

FOR SALE

KENT S. LARSON, ChFC.

thrivent

110

9339 W Sunset Rd
Las Vegas, NV 89148

Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

TROPHY OFFICE BUILDING

9339 W Sunset , Las Vegas , NV 89148

1959 SF

RE/MAX
COMMERCIAL

Reception

Kitchen

Conference room

High-end Finishes

Bull Pen

Scan Copy storage area



Beautiful Build-out

Professional Office Buildout (2009) in a Fantastic Location. New buildings going up in every direction at the SW Curve in Las Vegas. This is a rare chance to own your own, direct-Entry Office Property, while rates are still low, and most companies are forced to Lease. The lucky buyer of this custom office can lock in a fully built property, that is move in ready!

Wes Drown, CCIM

Commercial Office Expert

702-287-6553

9339 W Sunset Rd

"THE 215 CURVE"

Gold Rush Country

RE/MAX
COMMERCIAL



9339 W Sunset Rd

Las Vegas Strip is 15 minutes away

RE/MAX
COMMERCIAL



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Commercial Office Specialist

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Kaveh Sunset Center

9339 W Sunset Rd

RE/MAX
COMMERCIAL



Sunset Rd.

Fort Apache

9339 W Sunset Rd

Image Landsat / Copernicus

Wes Drown, CCIM

Commercial Office Specialist

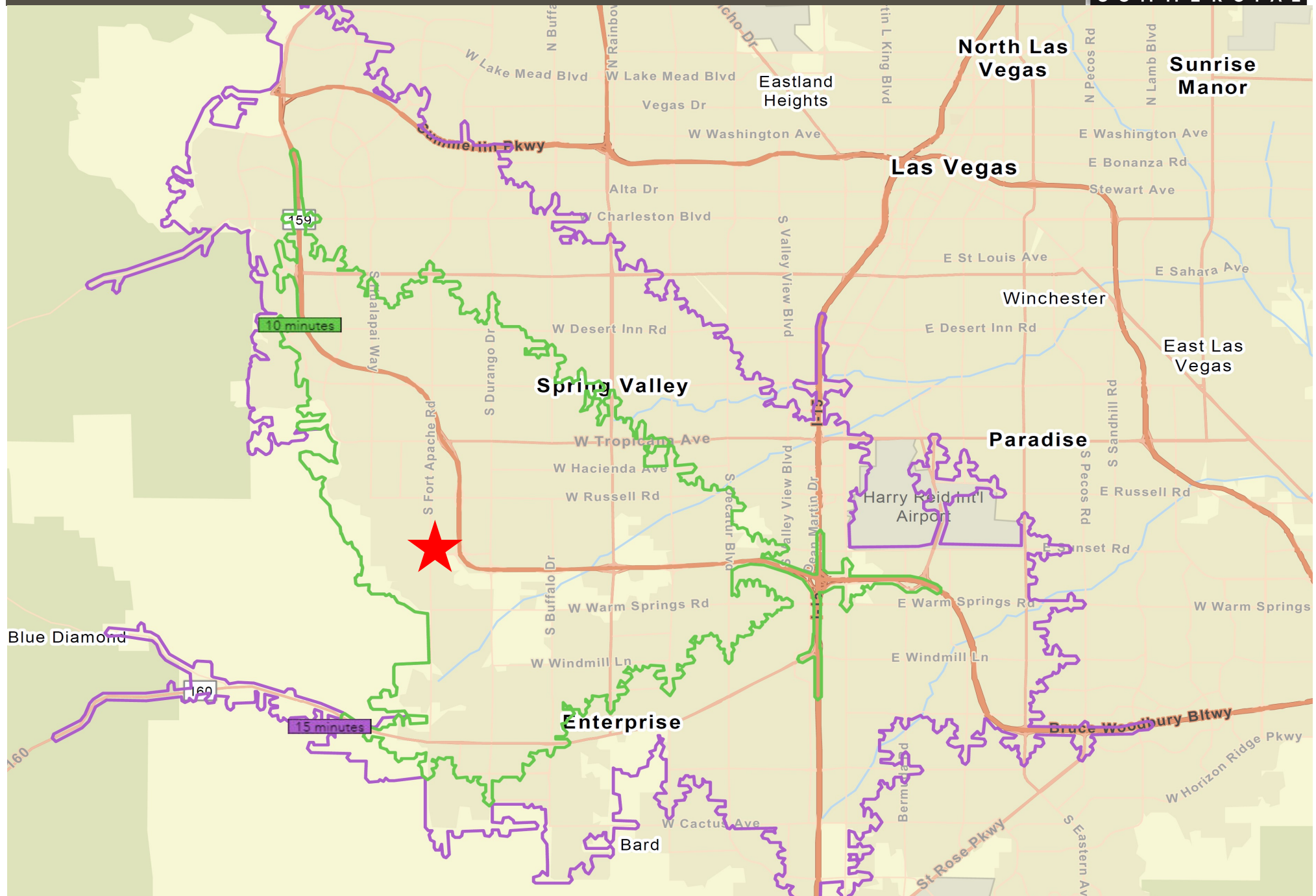
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9339 W Sunset Rd

at the "215 Curve"

Great Location

RE/MAX
COMMERCIAL



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9339 W Sunset Rd

PHOTOS

RE/MAX
COMMERCIAL



Move in Ready
Beautiful Professional Office space
TROPHY PROPERTY
Easy Access

Wes Drown, CCIM

Commercial Office Specialist

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Floor Plan coming soon...

100 Offices

Conference Room

IT Room

Kitchen

Reception

Lobby

2 Exits

Schedule a private tour.

9339 W Sunset Rd

By The Numbers



Description	Item
APN	176-05-113-015
Year Built-Out	2009
Square Footage	1959
Acreage	.05
Entry on Sunset	Yes
Exits	2
Traffic Count	29,800 CARS DAILY



Description	Item
Parking Ratio	4:1000
Onsite Restaurant	No
Population w/in 15 minutes	555,397
Lights to On-ramp	Zero
Front Door Parking	YES
Across the street from	Southern Hills Hospital
SBA Est. Monthly Payment	\$2.04/PSF



Image
Style
Quality
Architecture
Finishes
Executive
HQ



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