

# EAST SAHARA COMMERCE CENTER

4405-4425 E. SAHARA AVE.  
LAS VEGAS, NV 89104

±2,431 - 3,446 RSF AVAILABLE



**CUSHMAN & WAKEFIELD**

**COMMERCE**

REAL ESTATE SOLUTIONS • COMRE.COM  
INDEPENDENTLY OWNED AND OPERATED

OFFICE / WAREHOUSE SPACE FOR LEASE



**\$250 Visa Gift Card**



## PROPERTY FEATURES

- Price: \$0.29 - \$0.59 NNN
- CAM: \$0.16
- Located at East Sahara Ave. and S. Lamb Blvd.
- Convenient access to Boulder Highway and US -95
- ±2,431 - 3,446 SF of available space
- Grade-level loading doors
- 16' clear height
- Well-maintained and professionally-managed by The Brookhollow Group
- Tenant monument signage available



For more information, please contact:

**BOB HAWKINS**

702.688.6959

bhawkins@comre.com

CUSHMAN & WAKEFIELD | COMMERCE

3773 Howard Hughes Parkway, Suite 100 S

Las Vegas, Nevada 89169

(702) 796 7900

www.comre.com

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path: K:\1 - Projects\Las Vegas Office\Bob Hawkins\Flyers\4405-4425 E sahara Ave

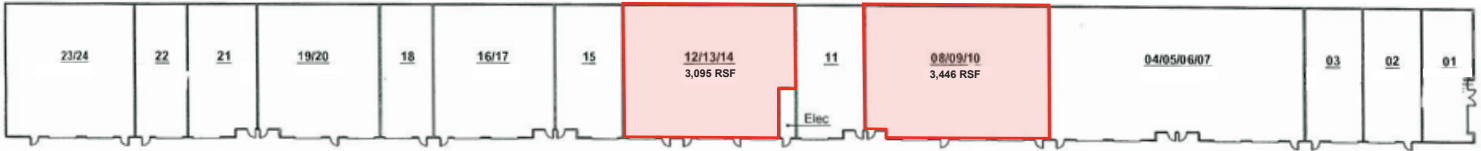
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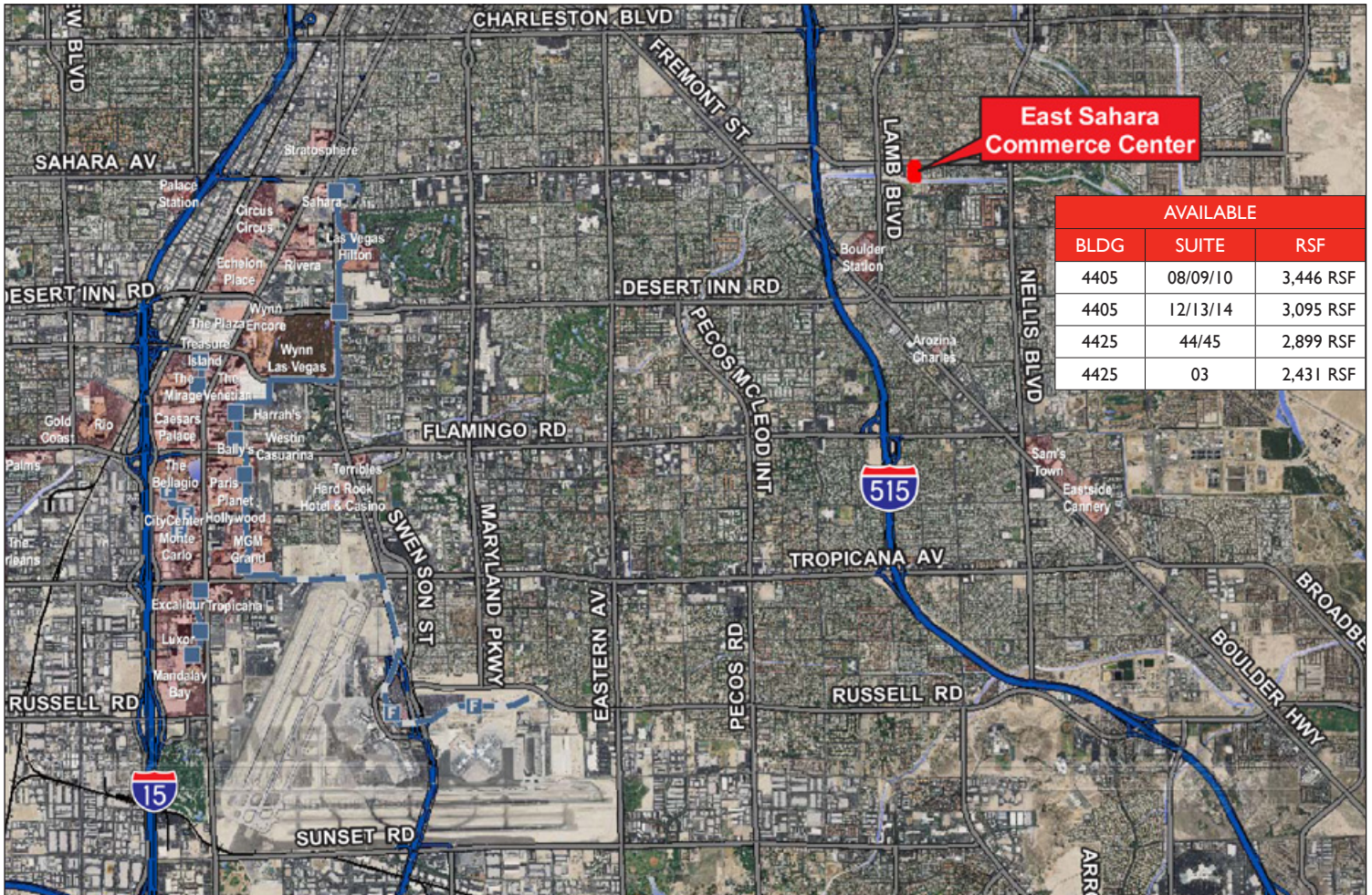
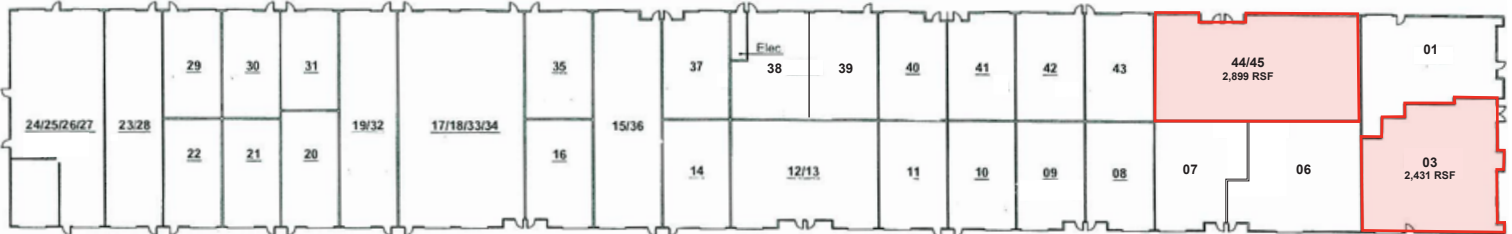
FOR LEASE

VACANT

## 4405 E. Sahara Avenue



## 4425 E. Sahara Avenue



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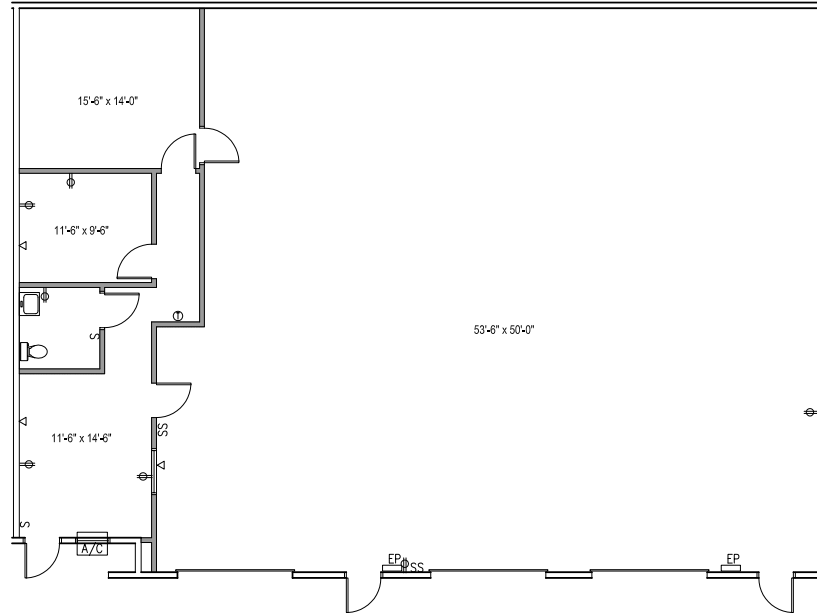
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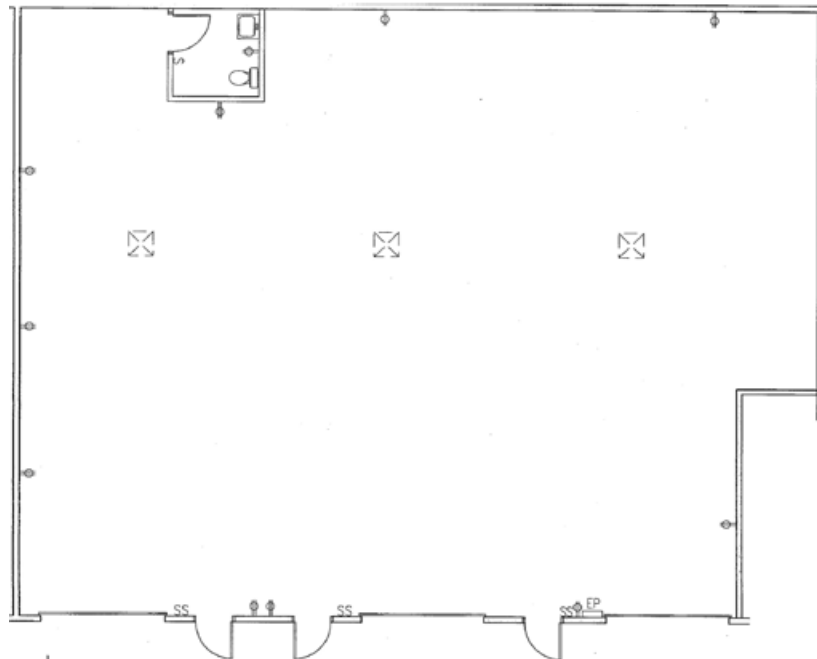
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## 4405 East Sahara Avenue

Suite 8/9/10 - 3,446 RSF



Suite 12/13/14 - 3,095 RSF



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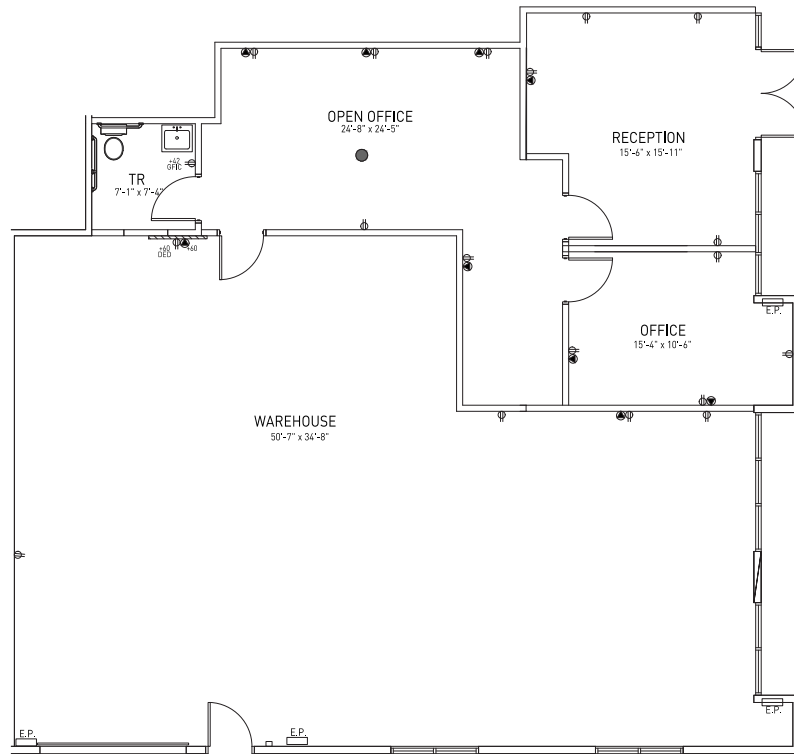
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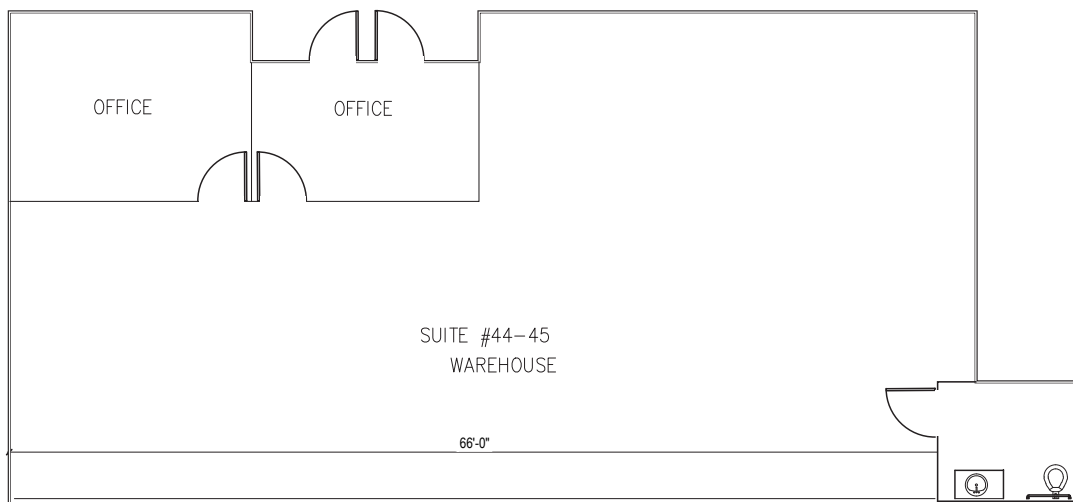
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## 4425 East Sahara Avenue

### Suite 3 - 2,431 RSF



### Suite 44/45 - 2,899 RSF



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