



**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 igrress 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**  
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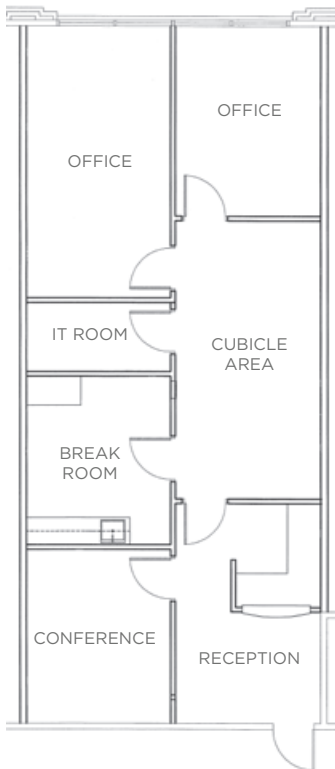
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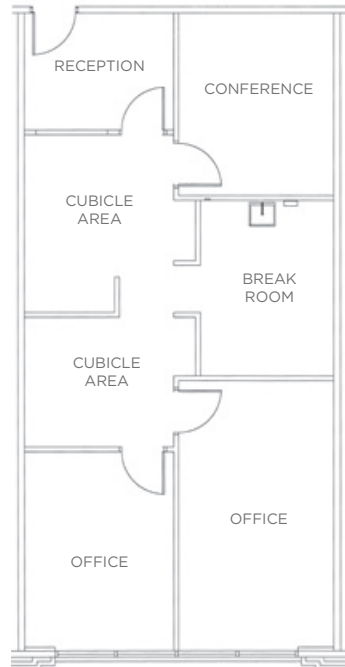
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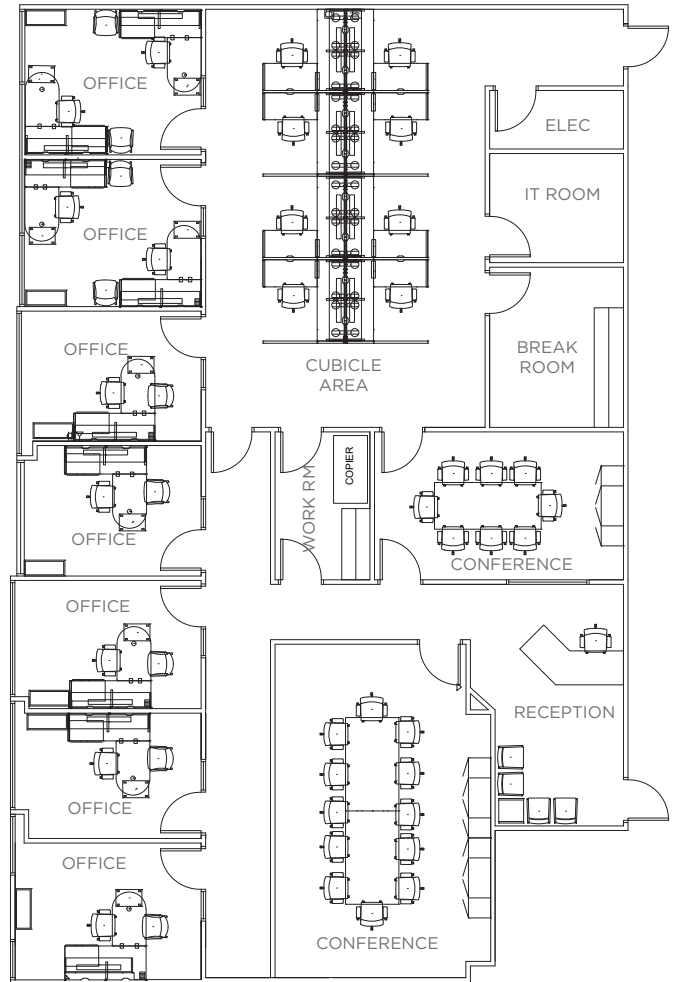
**SUITE 210**  
**1,346 RSF**



**SUITE 230**  
**1,266 RSF**



**SUITE 260**  
**3,893 RSF**



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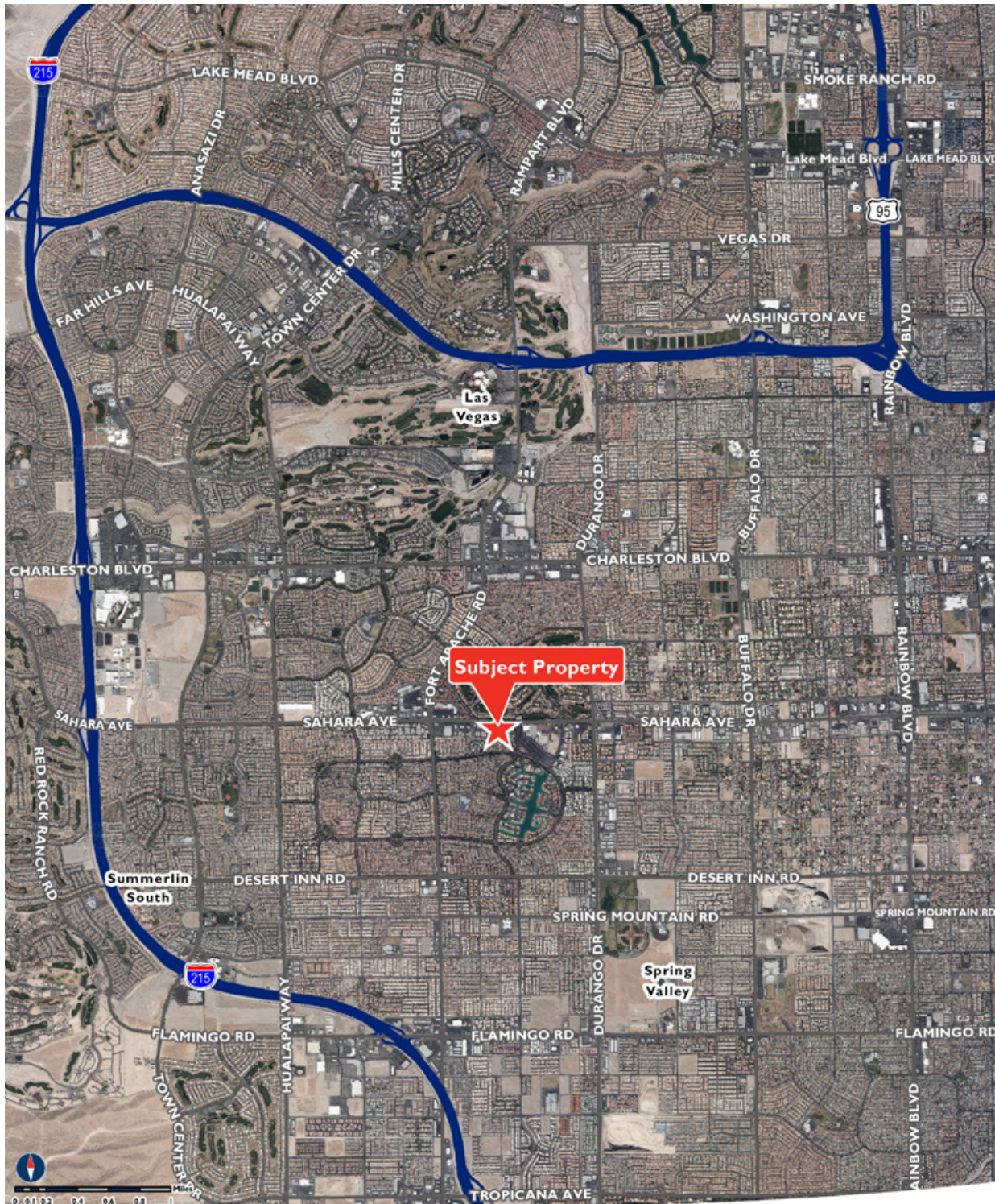


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