

UNDER NEW OWNERSHIP & MANAGEMENT

Village Square



HIGH-END, SECOND FLOOR OFFICE SUITES

FOR LEASE

9330, 9340, 9420 & 9440 W. SAHARA AVE.
LAS VEGAS, NV 89117

Village Square is a 240,000 SF± office/retail center centrally located in a prime commerce area. Great for office users looking for lots of traffic and excellent exposure. Project is within easy access to Summerlin, Downtown, The "Strip" and McCarran International Airport. Site offers an abundance of surface parking spaces, as well as secured underground parking at Building 9330.

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VILLAGE SQUARE

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FOR LEASE



PROPERTY DETAILS

- Near the busy signalized intersection of Sahara & Fort Apache
- One suite available - 2,900 SF±
- Abundant surface parking & secured underground parking available at Building 9330
- Move-in ready spaces
- Building signage available
- On-site amenities, including: restaurants, theater, shopping, banking.
- Centrally located with easy access to Summerlin, Downtown, The "Strip" and McCarran International Airport
- Minutes to I-215 via Sahara and Summerlin Parkway via Fort Apache
- Base Monthly Rent: **\$1.60/SF MG**



Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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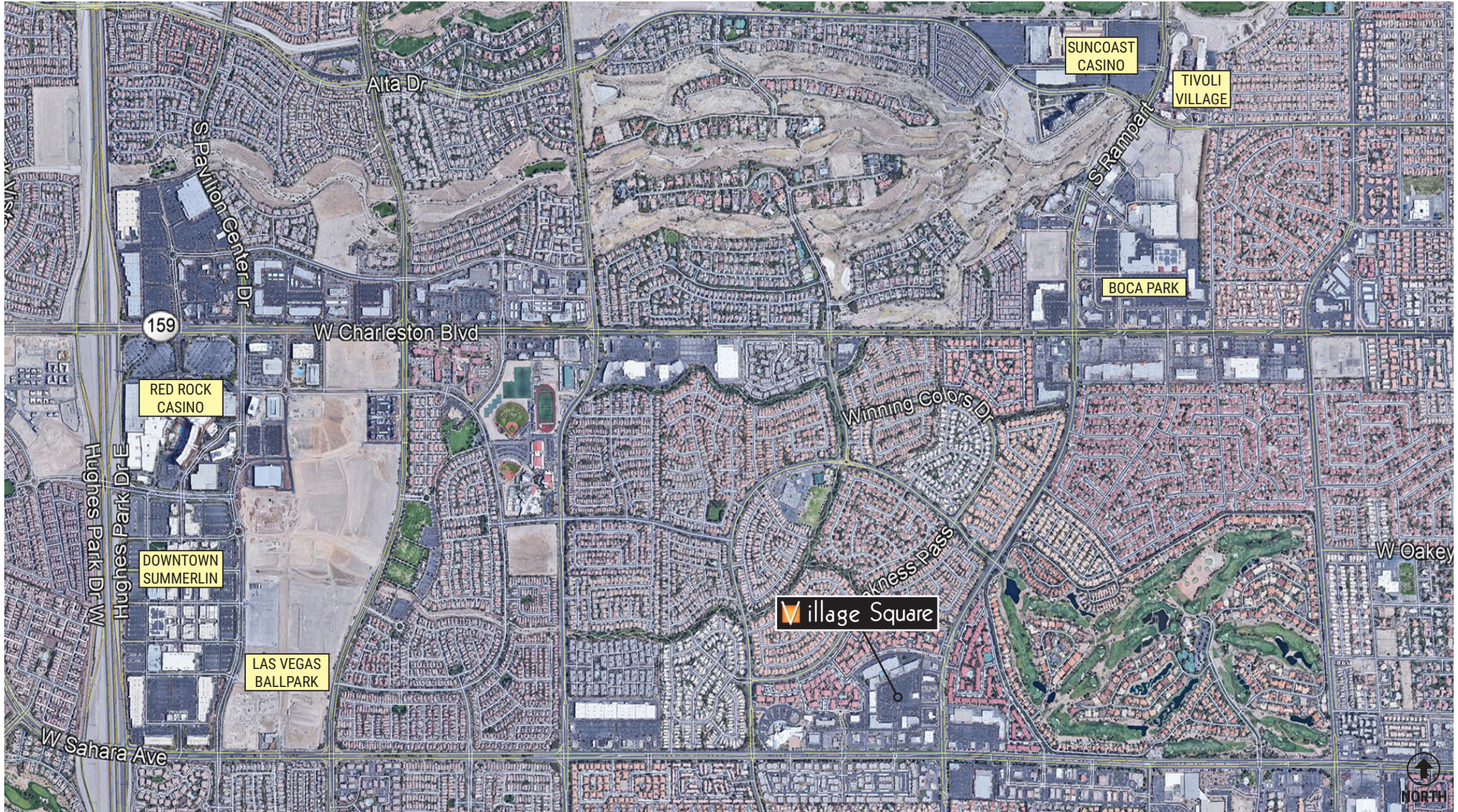
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2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24,275	152,736	368,169
EST. AVERAGE HH INCOME	\$84,255	\$90,447	\$84,997

SITE PLAN



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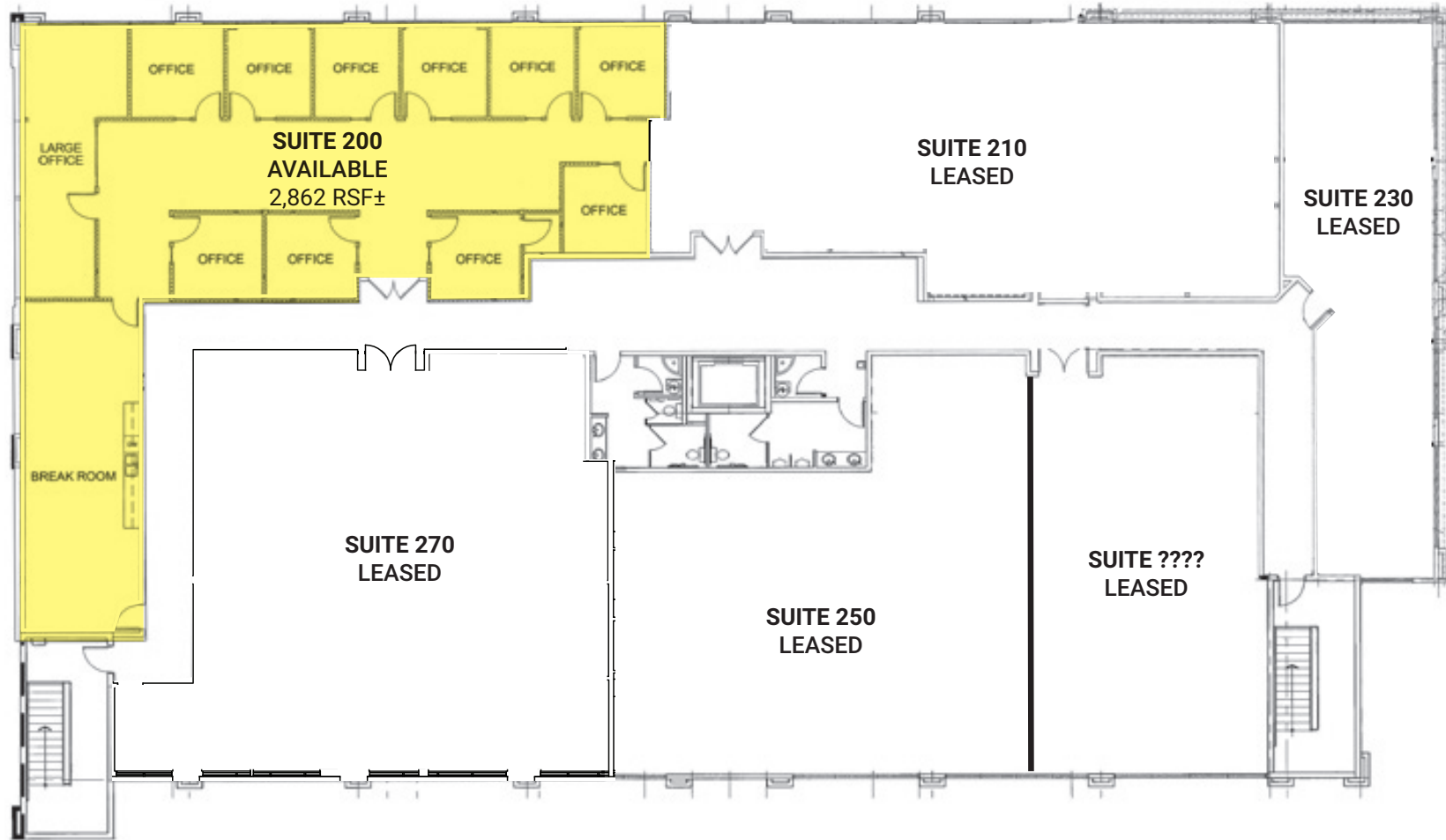


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BUILDING 9330 - AVAILABLE SUITES



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