



For additional information, please contact:

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CUSHMAN & WAKEFIELD / COMMERCE  
3773 Howard Hughes Parkway, Suite 100 S  
Las Vegas, Nevada 89169  
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## OFFICE SPACE FOR LEASE Competitive Lease Rates and Terms Available

### Property Highlights:

- ★ Central location in the Southwest Submarket
- ★ Ample covered and uncovered parking; 4:1000
- ★ Prominent tenants such as State Farm Insurance, Phillip Van Heusen, AXA Equitable Life Insurance Company, Terra West Property Management and Berkshire Hathaway, to name a few
- ★ Adjacent to I-215 and minutes from I-15 & McCarran International Airport
- ★ Onsite property management and building engineer
- ★ French deli on site
- ★ ±400,000 square feet of state-of-the-art office park
- ★ Short distance to shopping and major hospitals
- ★ Eight, two and three story office buildings ranging from 41,000 SF to 76,000 SF
- ★ Directly across Sunset Avenue from the UNLV - Harry Reid Research & Technology Park







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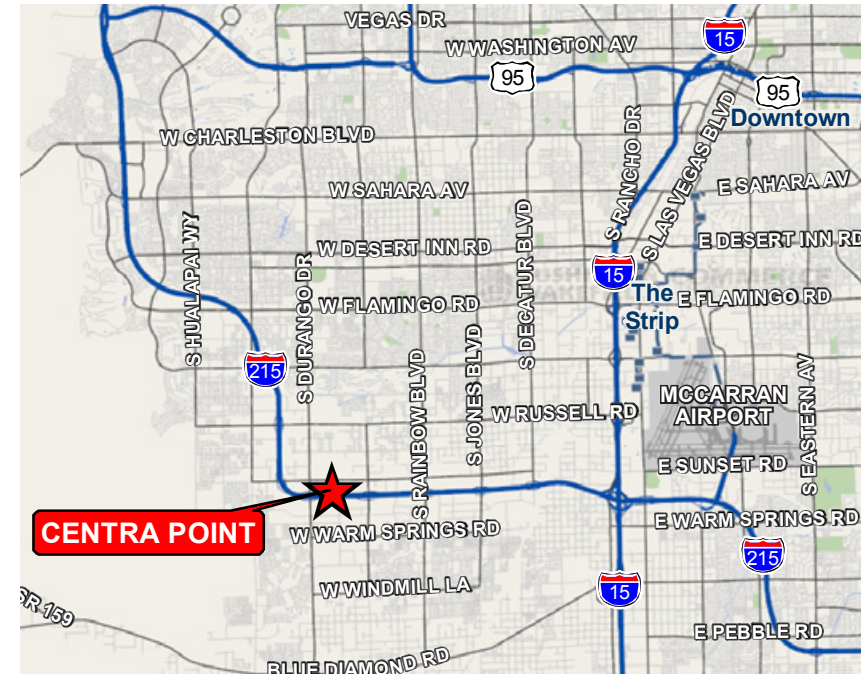
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BLDG.	ADDRESS	SUITE	SIZE
1	8363 W. Sunset Road	100	17,809 RSF
		240	2,241 RSF
2	8337 W. Sunset Road	180	1,829 RSF
		200	5,368 RSF
		270	3,445 RSF
3	8329 W. Sunset Road	200	6,409 RSF
		250	4,340 RSF
4	8311 W. Sunset Road	120	1,944 RSF
		250 B	9,173 RSF
5	8395 W. Sunset Road	110	1,732 RSF
		140	939 RSF
		160	1,989 RSF
		200	19,783 RSF
7	8345 W. Sunset Road	200	12,048 RSF
		250	13,612 RSF
		370	1,474 RSF
8	6655 Cimarron Road	100	24,352 RSF

Note: Some suites can be combined to accommodate larger users. Please call for additional sizes desired that are not shown above.



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