

3680 E Sunset #115 For Sale



Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

TROPHY OFFICE SUITE

3680 E Sunset #115 , Las Vegas , NV 89120

1178 SF

RE/MAX
COMMERCIAL®



MOVE IN READY
Kitchenette with Bar
2 entrances
Private Bathroom
IT Server Room
Scan Copy storage area



CUSTOM INTERIOR

Shea at Sunset is a mixed use Office and Industrial business Park near Sunset and Pecos Rd. Quick freeway access at the Airport Connector, and quick Airport Access, with South Valley Drivetime Coverage in 20 minutes. This Turnkey Office is perfect for CPA, Insurance Agency, Financial Planners, etc... Own For Less than renting with a 10% Down SBA Loan, and fantastic rates.

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Commercial Office Expert

702-287-6553

3680 E Sunset

Aerial View West

RE/MAX
COMMERCIAL



Image Landsat/Copernicus
Image © 2021 Maxar Technologies

Google Earth

36°04'18.36" N 115°05'39.89" W elev 1932 ft eye alt 3986 ft

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Shea at Sunset

3608 E Sunset #115

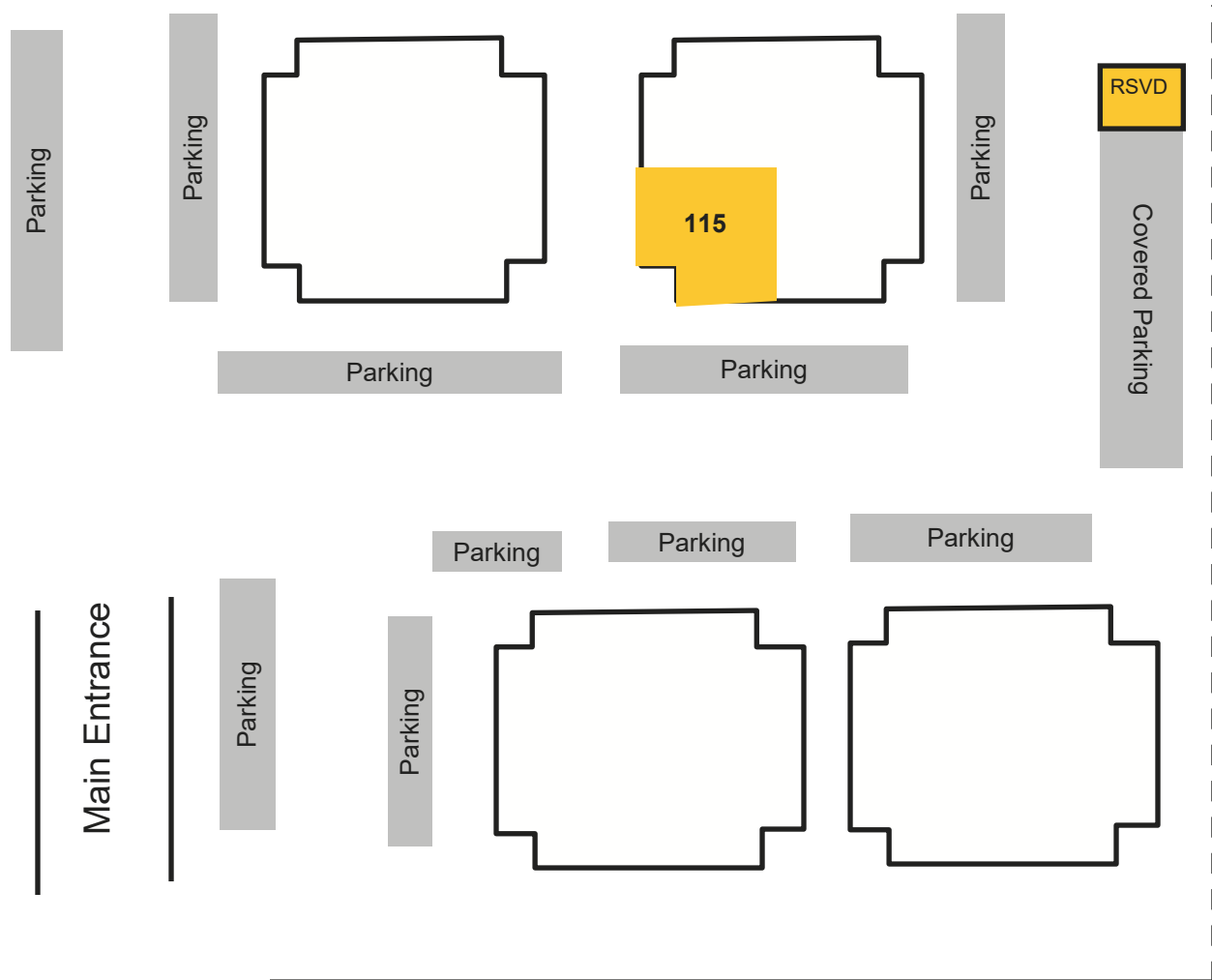
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Small Office Condo

Excellent Value

Tons of parking

Move-In Ready

Monument Signage

**Own for less than
renting!!**

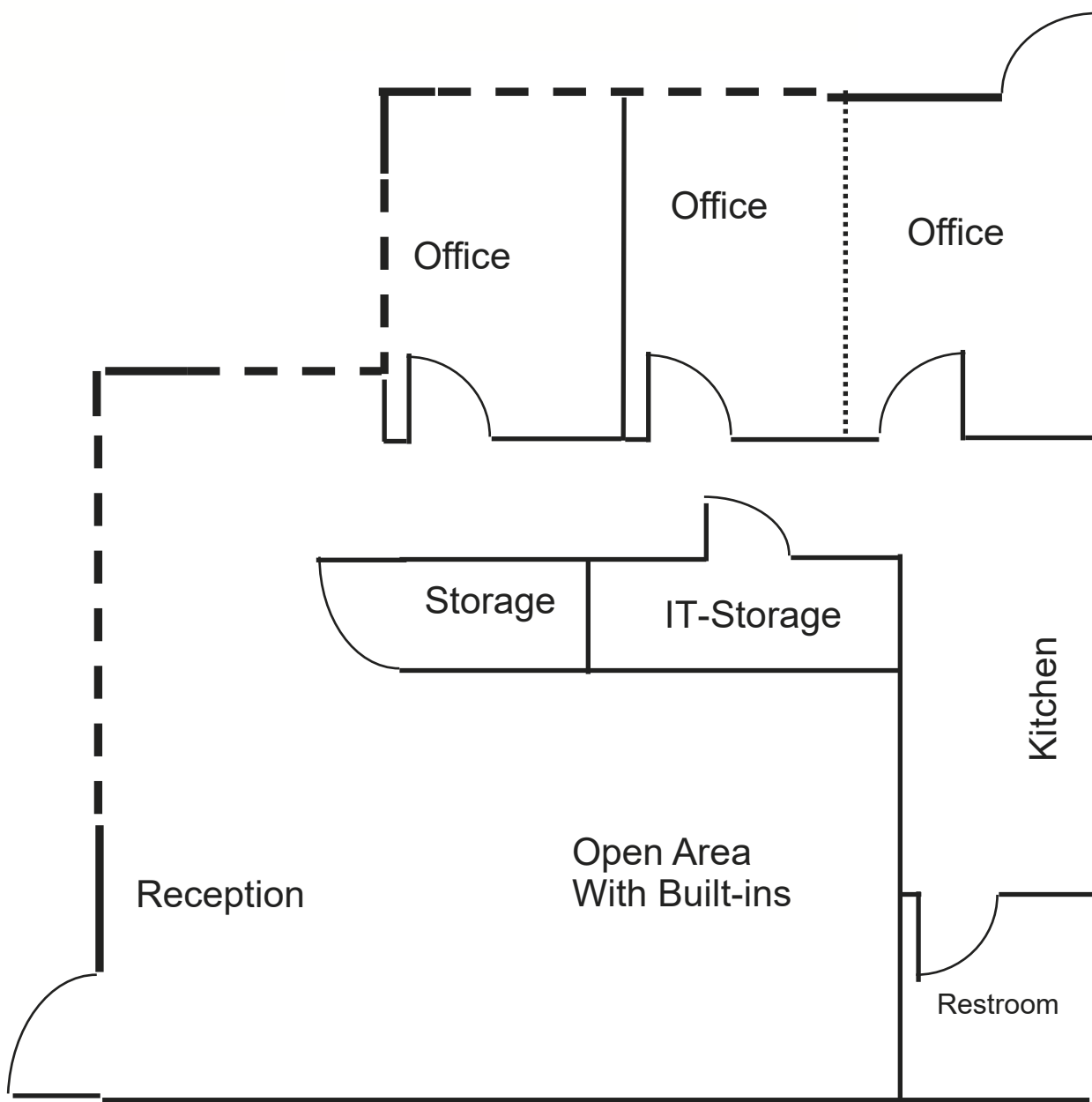
Schedule your tour to-
day!



W

SUNSET ROAD

E



3 Offices

IT Room

Kitchen

Large Reception

With Admin

space for 3-4

2 Exits

Schedule a private tour.

LOTS OF WINDOWS-CORNER UNIT



3680 E Sunset Rd. #115

PHOTOS

RE/MAX
COMMERCIAL



Move in Ready
Beautiful Custom Office space
TROPHY PROPERTY
Easy Access

Wes Drown, CCIM

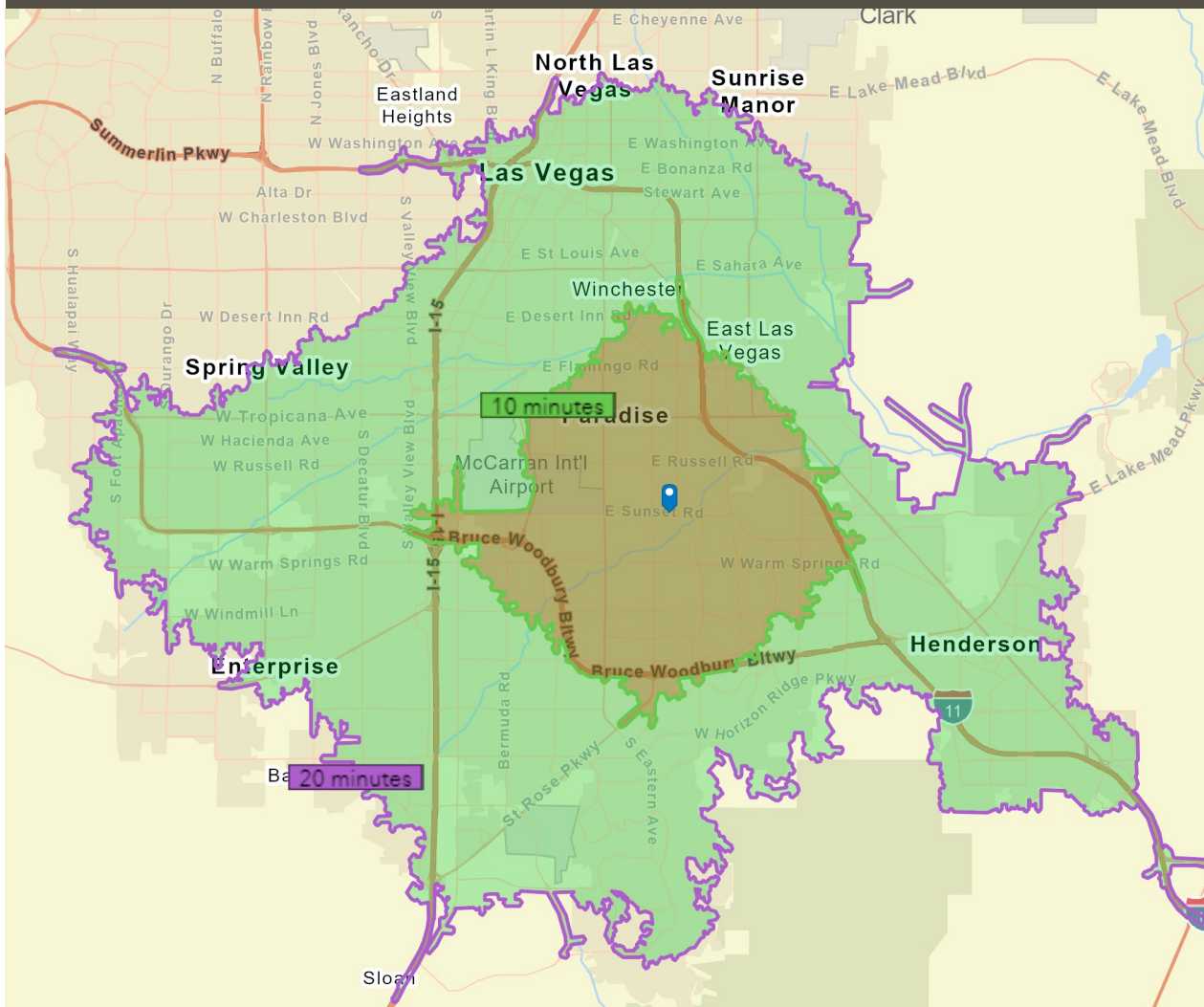
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Shea at Sunset

Great Location

Excellent Drivetime Reach



Drivetime Analysis:

How long would it take to get to work at this Incredible Location?

Drivetime Map shows 10, and 20 minute commute time.

Over 560,000 employees within 20 minutes!!

Call and request a free industry or other specialized ESRI Data report for your business!

-RTC BUS ROUTE 111 and 212 stop within 1/2 block of the property!!!

-INCREDIBLE LOCATION-

Drive Time	10 Minutes	20 Minutes
Population	195,208	1,061,530
Avg. Family Size	2.53	2.64
Median Age	37.8	37.1
Avg. HH Income	\$78,722	\$82,634



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Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

Fast recovery from COVID-19 IN PROGRESS

\$13B of New construction on the Strip alone

Thousands of new Multi-family and Single Family Homes—Under construction, and planned for 2021

2% Population Growth for 2019

Prime Tech Company Migration

New Las Vegas Raiders HQ and Training Facility Open

One of a kind MSG Sphere Theatre coming 2021

BORING Company Tunneling in Progress

FCC-Drone Studies-Development expanding

Welcome! Amazon, Google, FEDEX, HAAS

44,000,000 Visitors in 2019

Huge need. Tele-Commuters, migrating SW.

Top Quality of Life

1/3 COLA of San Francisco

New -Aviators AAA Facility Open

1M Speaker-Super-Computer controlled-VENUE

Terminus Approved

Civilian & DOD proving grounds