



**CUSHMAN &
WAKEFIELD**
Commerce

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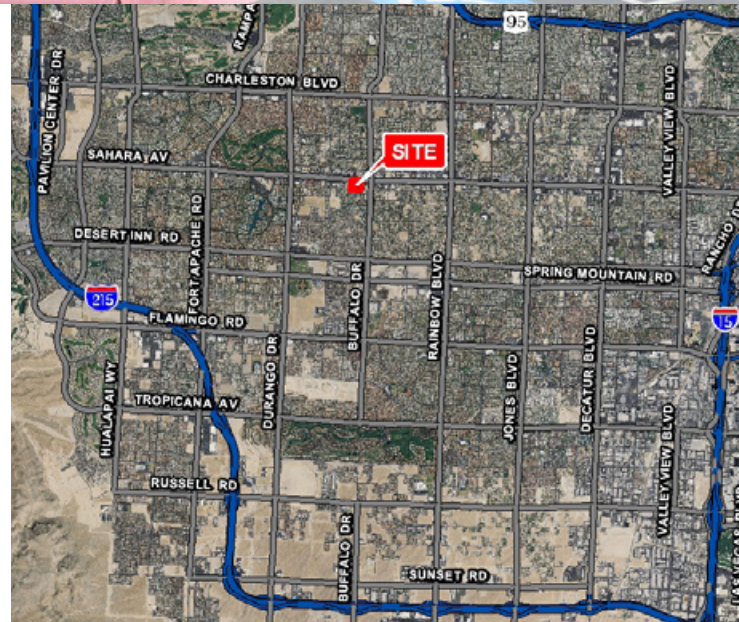
CANYON PLAZA

7905-7997 W. SAHARA AVE. / LAS VEGAS, NV 89117



Property Highlights

- \$1.45 Modified Gross
- Suites from ± 960 RSF to $\pm 4,734$ RSF
- Full floor or full building available
- Professional office/retail oark
- 9 single-story and 2 two-story buildings
- Security cameras
- Pylon signage and building signage available
- Free covered parking
- Modern design with high end finishes
- Property management on site
- Suites ready for immediate occupancy



Bob Hawkins

Senior Director - Office
+1 702 688 6959
bhawkins@comre.com



WINNER PROPERTIES, LLC

3773 Howard Hughes Pkwy.,
Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

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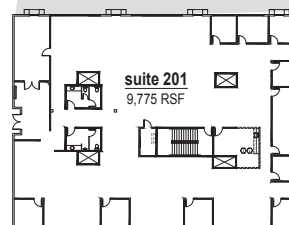
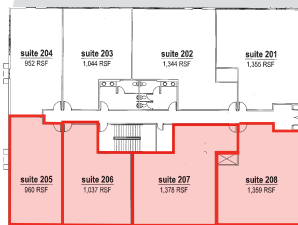
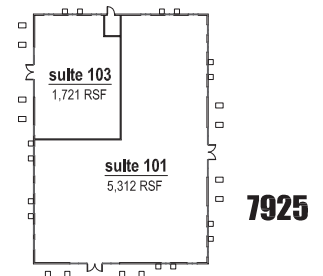
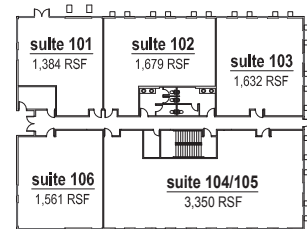
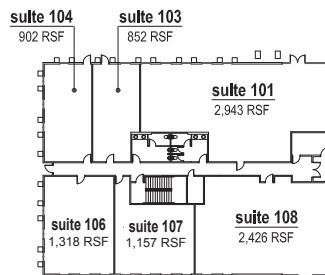
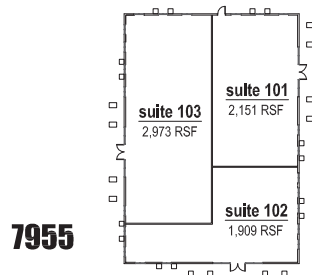
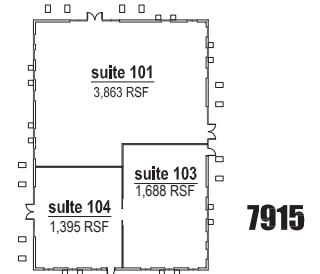
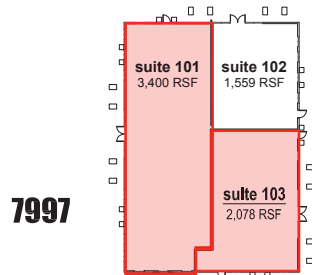
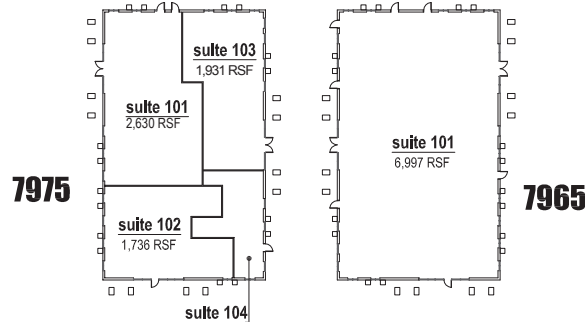
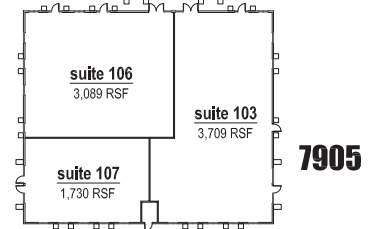
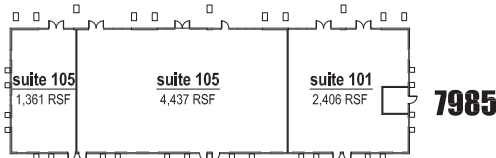
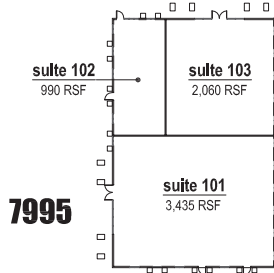
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■ VACANT



| Bldg | Suite | RSF |
|---------------|----------|-----------|
| 7945 (2nd Fl) | 205 | 960 RSF |
| 7945 | 206 | 1,037 RSF |
| 7945 | 207 | 1,378 RSF |
| 7945 | 208 | 1,359 RSF |
| 7945 | Combined | 4,734 RSF |
| 7997 | 101 | 3,400 RSF |
| 7997 | 103 | 2,078 RSF |

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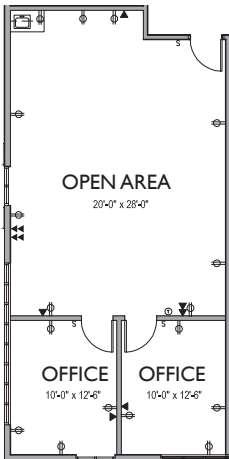
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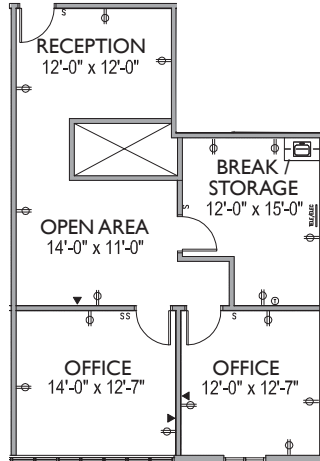
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7945 Canyon Plaza

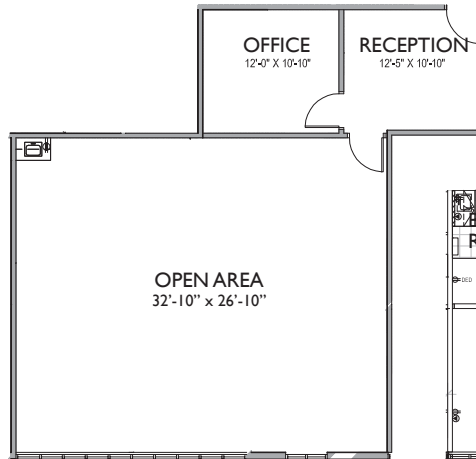
Suite 205 - 2nd Floor
960 RSF



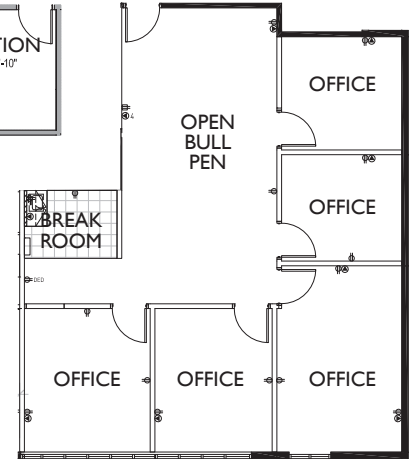
Suite 206 - 2nd Floor
1,037 RSF



Suite 207 - 2nd Floor
1,378 RSF

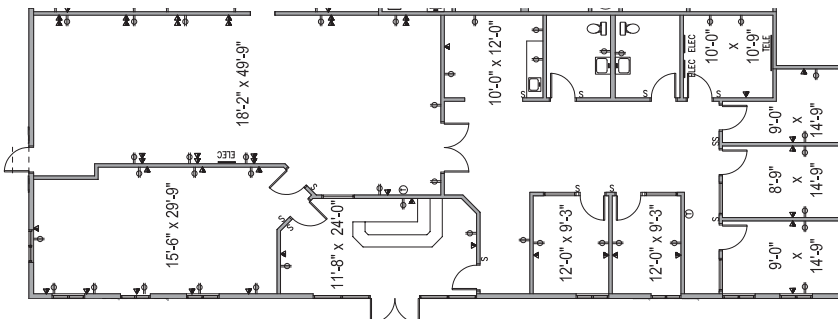


Suite 208 - 2nd Floor
1,359 RSF

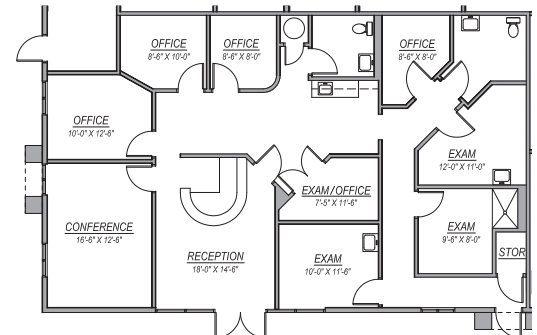


7997 Canyon Plaza

Suite 101 | 3,400 RSF



Suite 103 | 2,078 RSF



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