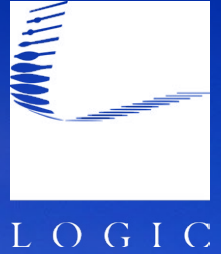


For Lease

# Office Suites For Lease

## Tony @ Carson



[Click for a Virtual Tour](#)

120 & 124 S. 6th St.  
Las Vegas, NV 89101

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# Listing Snapshot

**± 1,360-4,312 SF**  
Suite 280 Square Footage

**\$2.25 PSF**  
Suite 280 Modified Gross

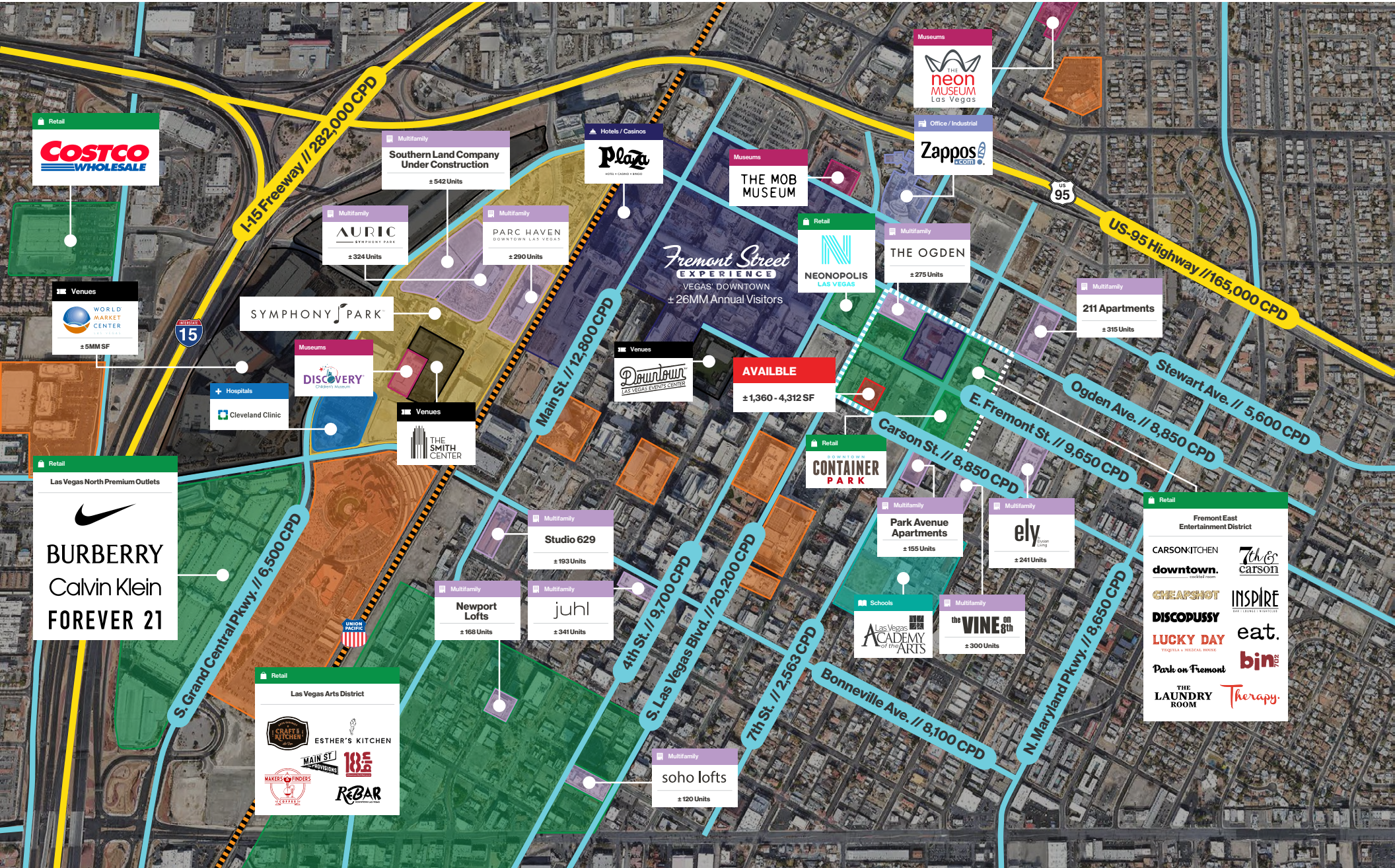
## Property Highlights

- Creative open plan office space with on-site retail amenities
- Picturesque outdoor courtyard with abundant seating servicing office and retail tenants in building.
- Strategic location at the signalized intersection of E. Carson Ave. and S. 6th St.
- Located in the heart of the Fremont East Entertainment District with walking distance to Fremont Street Experience
- Modern, turn-key office spaces ready for immediate occupancy
- Established anchor tenant (Carson Kitchen) driving consistent traffic

## Demographics

	1-mile	3-mile	5-mile
2025 Population	18,769	189,295	532,727
2025 Average Household Income	\$65,341	\$70,516	\$72,192
2025 Total Households	9,313	70,936	198,619





# Nearby Monthly Parking



**Second Floor**

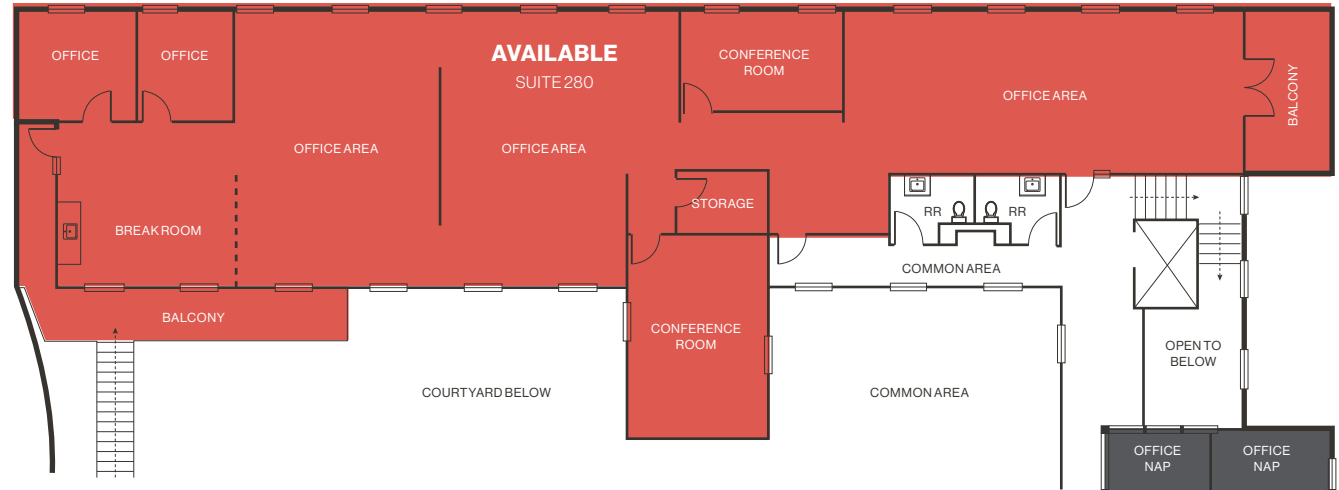
Suite 280



**\$2.25 PSF MG**  
Lease Rate



**± 1,360 - 4,312 SF**  
Available Square Footage



**First Floor**

Suites 170-180

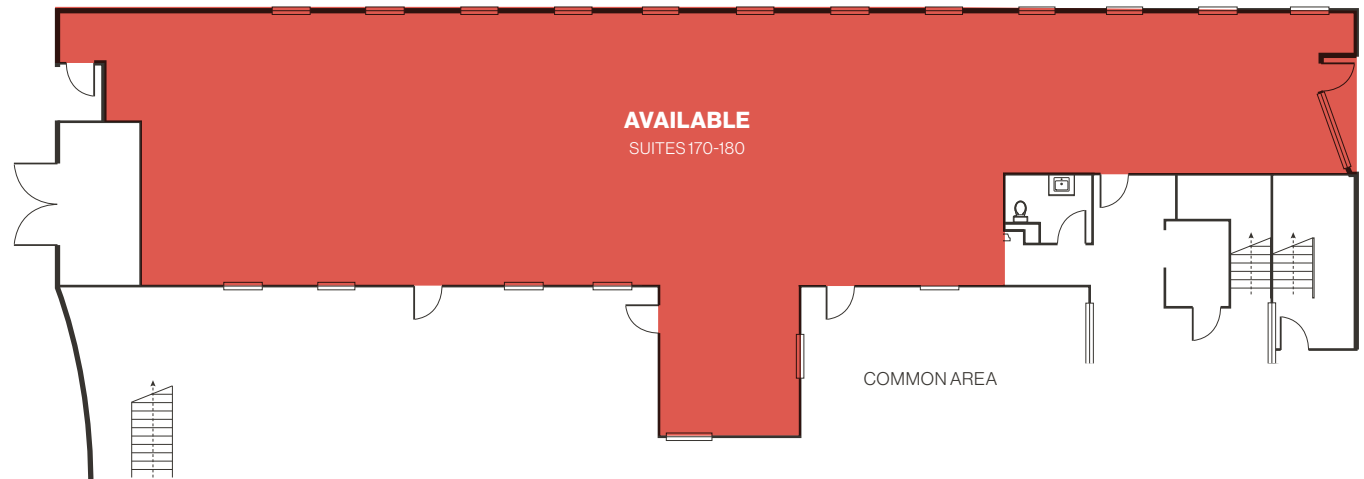


**\$4.00 PSF NNN**  
Lease Rate



**± 3,952 SF**  
Available Square Footage

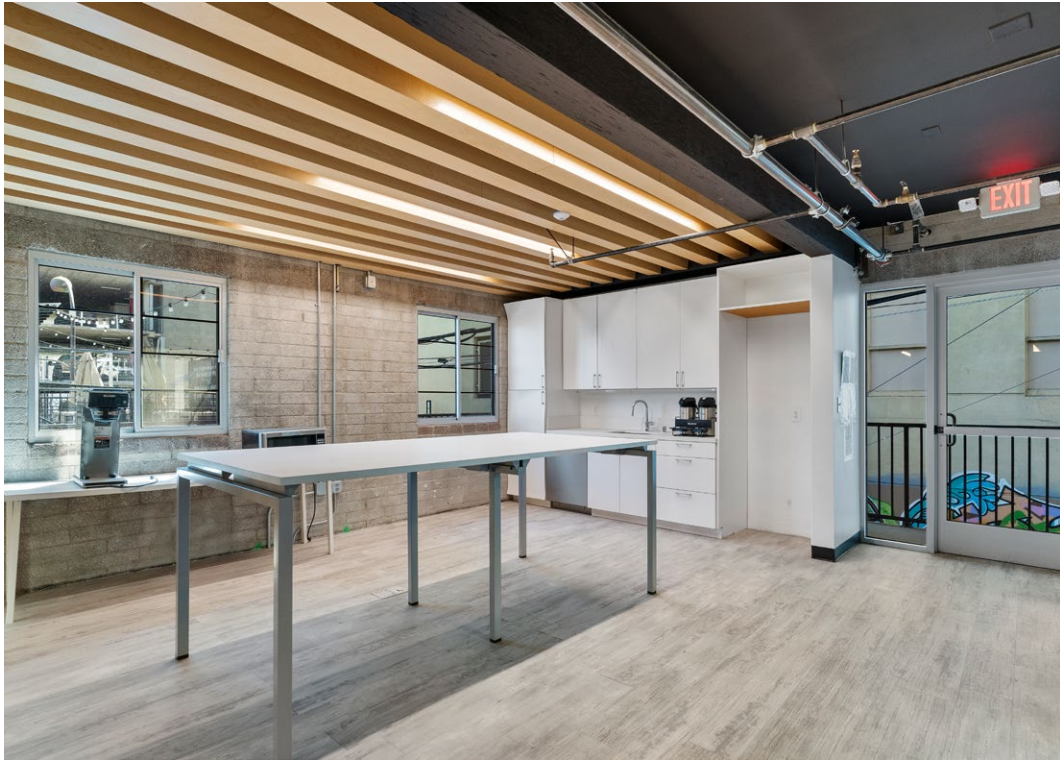
Can be combined with Suite 280



Property Photos



Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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connect with us on LinkedIn

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For inquiries please reach out to our team.

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