

# EAST SAHARA COMMERCE CENTER

4405-4425 EAST SAHARA AVENUE, LAS VEGAS, NV

**FOR LEASE >**

3 UNITS AVAILABLE:  
±1,280 SF - ±3,899 SF

**\$1,500**  
GIFT CARD


**VISA GIFT CARD TO  
PROCURING BROKER UPON  
SIGNED 3 YEAR LEASE**

*End Date: February 28, 2018*

**EAST SAHARA**  
Commerce Center

Majestic Cabinets	Palomares
New Expressions	Beauty Glow
Air Fix Heating & Cooling	Silver Hawk Construction
Cabinet Medics	Cabinets To You

**4405 - 4425**

**BRIAN RIFFEL**  **SIOR**  
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**3 UNITS AVAILABLE:**  
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- Office and Warehouse Units Available
- Grade Level Loading Doors
- ±16' Clear height
- Fire Sprinklered
- Zoned M-D (Clark County)
- Monument Signage Available
- East Sahara Frontage
- Located at East Sahara Avenue and South Lamb Boulevard
- Easy Access to US-95/I-515 Freeway
- CAM: \$0.18 PSF/MO
- Free Rent Available\*
- Ideal for:
  - > Construction Companies
  - > Service Related Business
  - > Small Distribution Supply Business

*\*Under Certain Terms and Conditions*



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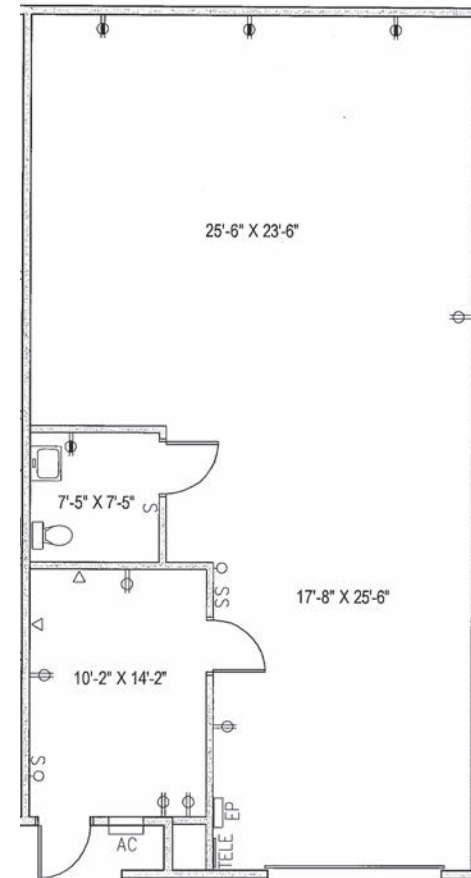
4405-4425 EAST SAHARA AVENUE, LAS VEGAS, NV

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## 4405 E. SAHARA AVE. SUITE 15

- ±1,280 SF
- ONE (1) GRADE LEVEL LOADING DOOR
- \$0.70 NNN PSF
- \$0.18 CAM PSF
- BLENDED MONTHLY RENT: \$1,126.40



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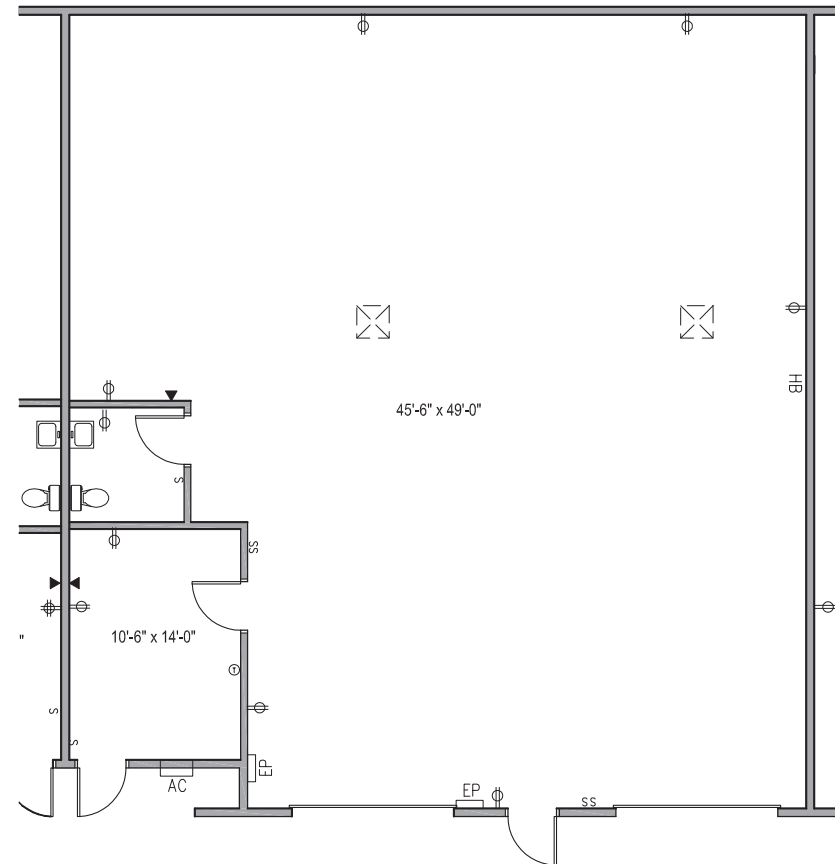


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*End Date: February 28, 2018*

## 4405 E. SAHARA AVE. SUITE 19/20

- ±2,254 SF
- TWO (2) GRADE LEVEL LOADING DOOR
- \$0.60 NNN PSF
- \$0.18 CAM PSF
- BLENDED MONTHLY RENT: \$1,870.82



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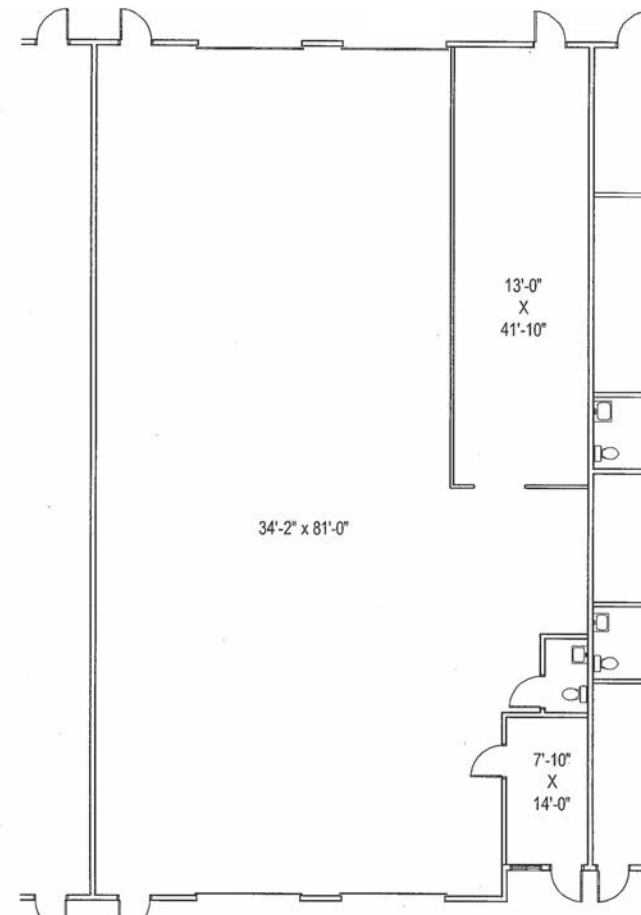


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## **4425 E. SAHARA AVE. SUITE 17/18/33/34**

- ±3,898 SF
- FOUR (4) GRADE LEVEL LOADING DOORS  
WITH DRIVE THRU CAPABILITIES
- \$0.55 NNN PSF
- \$0.18 CAM PSF
- BLENDED MONTHLY RENT: \$2,845.54



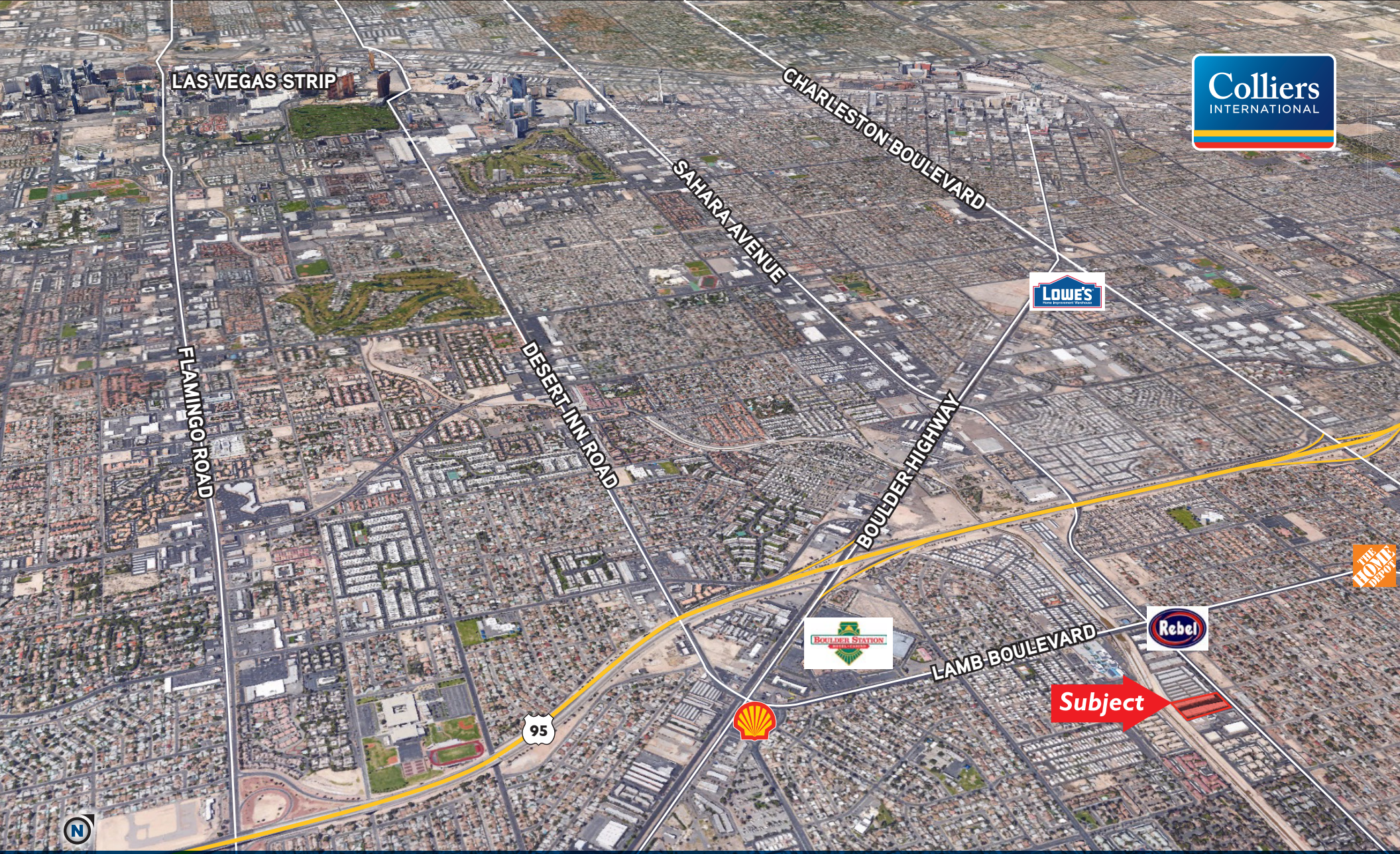
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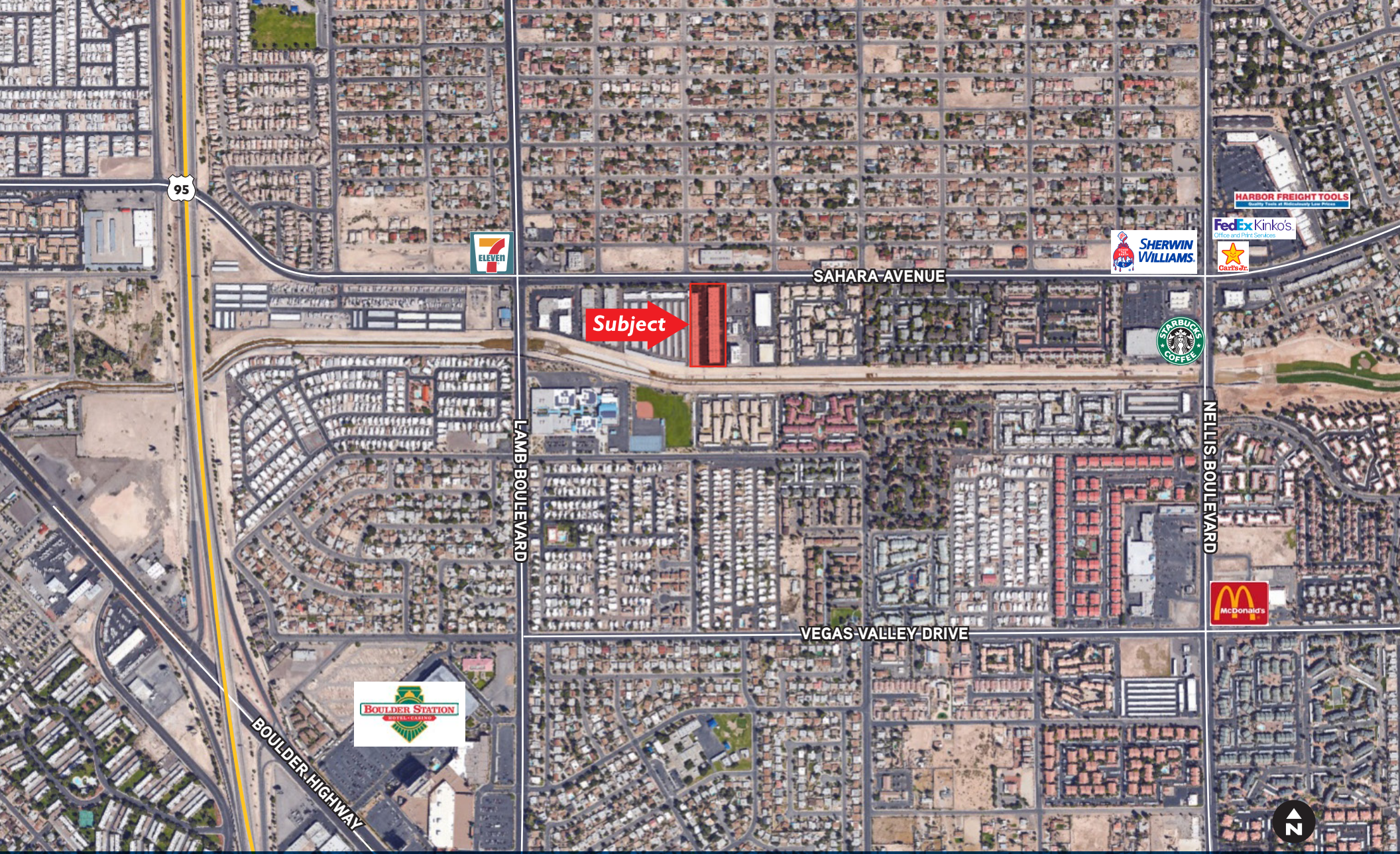
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