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**NORTH AMERICAN**  
COMMERCIAL

**FOR LEASE**

732 SOUTH 6TH STREET  
LAS VEGAS, NEVADA 89101



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## ABOUT THE PROPERTY | 04

North American Commercial is pleased to exclusively offer For Lease, 732 South 6th Street in Las Vegas Nevada. The property offers tenants the opportunity to lease turn-key professional office suites that are within walking distance to the Regional Justice Center. covered and secured parking is available for tenants in the parking garage underneath the building.

The building has the following suite available:

- **Suite 201:** 2,460 SF

The floorplans were designed to cater to a variety of professional office users. They include reception desks, conference rooms, break rooms, executive offices, open offices, and storage rooms. The property has that downtown Las Vegas charm with a large courtyard, wide pedestrian friendly sidewalks, mature landscaping, and large executive glass windows.

Located along Lawyer's Row within walking distance to Las Vegas Municipal Courts, Las Vegas Justice Courts, US District Court of Nevada, and US Bankruptcy Court District of Nevada. Traffic counts along 6th street are at 1,050 cars per day.

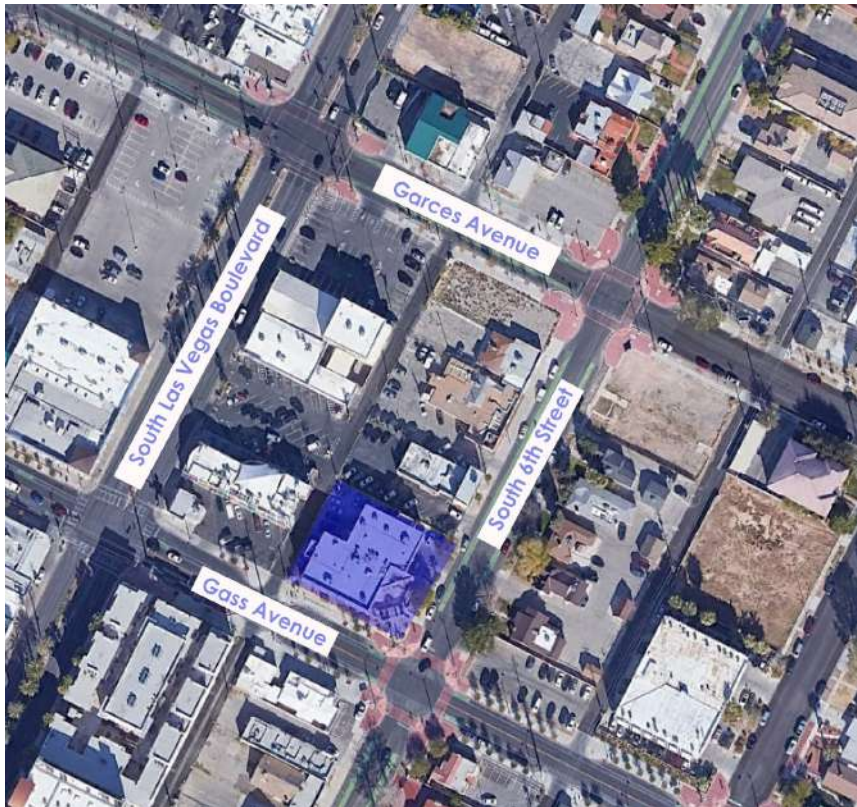


## Property Highlights

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- Turn-Key office suites with high-end finishes
  - COMPLETELY REMODELED: New Luxury Vinyl Carpet, LED lighting, solid surface countertops, and built-in mill work.
  - Within walking distance to Las Vegas Municipal Courts, Las Vegas Justice Courts, US District Court of Nevada, and US Bankruptcy Court
  - Covered and secured parking available underneath the building
  - Courtyard, monument signage, & executive style windows
-

# Offering Details | 06



## Leasing Details

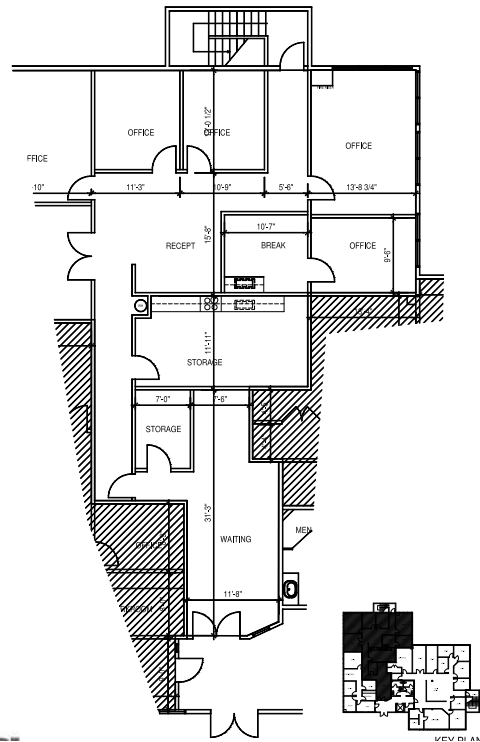
Lease Rate/ Sq. Ft./ Month	\$1.50 NNN
Estimated CAMs	\$0.53
Suite: 201	2,460 SF

## Property Details

Property Address	732 South 6th Street Las Vegas, Nevada 89101
Property Type	Professional Office
Parcel Number	139-34-410-256
Parcel Size	0.40 Acres
Rentable Sq. Ft.	+/- 13,788
Zoning	Limited Commercial District (C-1)
Parking	Private and Public
Private Parking Spaces	Available
Year Built	1992



# FLOOR PLANS | 10







- Suite Size: 2,460 Square Feet
- Views of the World Famous Pawn Plaza
- Executive Corner Offices
- Break Room and Reception Desk
- Large Waiting Room
- Secured Private Parking Garage

**Suite 201**



# DEMOGRAPHICS | 14

		1 Mile	3 Mile	5 Mile	
population		2024 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2024 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2019 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762




PRESENTED BY

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