

**AVISON
YOUNG**

FLEX/INDUSTRIAL AVAILABLE FOR LEASE

SOUTHWEST SUNSET CORPORATE CENTER

6658, 6678, 6688, 6718, 6728, 6738 West Sunset Road
Las Vegas NV 89118



Located within the rapidly-growing 215 corridor, this prime property in the Southwest submarket will have six flex/industrial buildings ranging from 19,200 sf to 28,200 sf in size. The site is situated on Sunset Road and Rainbow Blvd. offering easy access to the 215 Beltway.

- Brand new industrial/office spec suites
- From 2,400 sf to 28,200 sf available for lease
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Professionally managed and maintained
- Zoned M-D (Clark County)

Partnership. Performance.

AVISON YOUNG
10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
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OWNED BY **MARK IV** CAPITAL

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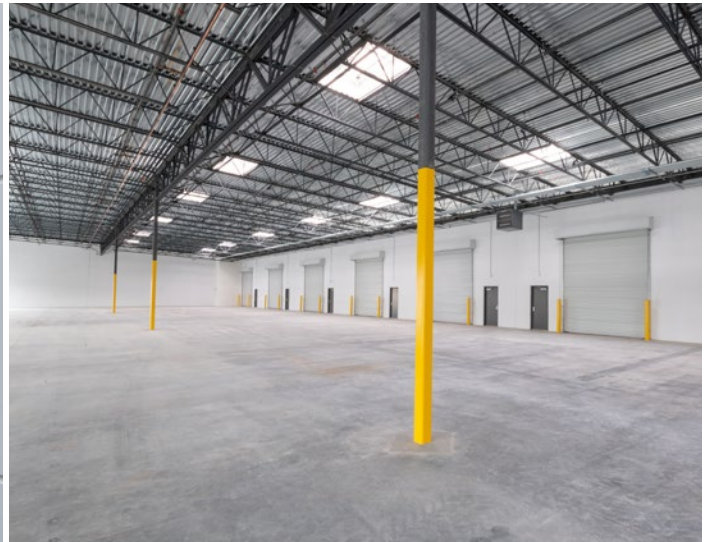
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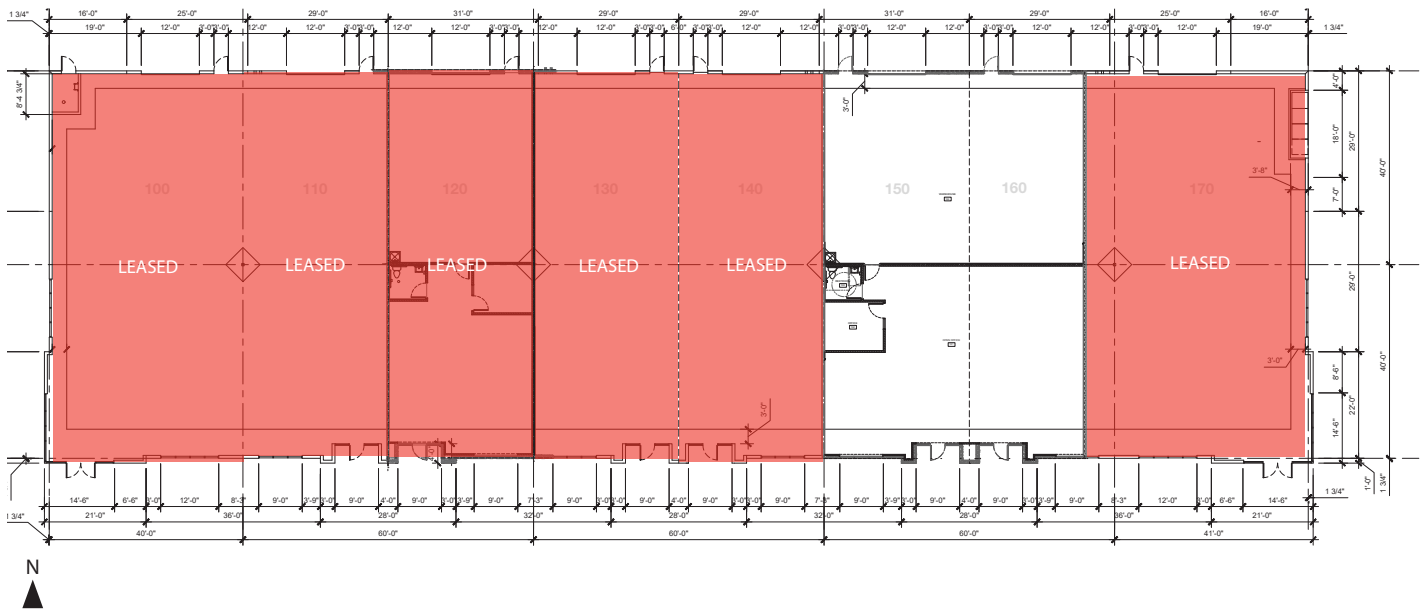
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6738 W Sunset Road • Las Vegas • NV 89118

Building A	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf
6738	150	±4,321	2,125	2,196	2 (12' x 14')	\$1.55	\$0.19*

* NNN expenses for 2020 only. Subject to change.



BUILDING FEATURES

- ±20,970 total sf
- Build to suit
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf



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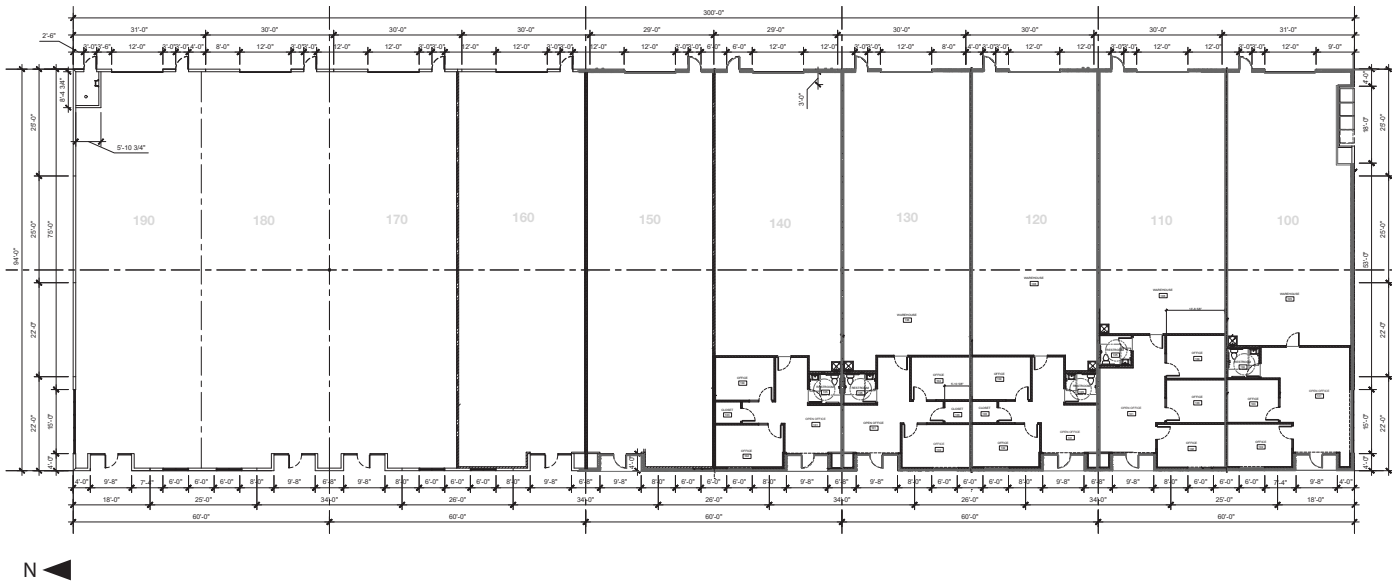
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SOUTHWEST SUNSET CORPORATE CENTER

6728 W Sunset Road • Las Vegas • NV 89118

Building C	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf
6728	100	±2,745	843	1,902	1 (12' x 14')	\$1.35	\$0.19*
6728	110	±2,820	927	1,893	1 (12' x 14')	\$1.30	\$0.19*
6728	120	±2,820	749	2,071	1 (12' x 14')	\$1.28	\$0.19*
6728	130	±2,820	749	2,071	1 (12' x 14')	\$1.28	\$0.19*
6728	140-150	±5,640	757	4,883	2 (12' x 14')	\$1.17	\$0.19*
6728	160	±2,800	BTS	BTS	1 (12' x 14')	Call for rate	\$0.19*
6728	170	±2,800	BTS	BTS	1 (12' x 14')	Call for rate	\$0.19*
6728	180	±2,800	BTS	BTS	1 (12' x 14')	Call for rate	\$0.19*
6728	190	±2,800	BTS	BTS	1 (12' x 14')	Call for rate	\$0.19*

* NNN expenses for 2020 only. Subject to change.



BUILDING FEATURES

- ±28,200 total sf
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf



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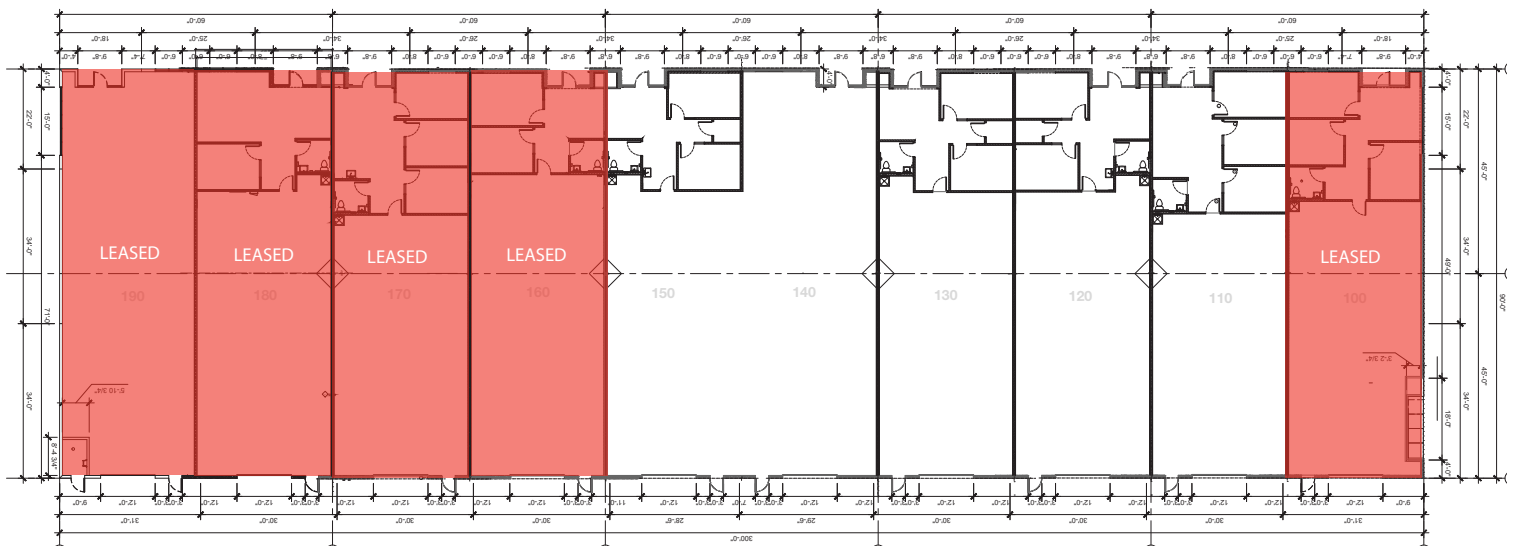
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SOUTHWEST SUNSET CORPORATE CENTER

6718 W Sunset Road • Las Vegas • NV 89118

Building D	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf
6718	110	±2,700	±927	±1,773	1 (12' x 14')	\$1.31	\$0.19*
6718	120	±2,700	±749	±1,951	1 (12' x 14')	\$1.29	\$0.19*
6718	130	±2,700	±749	±1,951	1 (12' x 14')	\$1.29	\$0.19*
6718	140/150	±5,400	±749	±4,651	2 (12' x 14')	\$1.17	\$0.19*
6718	160	±2,700	±660	±2,040	2 (12' x 14')	\$1.27	\$0.19*

* NNN expenses for 2020 only. Subject to change.



BUILDING FEATURES

- ±27,000 total sf
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf

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SOUTHWEST SUNSET CORPORATE CENTER

6688 W Sunset Road • Las Vegas • NV 89118

Building E	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf
6688	110	±2,400	±660	±1,740	1 (12' x 14')	\$1.26	\$0.19*
6688	140	±4,800**	±720	±4,080	2 (12' x 14')	\$1.10	\$0.19*

* NNN expenses for 2020 only. Subject to change.

** Units may be divided into 2,400 sf single suites. Lease rate subject to change



BUILDING FEATURES

- ±24,000 total sf
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
- Sprinklers
- Parking ratio: 2.5/1,000 sf



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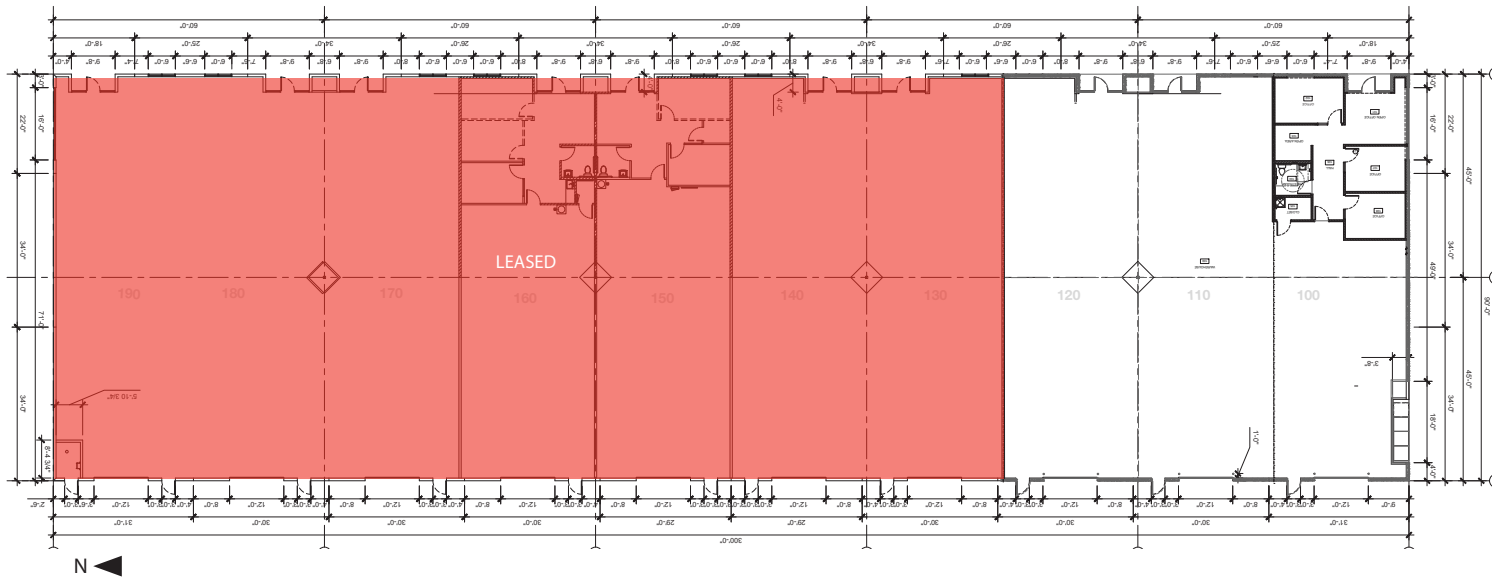
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Building F	Suite	Available SF	Office SF	Warehouse SF	Grade Level Loading	Lease Rate \$/sf	NNN \$/sf
6678	100-120	±8,025	1,014	7,011	3 (12' x 14')	\$1.15	\$0.19*

* NNN expenses for 2020 only. Subject to change.



BUILDING FEATURES

- ±27,000 total sf
- Concrete tilt-up construction
- Aluminum storefront windows
- Grade level loading (12' x 14')
- 18' clear height
- Power: 200A, 110/208V, 3-phase
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- Parking ratio: 2.5/1,000 sf



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