

FOR LEASE
CUMORAH BUSINESS CENTER

7660 W. Sahara Avenue, Las Vegas, NV 89117



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All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	6,283 SF
AVAILABLE SF:	3,141 - 6,283 SF
LOT SIZE:	0.58 Acres
RENOVATED:	2020
ZONING:	LV Zoning: Professional Office (P-R)
SUBMARKET:	Central West
APN:	163-03-415-007

PROPERTY OVERVIEW

Cumorah Business Center is a cozy office campus featuring six stand-alone individually owned office buildings, with plenty of parking and easy access off Sahara Avenue. The campus is modern and well maintained. The center is punctuated by a large monument sign directly out by the Sahara Avenue entrance. Most businesses in the area are medical tenants.

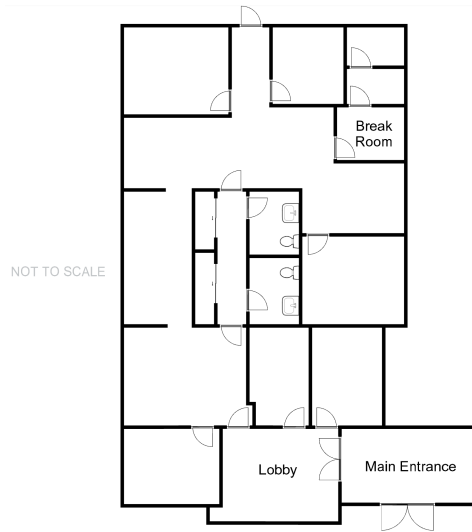
PROPERTY HIGHLIGHTS

- Modern, Clean Office Building with Beautiful Stonework Throughout
- Suitable for Medical or Professional Uses
- Lease Entire Building or Part
- Central Location (+/-48,000 VPD Sahara & Buffalo)
- Abundance of Surrounding Services and Amenities
- TIA Available for Qualified Tenants

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7660 W SAHARA AVENUE - SUITE 1 - ±3,142 SF



SUITE DESCRIPTION

Stylish single-story office suite featuring a lobby area, a reception, eight offices, two storage rooms, an open work area, a break area with a sink, and two restrooms.



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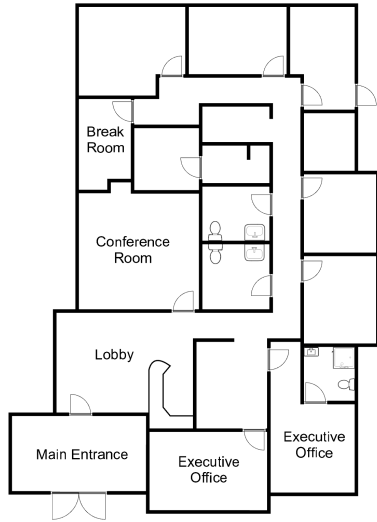
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7660 W SAHARA AVENUE - SUITE 2 - ±3,141 SF

NOT TO SCALE



SUITE DESCRIPTION

Stylish single-story office suite featuring a lobby area, a reception, two executive suites (one with full restroom) with executive assistant work stations and wood shutters, six additional offices, two storage rooms, an open work area, a break area with a sink, and two restrooms.



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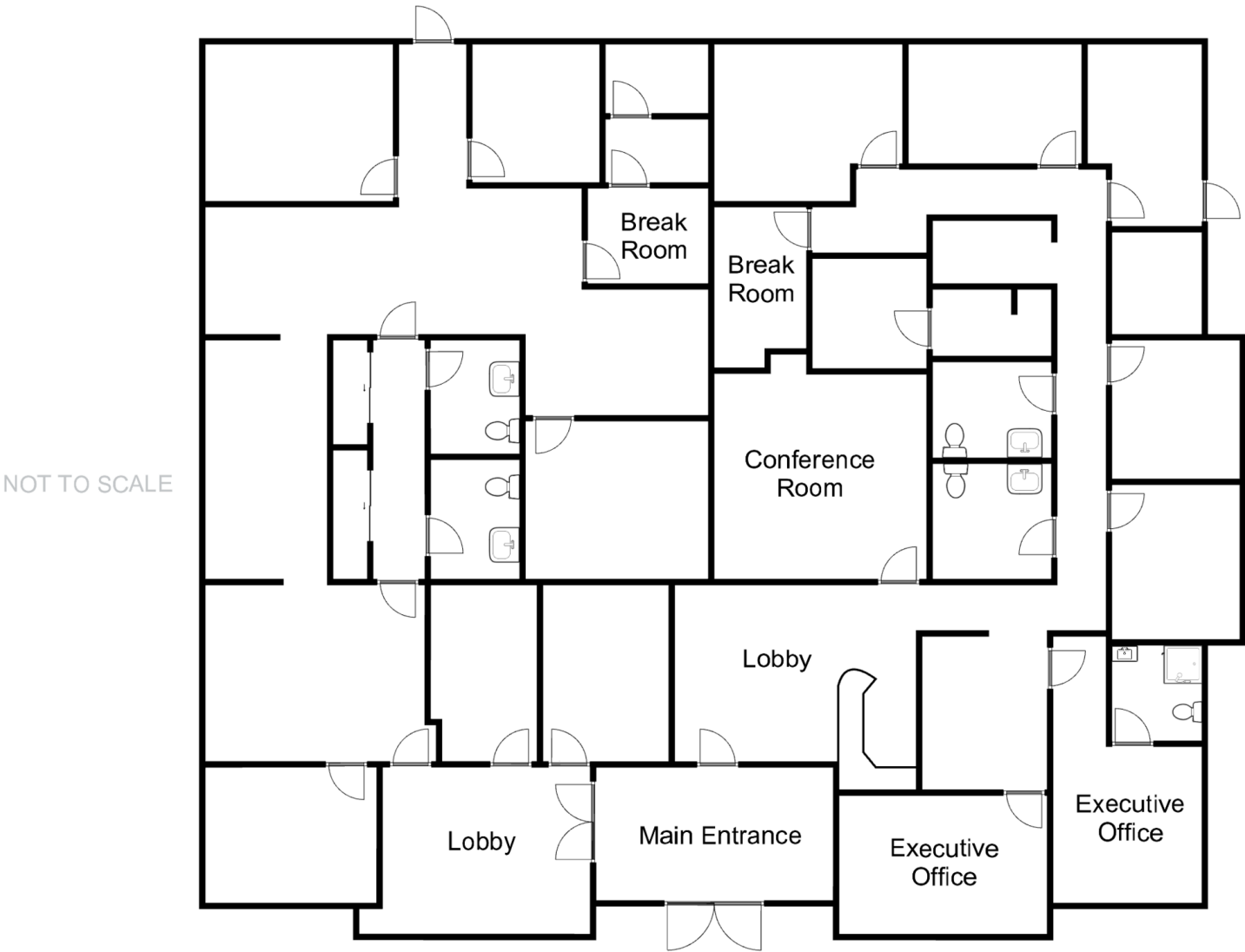
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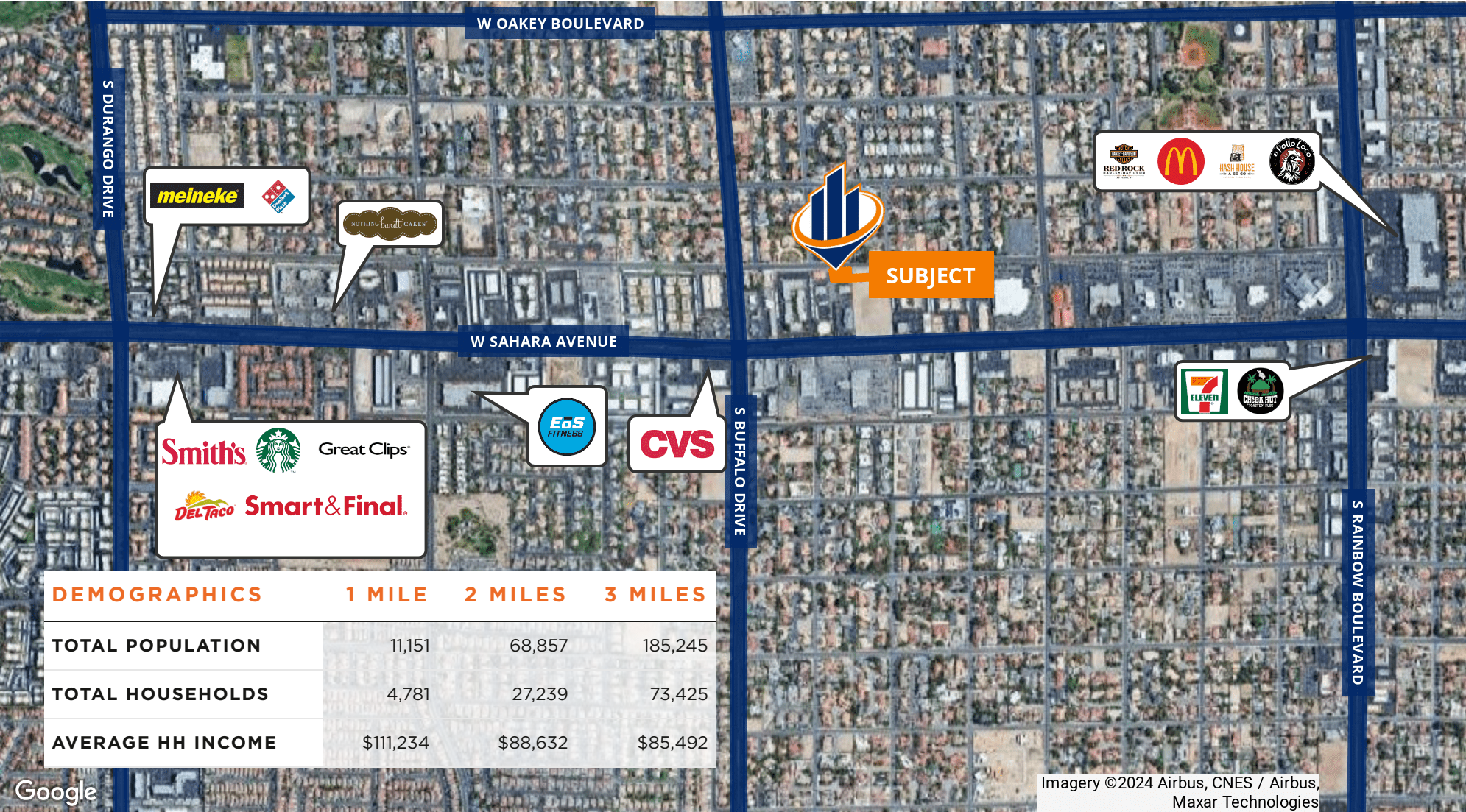
7660 W SAHARA AVENUE - SUITE 1&2 - ±6,283 SF



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LOCATION MAP



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