



PROPERTY FEATURES

7690 W. Sahara Ave is a freestanding single tenant office building with Class A finishes consisting of approximately 10,000 SF. The building has direct frontage on W. Sahara offering great signage and exposure to the high Sahara traffic counts and with easy ingress and egress to the building.

The building consists of a large reception area with a built in reception counter and desk, one large and one smaller conference room with custom built-ins off the reception. 12 perimeter offices on the window line 4 of those larger executive size offices, 4 more internal offices, four open cubical areas, full break room, multi stall men's and women's restrooms.

- For Lease \$1.50 NNN or For Sale \$2,250,000
- Many nearby amenities
- Great Location in the West Submarket
- Good access to the 215 Beltway
- Freestanding Single Tenant Building (10,000 SF)
- Great Visibility on the highly trafficked street of West Sahara
- Well maintained and upgraded building
- Building has signage and frontage on Sahara

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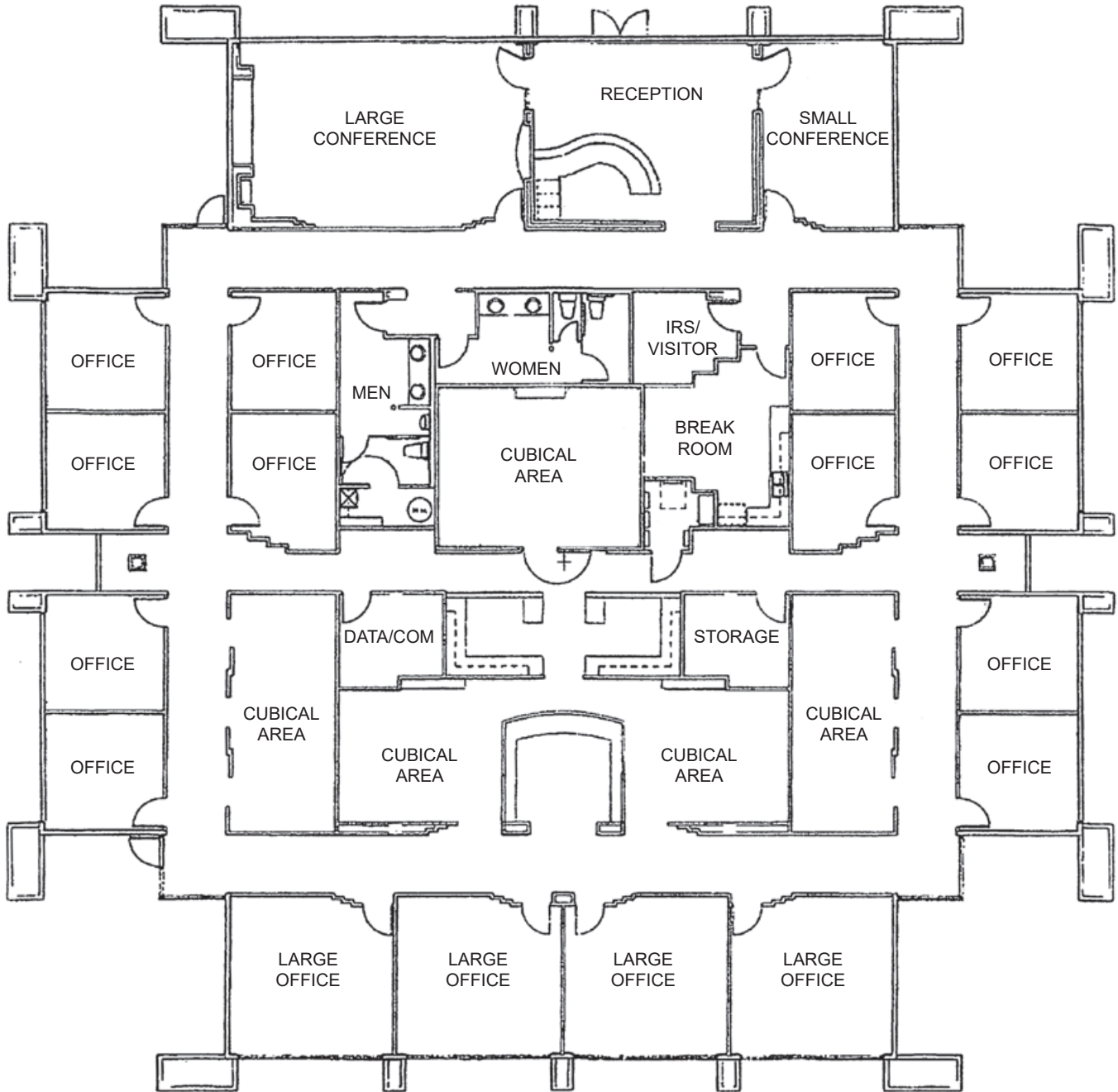
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**CUSHMAN &
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FOR SALE OR LEASE
7690 Sahara
Las Vegas, NV 89117

FLOORPLAN



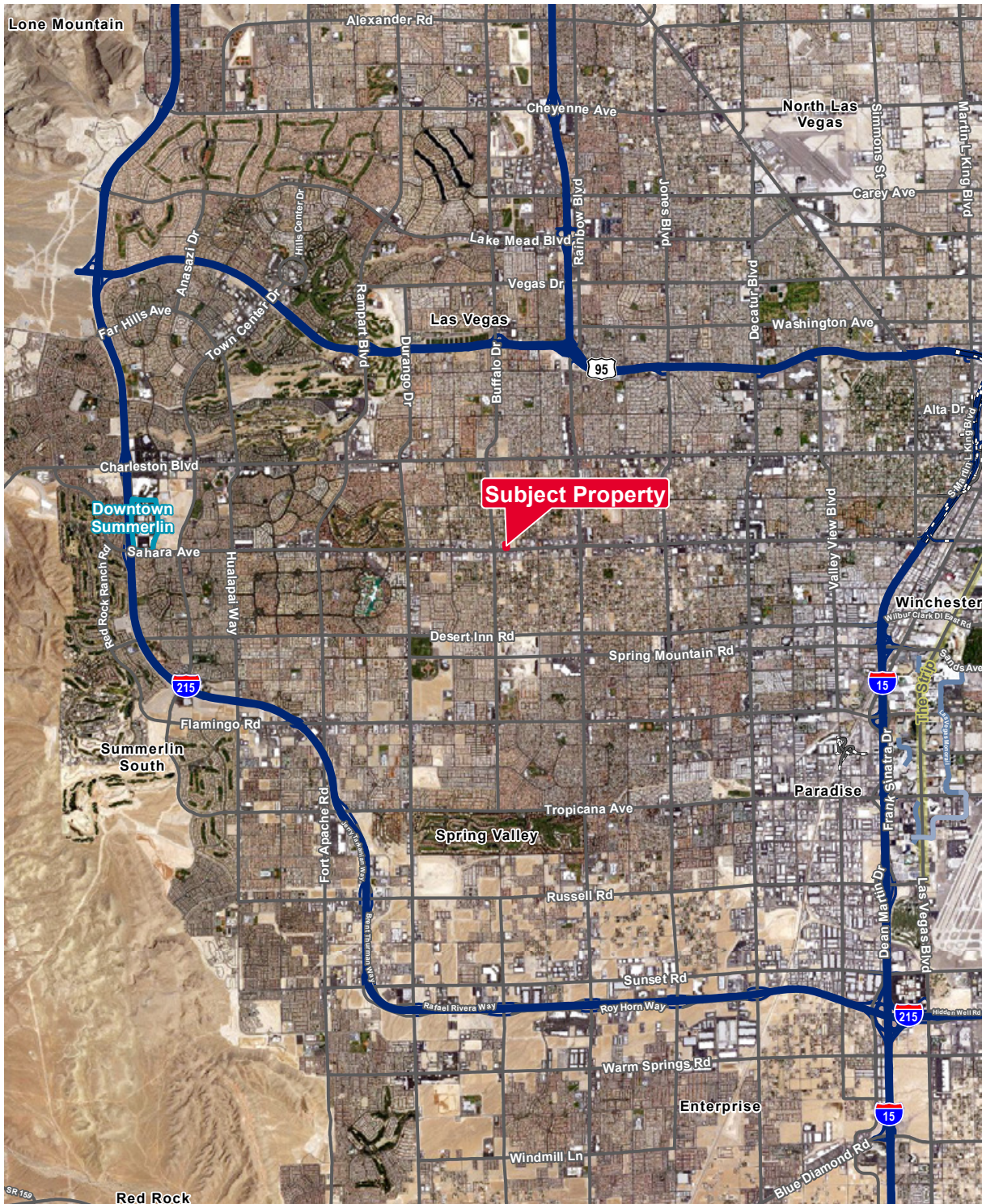
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