

**Sublease Rate:****\$1.11**  
Per Square Foot

The property is ideally situated in the Southwest Las Vegas submarket (ZIP 89113), just off Rainbow Boulevard and the I-215 Beltway. This high-demand area offers excellent connectivity to the entire Las Vegas Valley and is surrounded by a vibrant mix of industrial, office, and retail developments—perfect for businesses seeking visibility and convenience in a well-established commercial corridor.

The suite offers  $\pm 9,600$  sf of versatile space, including  $\pm 1,200$  sf of front office build-out with private offices, a tech room, and an open showroom. Features include 20 ft clear heights, dock-high and grade-level loading, evaporative cooling, and 200 amps of 3-phase power. With ample parking and proximity to workforce housing and consumer amenities, this property is a compelling opportunity for industrial, office, or mixed-use tenants.

<b>Square Footage:</b>	$\pm 9,600$ sf
<b>CAMs:</b>	\$0.2406
<b>Buildings:</b>	1
<b>Available Suites:</b>	400-500
<b>Zoning:</b>	IP – Industrial Park
<b>Dock-High Loading Doors:</b>	4
<b>Grade Level Loading Doors:</b>	2
<b>Clear Height:</b>	20'
<b>Power:</b>	200 Amps, 277/480V, 3-Phase
<b>Sprinklers:</b>	ESFR

\*Sublease through: 11/30/2026

## Property Overview

# For Sublease 6555 S. Tenaya Way

Las Vegas, NV



### Area Description:

The property is located in the Southwest Las Vegas submarket (ZIP 89113), a highly sought-after area within the Las Vegas Valley. Positioned near major thoroughfares including Rainbow Boulevard, I-215, and South Durango Drive, the location offers excellent regional connectivity and convenient access to McCarran International Airport, the Strip, and surrounding business districts.

The surrounding area features a balanced mix of industrial parks, professional offices, retail centers, and residential communities. This dynamic environment makes it an attractive destination for businesses seeking visibility, operational efficiency, and long-term growth potential in one of Las Vegas's most active commercial corridors.

### Demand and Activity:

The Southwest Las Vegas submarket (ZIP 89113) continues to attract strong interest from industrial and office users, driven by its proximity to major transportation routes and a growing residential base. Leasing activity remains steady, with modern, flexible-use spaces seeing faster absorption than older inventory. Despite a slight rise in vacancy rates, demand for well-located properties with functional layouts and logistics capabilities remains high.

- Tenant Interest:** Service-oriented, logistics, and light industrial users are actively seeking space in the area.
- Market Dynamics:** Competitive lease rates, limited new construction, and access to I-215 and I-15 support ongoing demand.
- Regional Growth:** The submarket benefits from Southern Nevada's expanding industrial footprint, which grew by 1.3 million sf in Q1 2025 alone.

### Location and Accessibility:

The property is located in the Southwest Las Vegas submarket, near the intersection of Tenaya Way and Sunset Road, within the 89113 ZIP code. This area is strategically positioned just south of the I-215 Beltway and west of I-15, offering direct access to key north-south and east-west transportation corridors. Its location supports regional connectivity and is ideal for businesses requiring efficient access to freight routes, workforce housing, and consumer amenities.

- Major Roads:** Sunset Road, Rainbow Boulevard, I-215 (Bruce Woodbury Beltway), and I-15.
- Proximity to Freight Routes:** Excellent access to major freight and commuter corridors, supporting logistics, light industrial, professional services, and distribution uses.
- Freeways:** I-215 (Bruce Woodbury Beltway), I-15, Sunset Road, and Rainbow Boulevard
- Truck Access:** Positioned for industrial and logistics use, with dock-high and grade-level loading and freeway access for regional distribution.

**AVISON  
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135

**Office:** 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

## Site Plan

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**Suites 400-500: ± 9,600 sf**

**For Sublease**  
**6555 S. Tenaya Way**

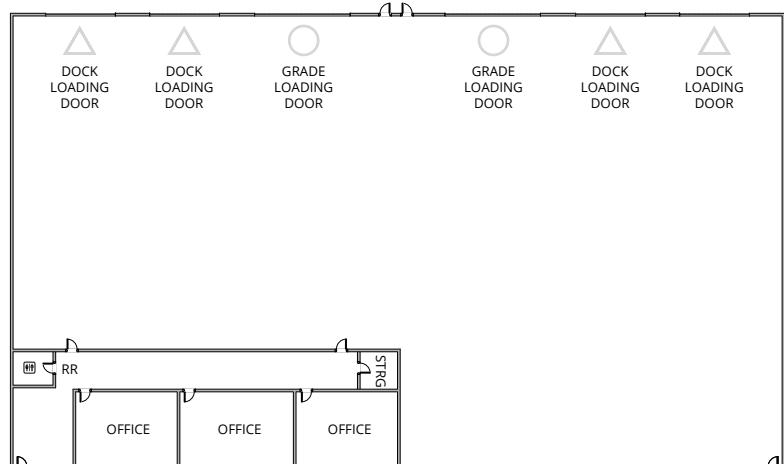
Las Vegas, NV



## Suite Features

- Total Square Footage: ± 9,600 sf
- Office Build-Out: ± 1,200 sf with 3 private offices, tech room, and open showroom
- Construction Type: Reinforced concrete
- Clear Height: 20'
- Loading:
  - 2 Grade-level doors (12' x 14')
  - 4 Dock-high doors
- Power: 200 amps, 277/480V, 3-phase
- Sprinklers: ESFR system (fully fire sprinklered)
- Cooling: Evaporative cooling in warehouse
- Parking Ratio: Approx. 2.5/1,000 sf
- Restrooms: One
- Zoning: M-D (Industrial)
- Year Built: 2005

## Floor Plan



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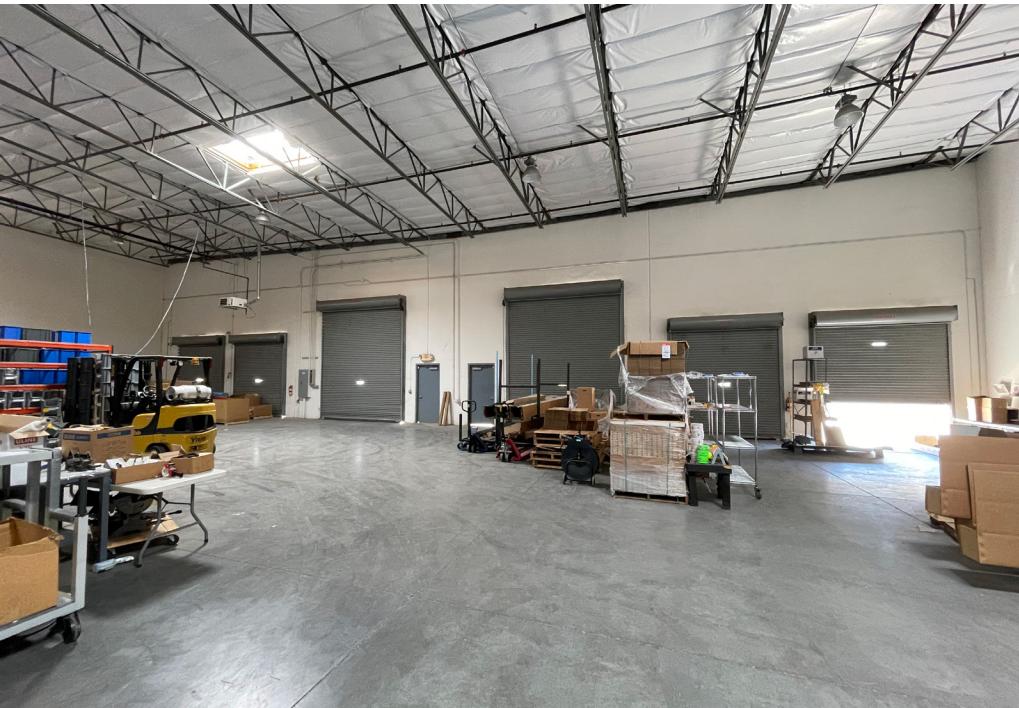
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## Suites 400-500: Property Photos

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# For Sublease 6555 S. Tenaya Way

Las Vegas, NV

## Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,891	161,520	386,253
2030 Projected Population	10,799	173,815	411,866
Projected Annual Growth 2025 to 2030	1,908	12,294	25,613
2025 Estimated Households	3,762	63,690	152,613
2030 Projected Households	4,645	69,559	164,442
Projected Annual Growth 2025 to 2030	882	5,869	11,828
2025 Est. Median Age	37.1	37.3	38.1

Household Income			
2025 Est. Average Household Income	\$112,973	\$114,275	\$114,735
2025 Est. Median Household Income	\$85,645	\$85,909	\$85,981

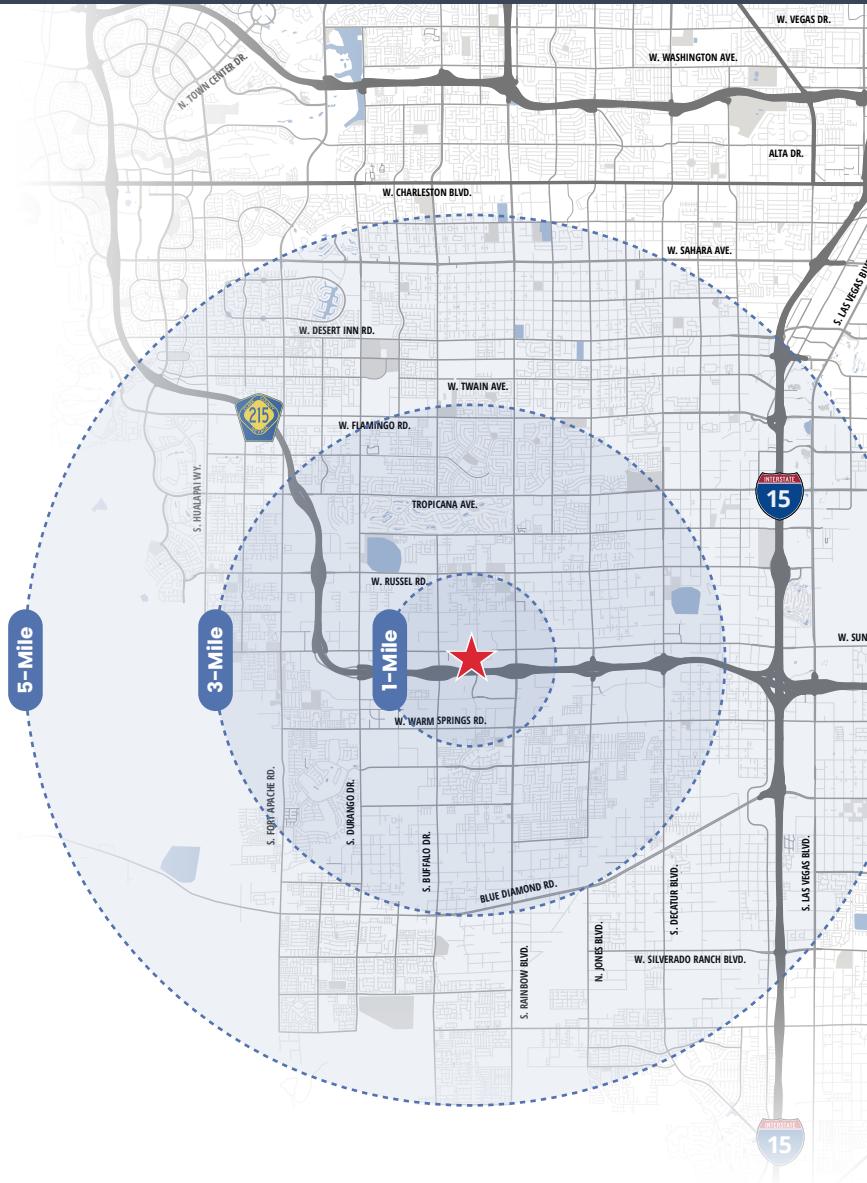
Education			
2025 Est. Some College	4,468	74,940	179,413
2025 Est. Bachelor Degree Only	2,054	27,806	65,490

Workforce			
2025 White Collar Workers	3,091	52,163	122,528
2025 Blue Collar Workers	2,104	38,759	91,178

Housing			
2025 Est. Owner-Occupied	1,543	31,254	76,351
2025 Est. Renter-Occupied	2,219	32,436	76,262



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**Chris Lexis, SIOR**  
 Principal  
 +1 702 637 7580  
 chris.lexis@avisonyoung.com  
 NV Lic. #: S.062998.LLC

**Ryan Mote**  
 Associate  
 +1 702 340 0641  
 ryan.mote@avisonyoung.com  
 NV Lic. #: S.183543

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