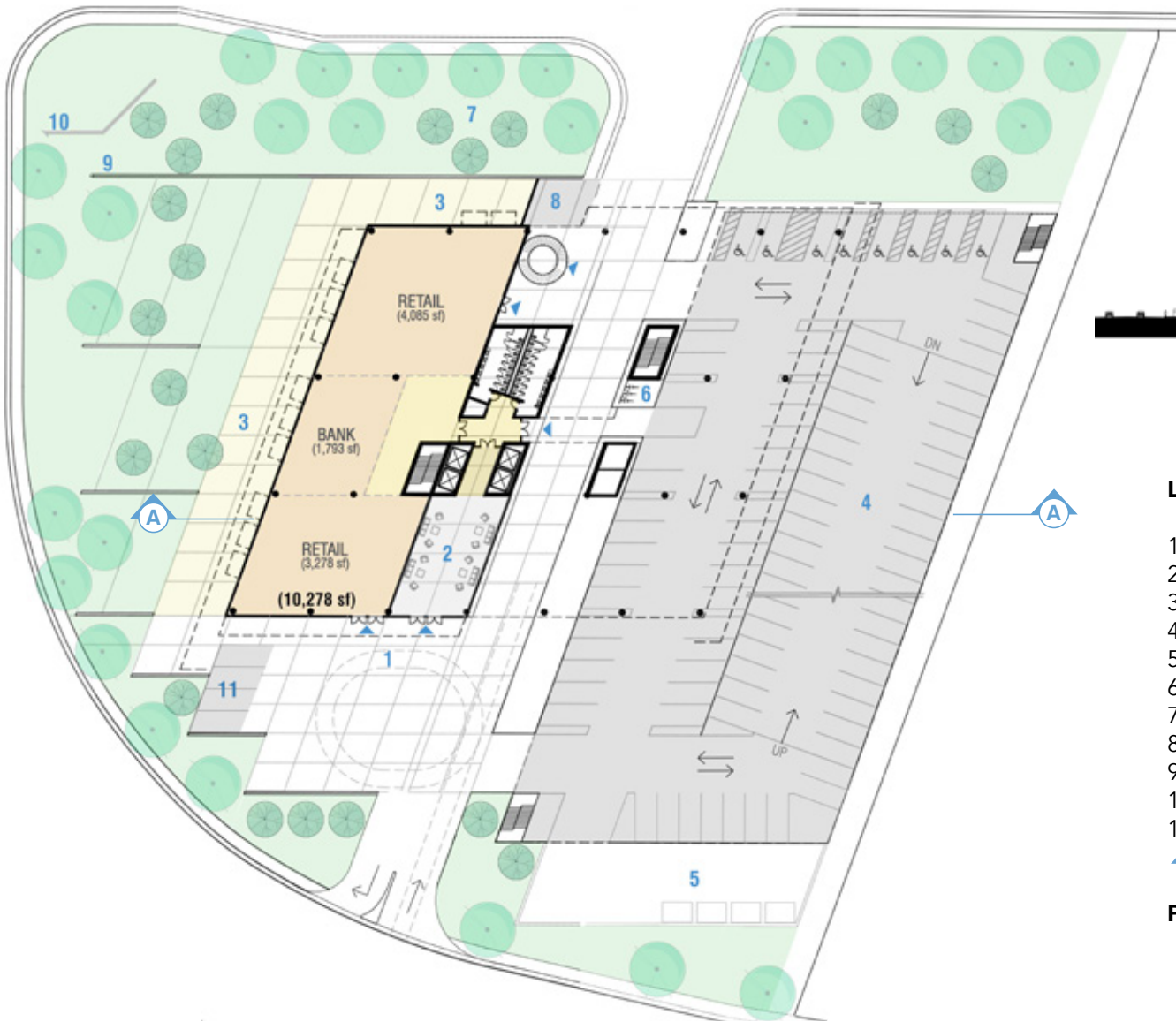
Updated: 11.04.19



LEVEL 0 (Below Grade)

- 1. ELEVATOR LOBBY
- 2. ELECTRICAL
- 3. STORAGE
- 4. PARKING

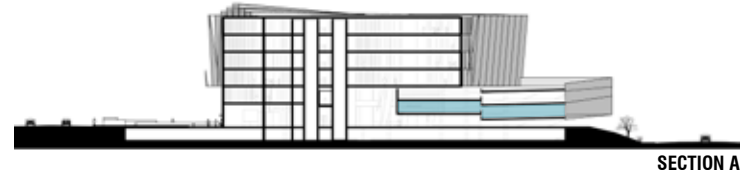
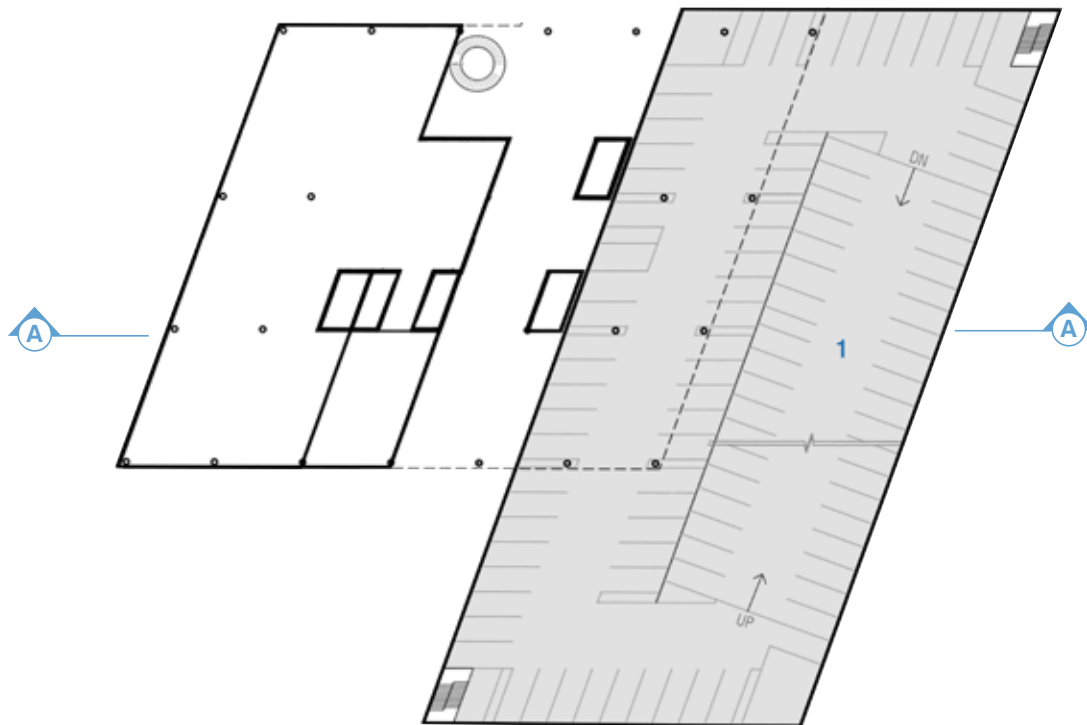
PARKING SPACES ON LEVEL 0: 252 SPACES



LEVEL 1

- 1. ENTRY PLAZA / VALET
- 2. OFFICE LOBBY
- 3. FOOD HALL
- 4. OUTDOOR PATIO / DINNING
- 5. PARKING STRUCTURE
- 6. SERVICE YARD / TRASH ENCLOSURES
- 7. BIKE RACKS
- 8. LANDSCAPE AREA
- 9. LOADING AREA
- 10. PROPOSED SIGNAGE LOCATION
- 11. EXISTING DEVELOPMENT SIGNAGE
- ▲ ENTRY

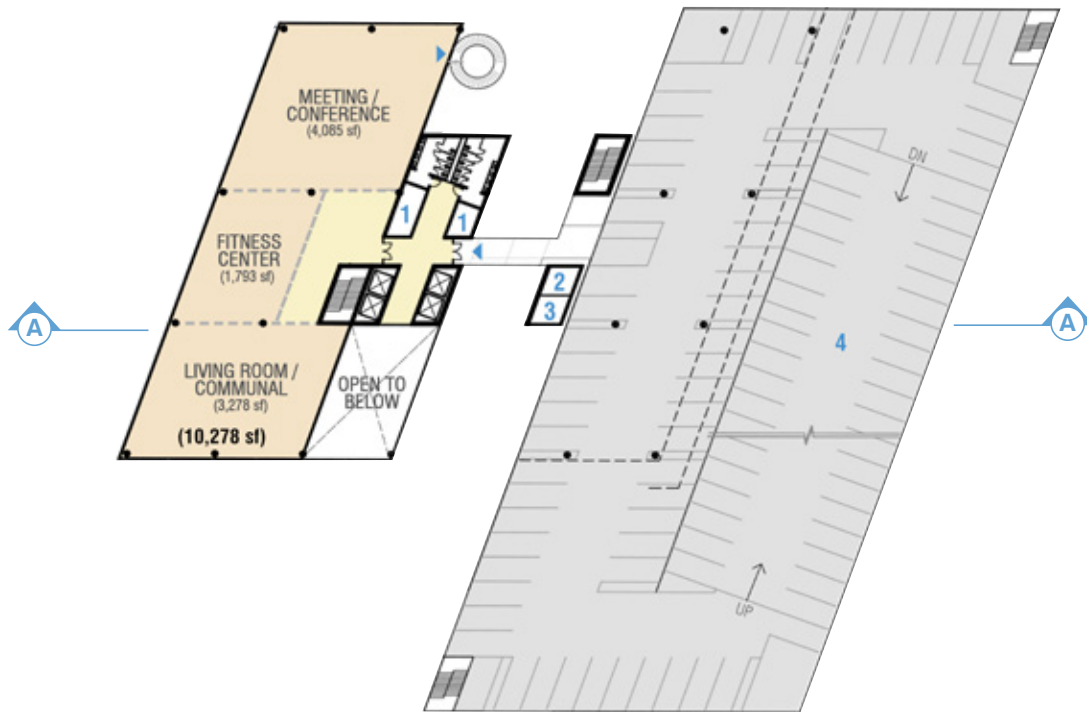
PARKING SPACES ON LEVEL 1: 99 SPACES



LEVEL 1.5

1. PARKING STRUCTURE

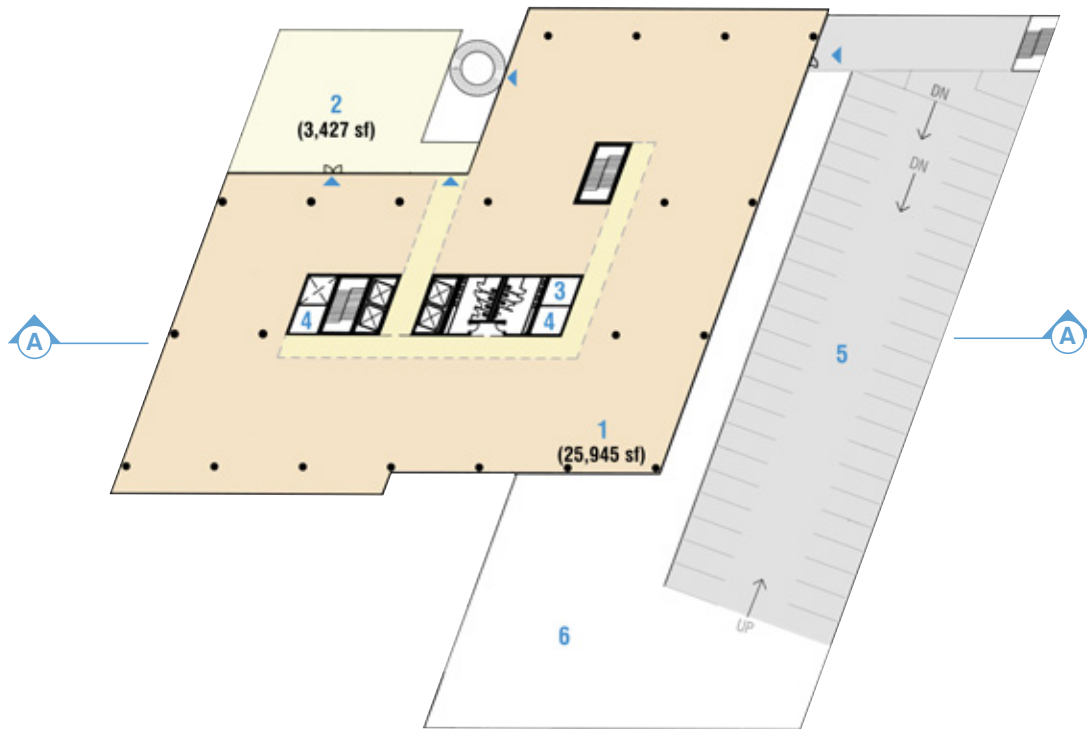
PARKING SPACES ON LEVEL 1.5: 105 SPACES



LEVEL 2

- 1. STORAGE
- 2. ELECTRICAL
- 3. TELE / DATA
- 4. PARKING STRUCTURE

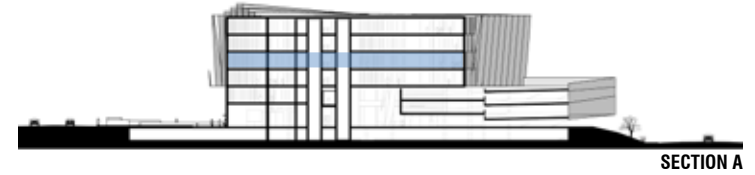
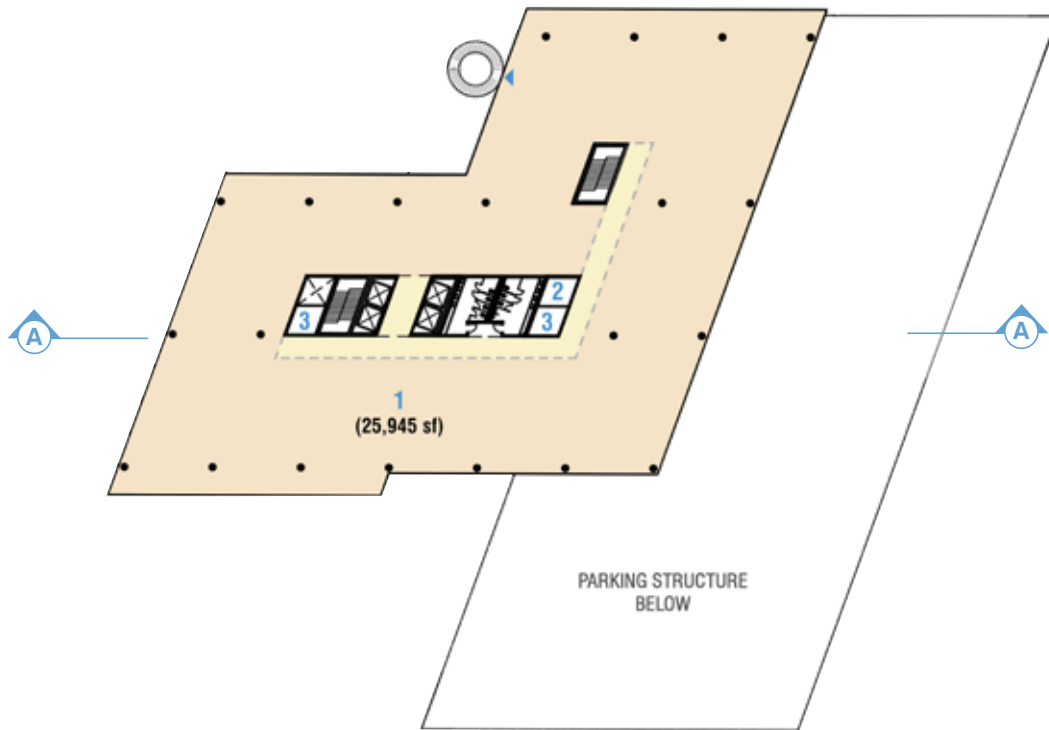
PARKING SPACES ON LEVEL 2: 98 SPACES



LEVEL 3

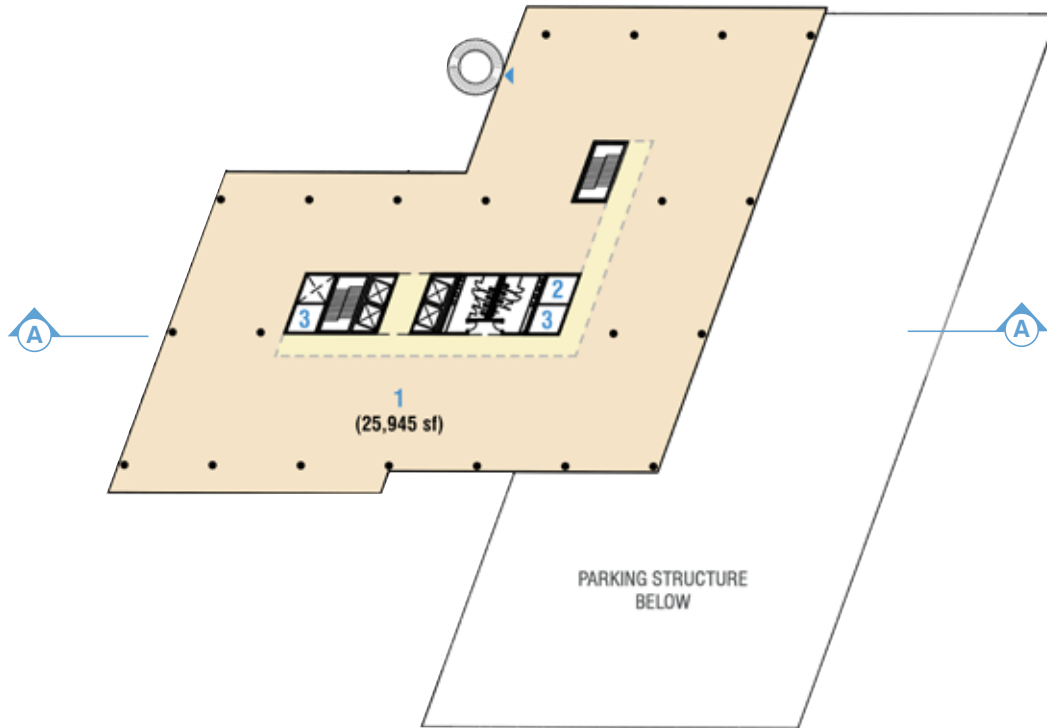
- 1. LEASE SPACE
- 2. ELEVATED DECK
- 3. ELECTRICAL
- 4. TELE / DATA
- 5. PARKING STRUCTURE
- 6. PARKING STRUCTURE BELOW

**PARKING COUNT AT RAMP
ACCOUNTED FOR ON LEVEL 2**



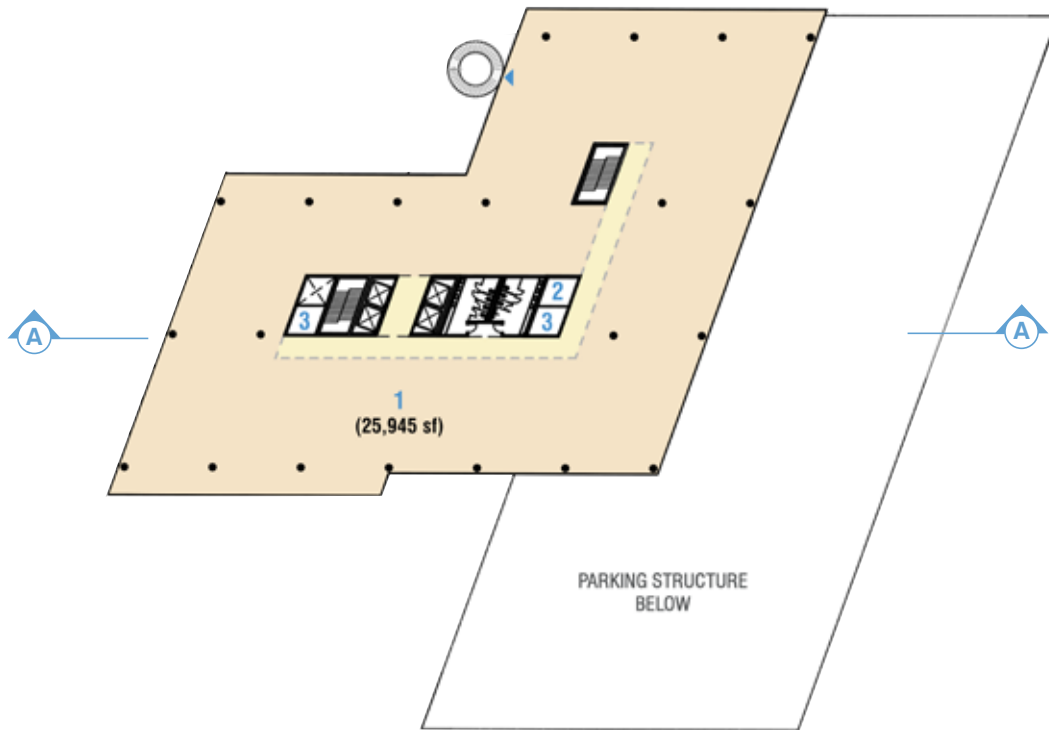
LEVEL 4

- 1. LEASE SPACE
- 2. ELECTRICAL
- 3. TELE / DATA



LEVEL 5

- 1. LEASE SPACE
- 2. ELECTRICAL
- 3. TELE / DATA



LEVEL 6

- 1. LEASE SPACE
- 2. ELECTRICAL
- 3. TELE / DATA

777 E. Sunset Rd.
Las Vegas, NV 89119

PICTURES



ARCHITECT

richard+bauer is a studio based, integrated architectural and interior design firm predicated on the idea that sustainable design permeates every level of the work, from site to landscape, building envelope, building systems, interior spaces and furnishings. Since the firm's start in 1996, the programming, planning, and design of public buildings has been an essential part of the work.

The company's success in the pursuit of design excellence is evidenced by national acclaim in the form of awards and publications of past projects. The firm has received many local, regional, national and international design awards including the American Institute of Architects "National Honor Award" for Architecture. The firm was recognized as an "Emerging Voice" by the Architectural League of New York, one of the "New Vanguard" by Architectural Record, "Firm of the Year" by AIA Arizona, and "Designers of the Year" by Contract Magazine.





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SITE PLAN

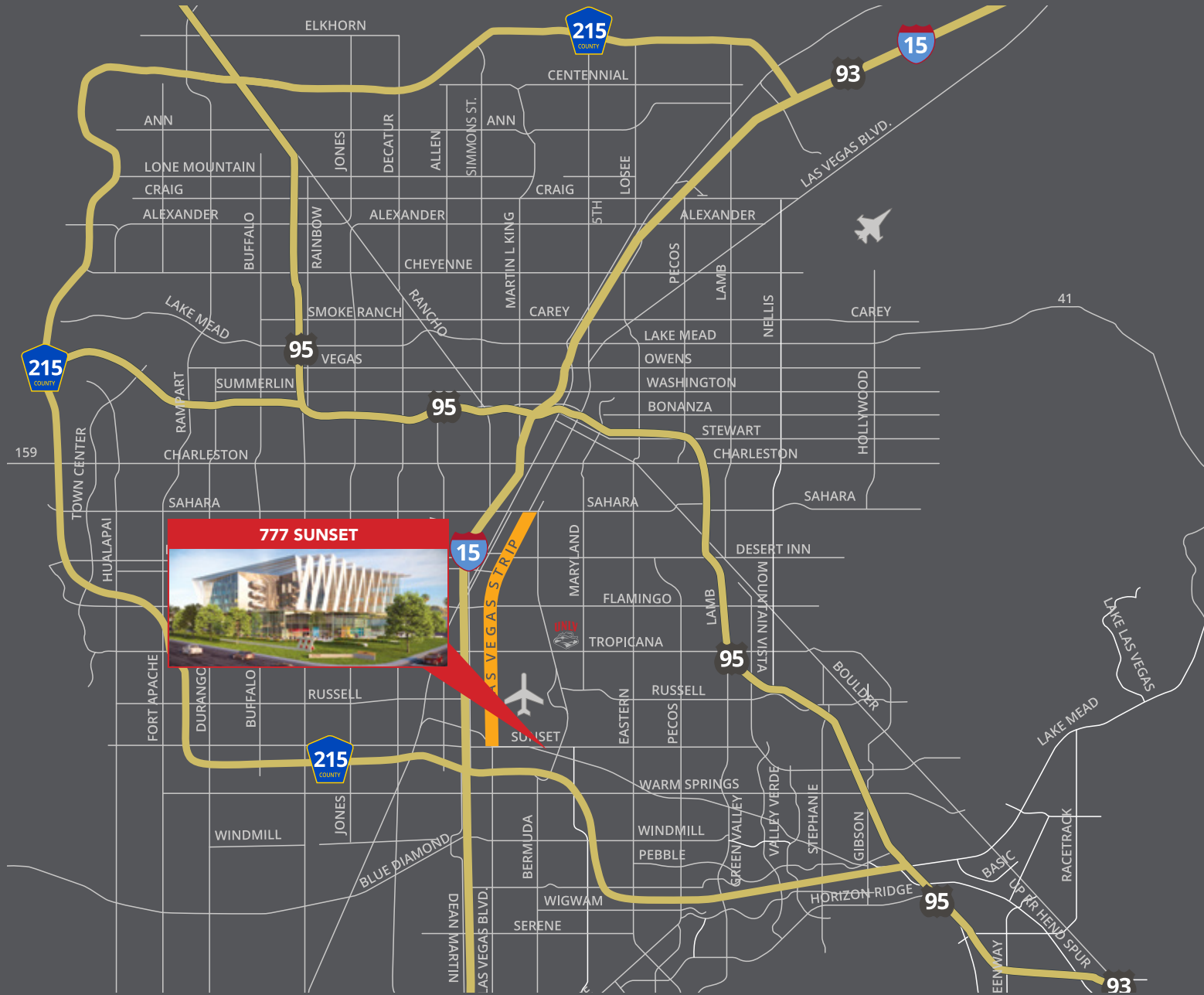
McCarran

INTERNATIONAL AIRPORT



777 E. Sunset Rd.
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OVERALL MAP



777

SUNSET



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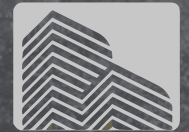
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