



SUNSET PARKWAY

AVAILABLE FOR LEASE

33,800 SQUARE FEET (P.O.L.)

Building Features:

- Building 9: 122,000 SF
(Divisible to 33,800 sq. ft.)
- Offices: Office: ±9,000 SF
- Clearance: 28' minimum at first column
- Sprinklers: ESFR sprinkler system
- Power: 300 amp, 277/480 volt, 3 ph, 4 wire
(Expandable)
- Loading: 8 Dock High Loading Doors
1 Ground Level
- Column Spacing: 50' x 50' (typical)
- Parking: Ample

M1 Zoning

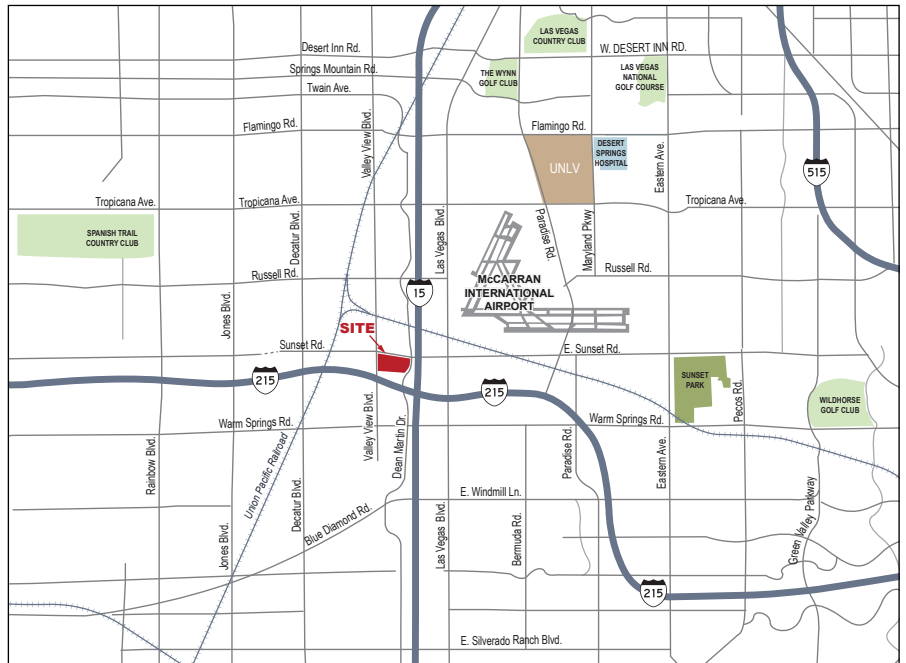
Recessed storefront entries & accents

Location:

- Part of an 80 acre master-planned business park
- Conveniently located near Las Vegas Blvd ("The Strip") and convention facilities
- Adjacent to McCarran International Airport
- I-15 access Russell Road



3451 W. Martin Avenue, Suite C, Las Vegas, Nevada



MAJESTIC REALTY CO.

R.E. License #0036596 (NV)

FOR ADDITIONAL INFORMATION:

Bill Hayden

whayden@majesticrealty.com

Rod Martin

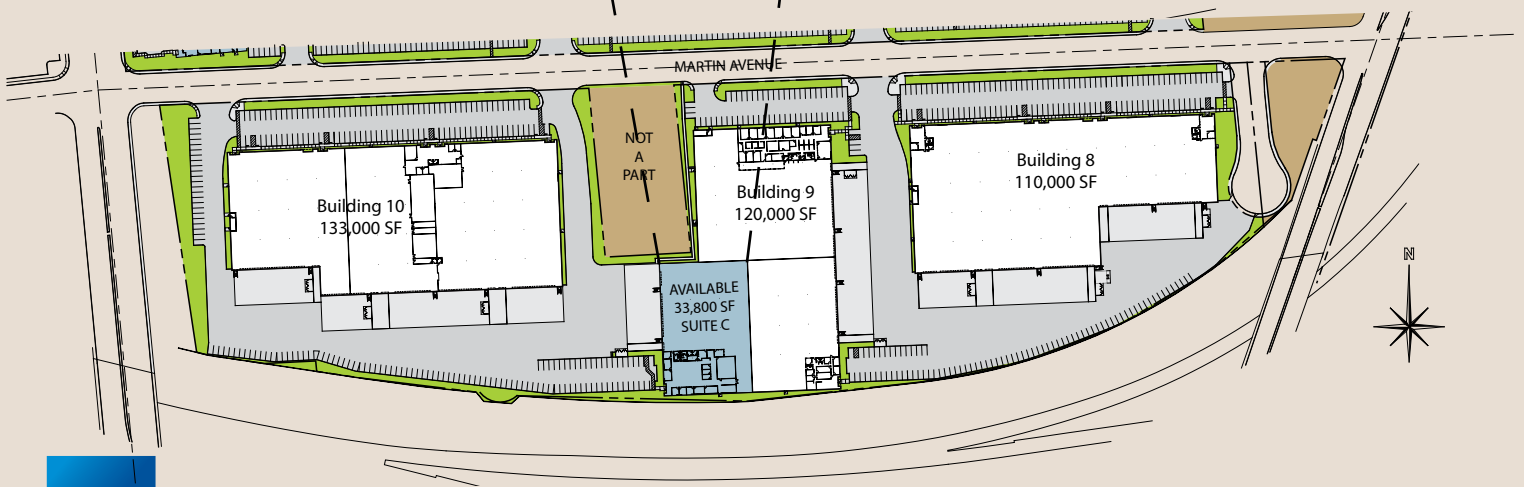
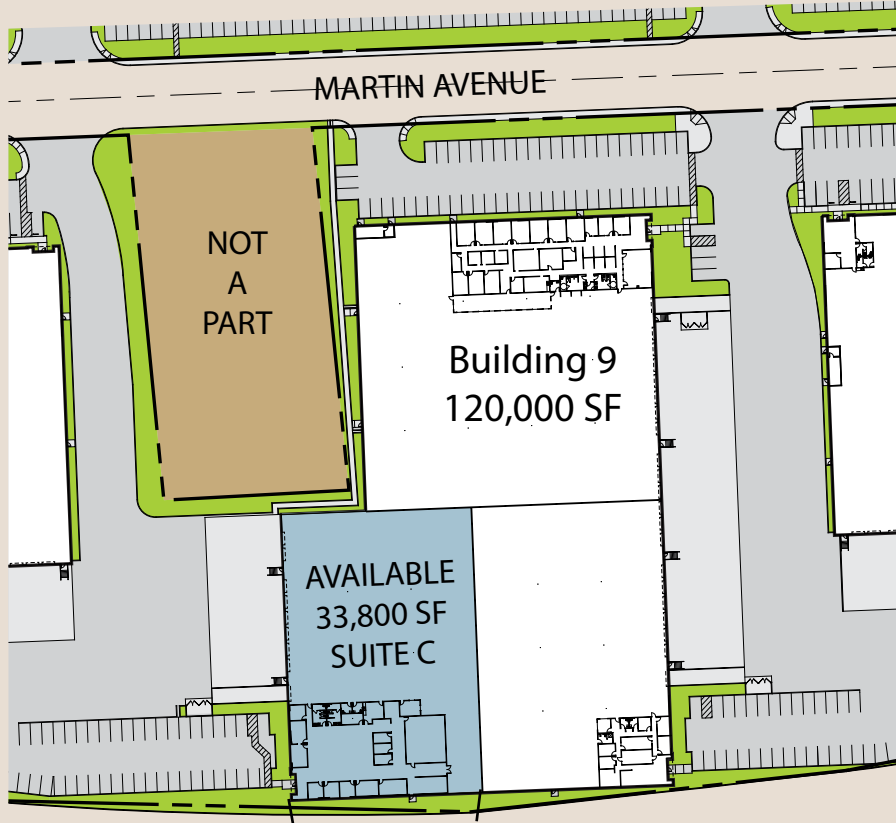
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Tel **702-896-5564**



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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.