CUSHMAN & WAKEFIELD

FOR LEASE The Lakes Business Park 8861 W. Sahara Ave. / Las Vegas, NV 89117



PROPERTY FEATURES

8861 W. Sahara Ave is a two story office building with Class A finishes consisting of 25,792 SF, located in the Lakes Business Park. 8861 W. Sahara Ave. offers a beautifully decorated lobby area. The building has direct frontage on W. Sahara with easy engrees and igress to the building.

- Great Location in the West Submarket
- Suites from ±1,266 RSF to 3,893 RSF
- \$1.65/sf Modified Gross
- Well maintained building and office park
- Many nearby amenities

- Good access to the 215 Beltway
- Great Visibility on the highly trafficked street of West Sahara
- Building has frontage on Sahara
- 3-5 year lease term



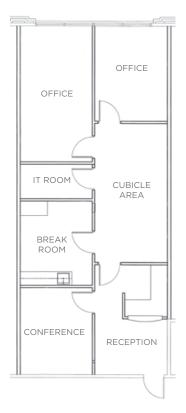
Bob Hawkins +1 702 688 6959 bhawkins@comre.com 6725 Via Austi Pkwy. Suite 275 Las Vegas, NV 89119 Main +1 702 796 7900 Fax +1 702 796 7920 comre.com

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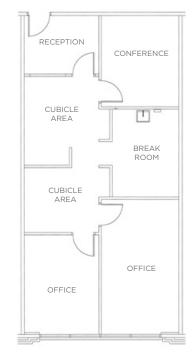
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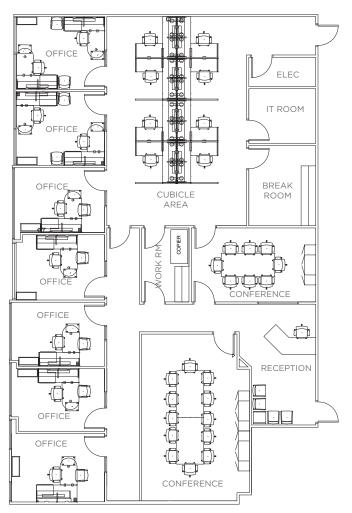
SUITE 210 1,346 RSF



SUITE 230 1,266 RSF



SUITE 260 3,893 RSF

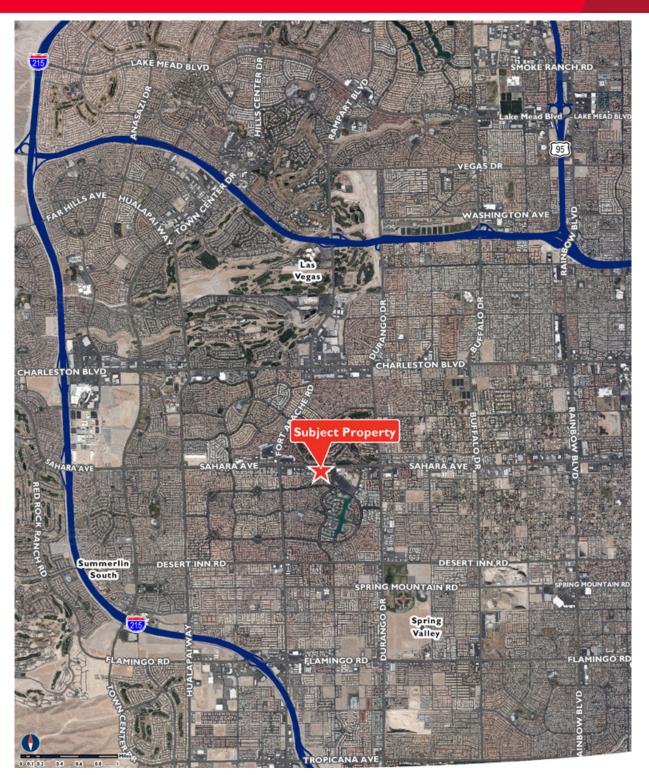


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