



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

Sahara Buffalo Business Park

7795 W. Sahara Ave. / Las Vegas, NV 89117



PROPERTY FEATURES

7795 W. Sahara is a one story office/retail building consisting of 13,782 SF, located at the busy intersection of Sahara Avenue and Buffalo Drive. Consisting of 5 units total, Sahara Buffalo Business Park offers new construction with custom stonework columns and great street visibility as the property is located on the hard corner (SEC) of Sahara and Buffalo. We only have two suites available suite 107 which is 1,293 RSF, and Suite 108, which is 2,576 RSF. You can combine both spaces for a total of 3,869 RSF.

- Great Location in the West Submarket
- Hard Corner of Sahara Ave. & Buffalo Dr.
- \$1.60/sf NNN \$0.35/sf CAM
- One 1,293 RSF and one 2,576 RSF suite available
- Well maintained building with new construction
- Excellent visibility in a highly trafficked area
- Pylon Signage Available on busy intersection
- Ample Parking w/ covered parking available

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3773 Howard Hughes Pkwy.
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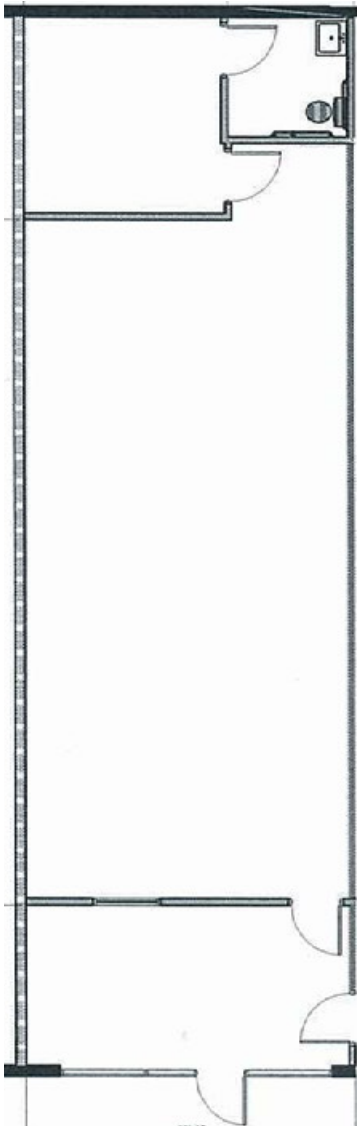
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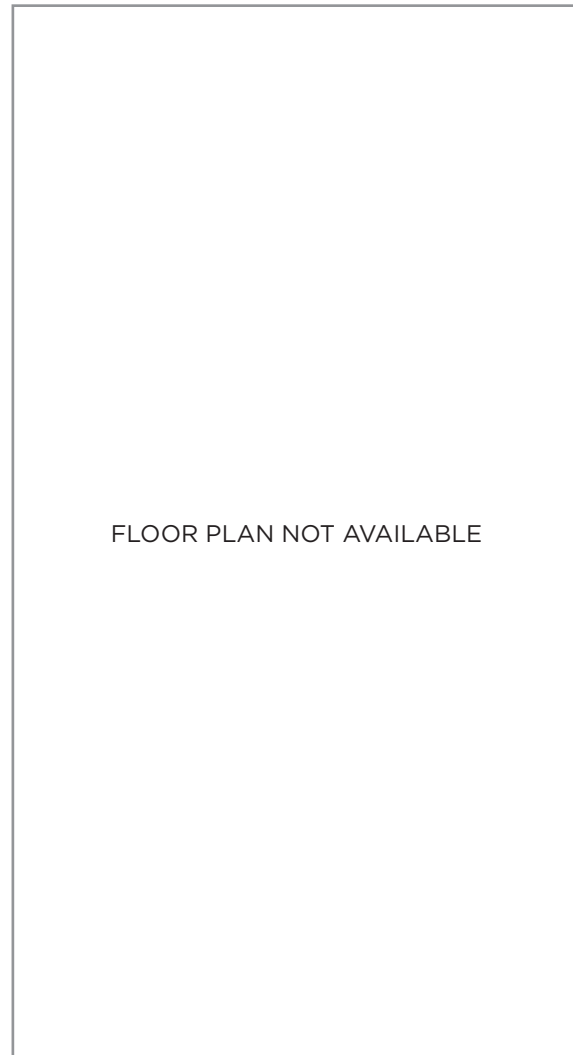
SUITE 107 - 1,293 SF

All wide open space with a restroom in the rear of the space.



SUITE 108 - 2,576 SF

All wide open space with two restroom in the rear of the space.



FLOOR PLAN NOT AVAILABLE

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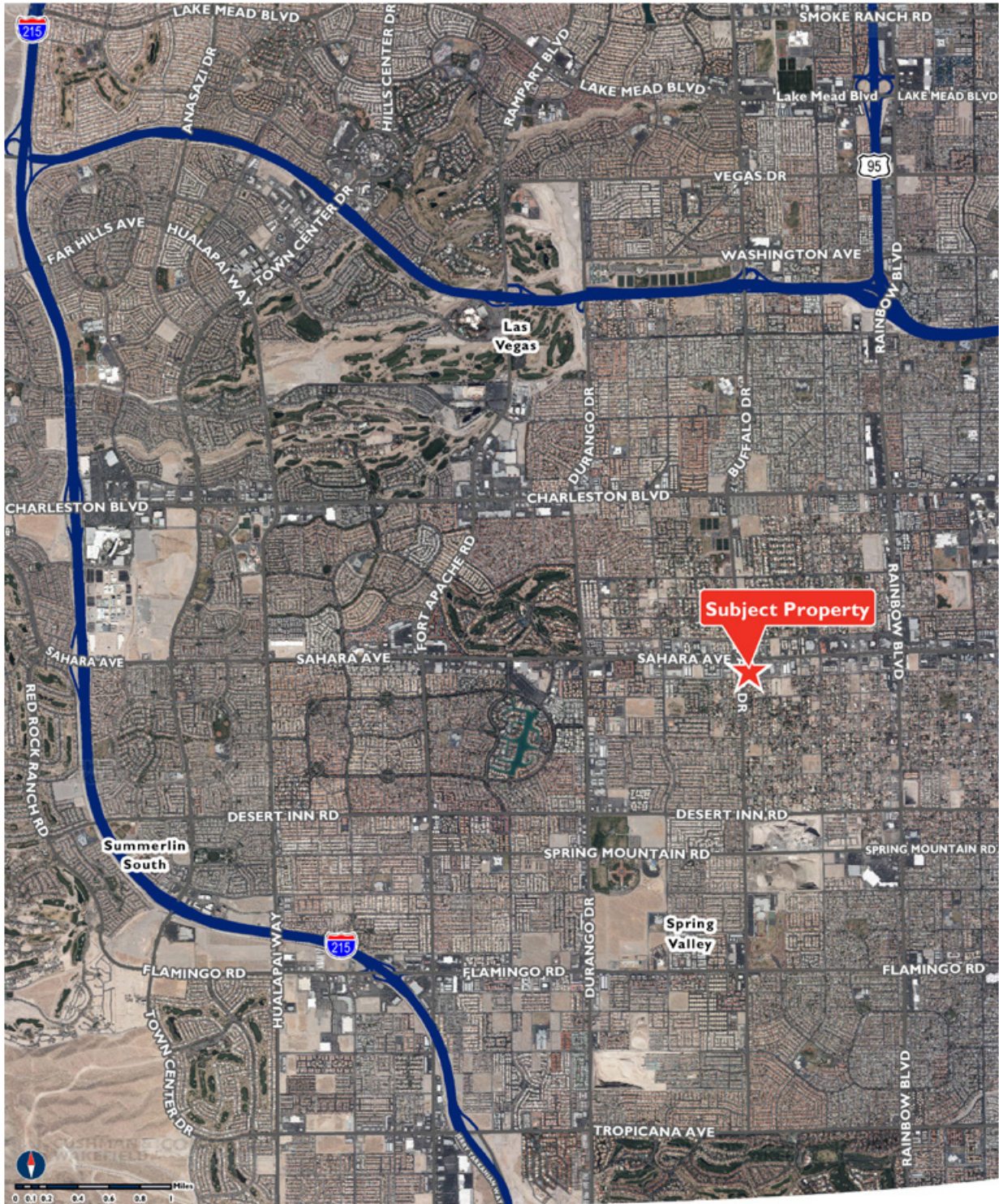


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