



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Lakes Business Park

8951 W Sahara Ave. / Las Vegas, NV 89117



8951 W. Sahara Ave is a single story office building with Class A finishes consisting of 10,000 SF, located in the Lakes Business Park. The building has direct frontage on W. Sahara with easy access to the building. We currently have only one vacant Suite which is Suite 100 and is 6,450 RSF consisting of a reception area with built-in reception desk, large conference room, large executive office with its own private bathroom / shower and access to an executive lounge area with a bar and TV's, five offices, work rooms, break room, storage, IT rooms and a large open area. This is a must see space, very high end build outs with wood coffered ceilings, executive lounge with bar and TV's, mahogany walls all the goodies and plenty of built-ins. It was a regional corporate office for a very large national company.

PROPERTY HIGHLIGHTS

- Great location in the West Submarket
- Only one suite left suite 100 is 6,450 sf
- Very high end interior buildout, was regional corporate office for large company
- \$1.35/sf NNN
- 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

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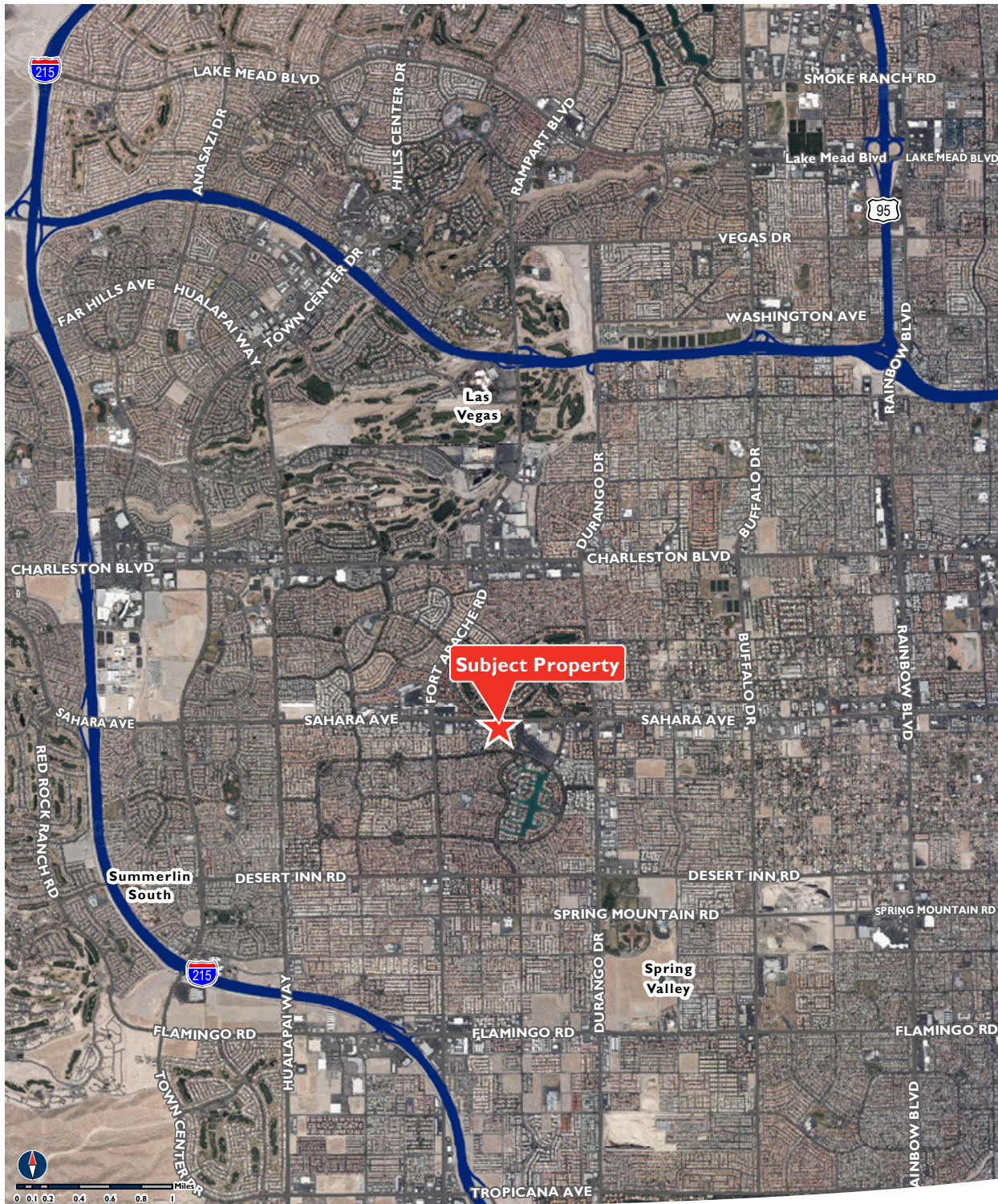


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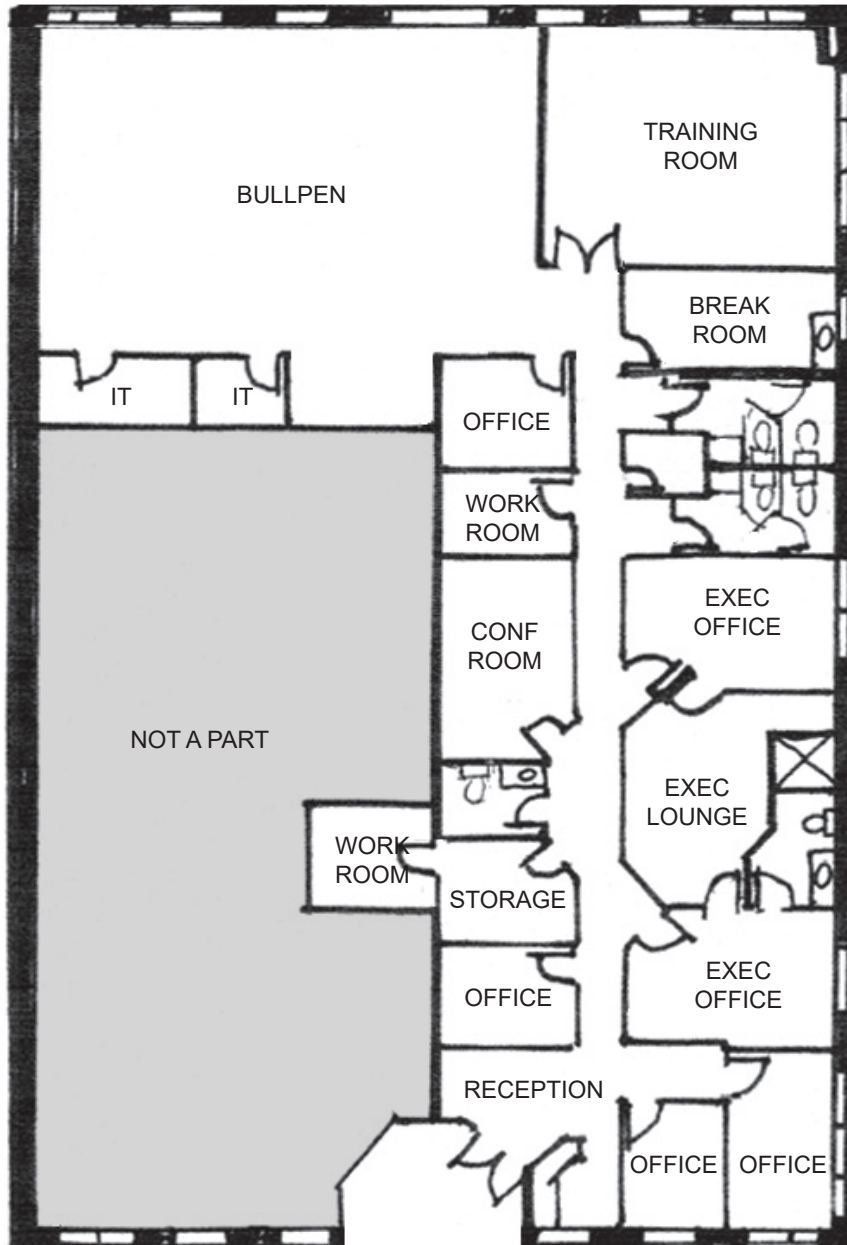
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Suite 100 is 100 RSF consisting of a reception area with built-in reception desk, large conference room, large executive office with its own private bathroom / shower and access to an executive lounge area with a bar and TV's, five offices, work rooms, break room, storage, IT rooms and a large open area. This is a must see space, very high end build outs with wood coffered ceilings, executive lounge with bar and TV's, mahogany walls all the goodies and plenty of built-ins. It was a regional corporate office for a very large national company.



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