

FOR SUBLEASE

ARROWHEAD COMMERCE CENTER 6

6275 S PEARL ST, STE 500
LAS VEGAS, NV 89120



KIDDER.COM

km Kidder
Mathews

ARROWHEAD COMMERCE CENTER 6

±5,500 SF
SPACE AVAILABLE

\$1.43 NNN
ASKING RATE



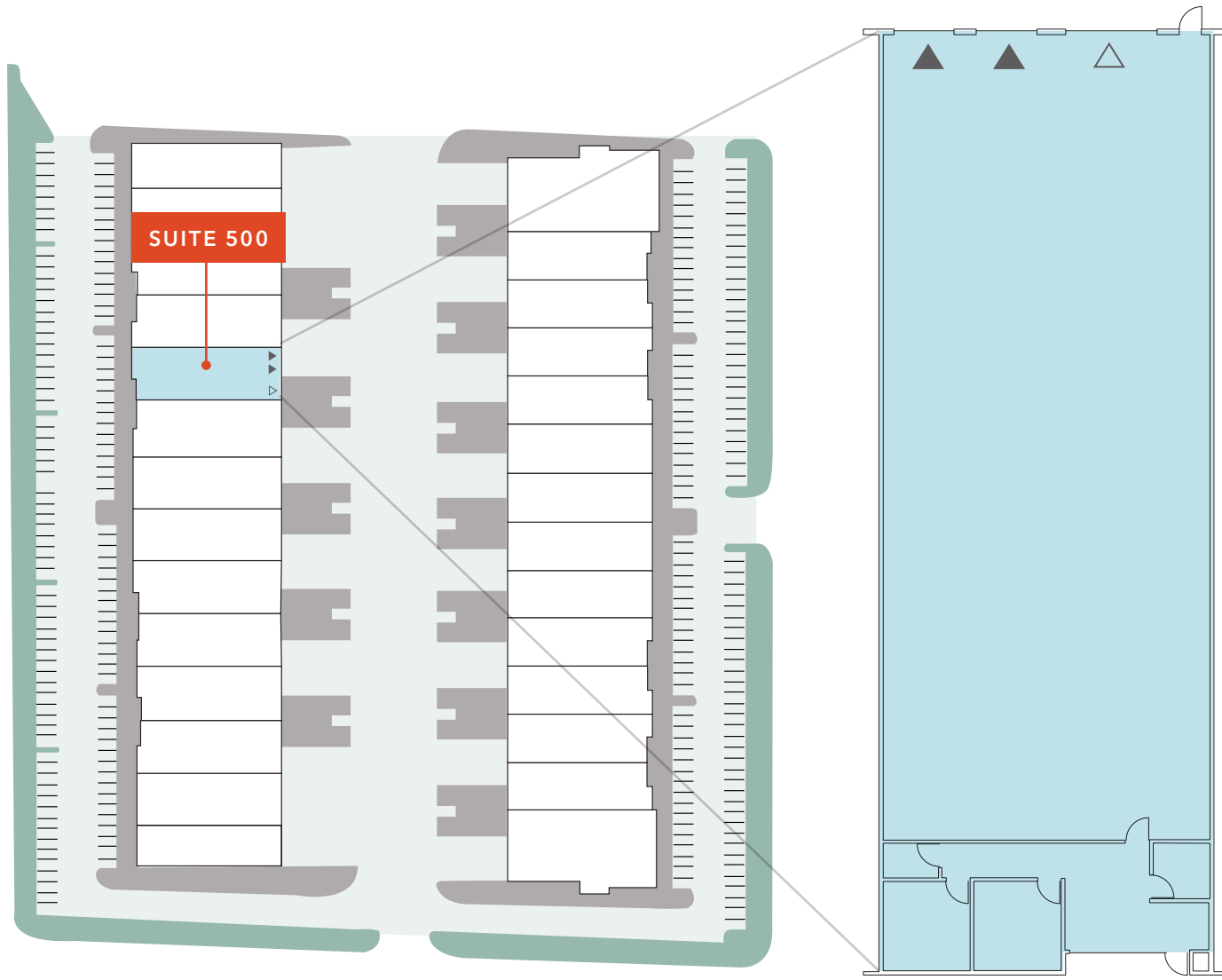
Arrowhead Commerce Center 6 has freeway access via Sunset Rd and the Airport Connector.

PROPERTY OVERVIEW

LEASE EXPIRATION	11/30/2026
ADDRESS	6275 S Pearl St Las Vegas, NV 89120
ASKING RATE	\$7,883 / \$1.43 PSF NNN
CAM CHARGES	\$1,184.69 / \$.2154 PSF
BUILDING SF	±5,500 SF
OFFICE SF	±750 SF
DOCK- HIGH DOORS	2 (8' x 10')
GRADE LEVEL DOOR	1 (12' x 12')
LOADED	Rear
CLEAR HEIGHT	25'
FIRE SPRINKLERS	.45 gpm / 3,000 SF
POWER	200 Amps, 277/480 volt, 3-phase
ZONED	I-P (Clark County)



SITE PLAN - SUITE 500



NOW

AVAILABLE

±5,500 SF

AVAILABLE

±750 SF

OFFICE SPACE



ARROWHEAD COMMERCE CENTER 6

For more information on this property, please contact

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