

# 6713 EASTERN

**HIGH-END OFFICE  
FINISHES!**

6713 Eastern Avenue  
Las Vegas, NV 89119  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)



## AVAILABLE FOR LEASE

±37,384 SF Office/Warehouse Building on ±1.43 Acres

### KYLE KIRCHMEIER

Associate  
+1 702 369 4862  
[kyle.kirchmeier@cbre.com](mailto:kyle.kirchmeier@cbre.com)  
Lic. 0197013

### ALEX STANISIC, SIOR

Vice President  
+1 702 369 4874  
[alex.stanisic@cbre.com](mailto:alex.stanisic@cbre.com)  
Lic. S.0179950

### MIKE WILLMORE

Senior Associate  
+1 702 369 4823  
[mike.willmore@cbre.com](mailto:mike.willmore@cbre.com)  
Lic. S.0183520

### LAUREN WILLMORE

Senior Associate  
+1 702 369 4825  
[lauren.willmore@cbre.com](mailto:lauren.willmore@cbre.com)  
Lic. S.0188698

**CBRE**

# PROPERTY OVERVIEW

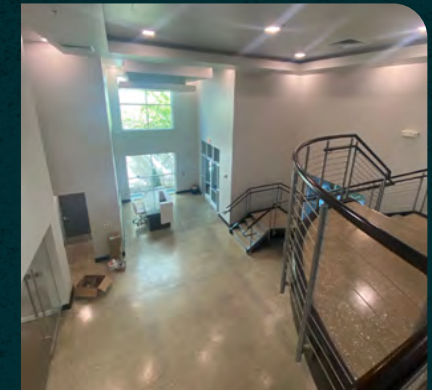
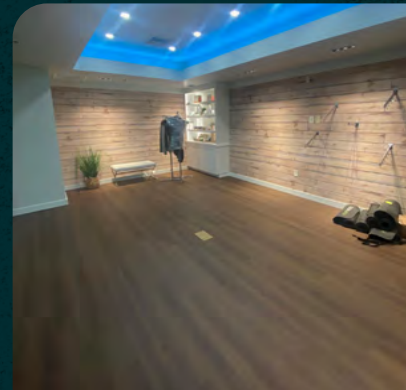
- + Completely Renovated!
- + Eastern Avenue and Sunset Road cross streets
- + ±37,384 SF building on ±1.43 acres
- + ±22,143 SF two-story office
- + 100% HVAC office space
- + Sixty-Two (62) designated parking spaces
- + Parking ratio: 2.2 per 1,000
- + Fenced Loading Area
- + Two (2) 10'x10' dock-high truck doors
- + One (1) 10'x12' grade level roll-up door
- + ±1,650 amps of 277/480 volt, 3-phase power
- + Natural gas stubbed to building
- + Sprinklered
- + ±24' minimum clearance
- + Upgraded LED Lighting throughout Office
- + 14 Skylights in Warehouse
- + 12 Evaporative Coolers in Warehouse
- + Concrete Tilt-Up Construction
- + Built in 2005
- + Renovated in 2021
- + APN: 177-02-613-010
- + M-D Zoning (Clark County)



**LEASE RATE**  
**\$1.35/SF (NNN)**

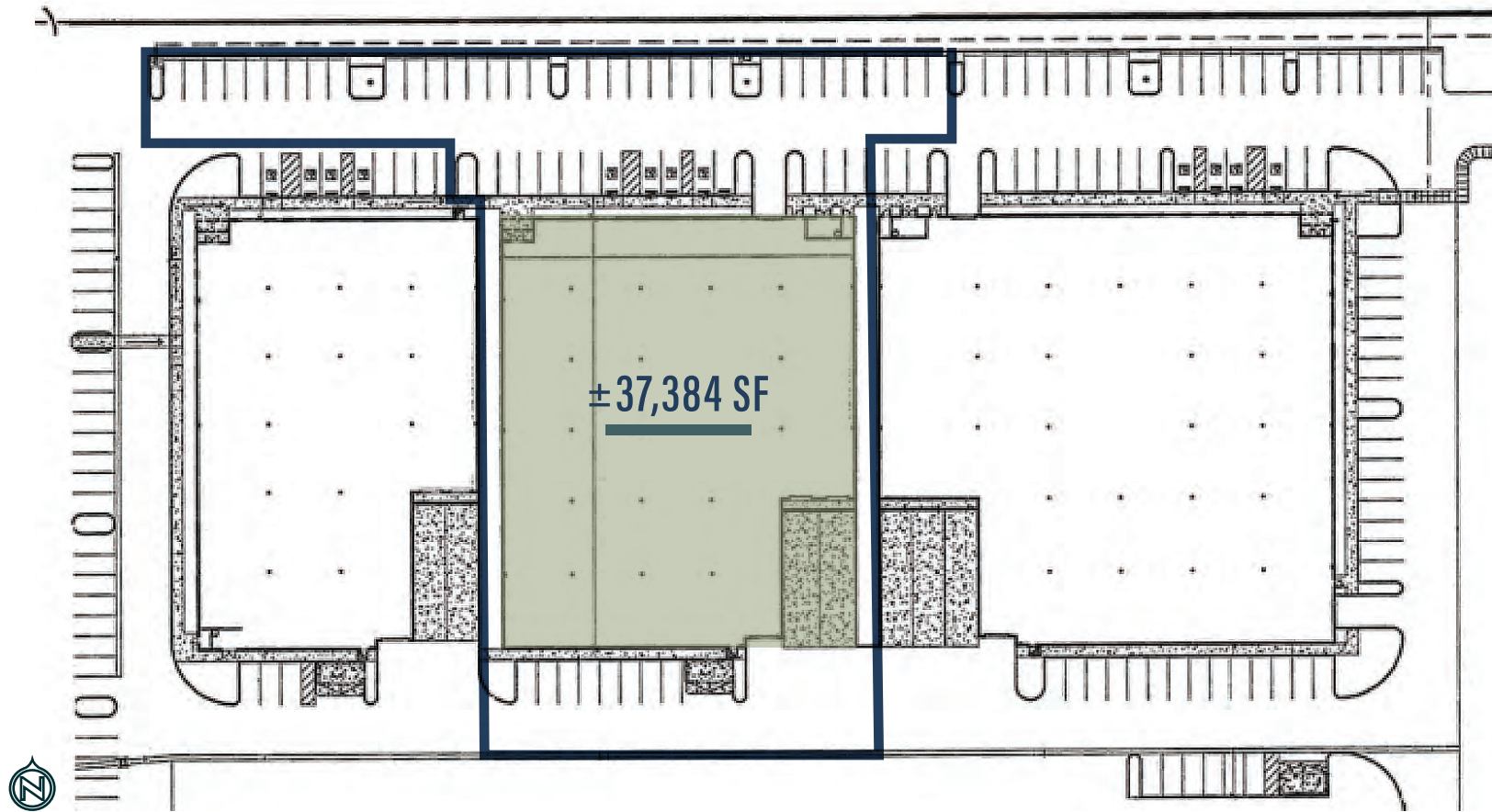


**CAMS**  
**\$0.20/SF**



LOCATED IN THE HIGH-DEMAND AIRPORT INDUSTRIAL SUBMARKET WITH CLOSE PROXIMITY TO I-15 AND I-215 FREEWAYS, THE LAS VEGAS STRIP AND HARRY REID INTERNATIONAL AIRPORT.

# SITE PLAN



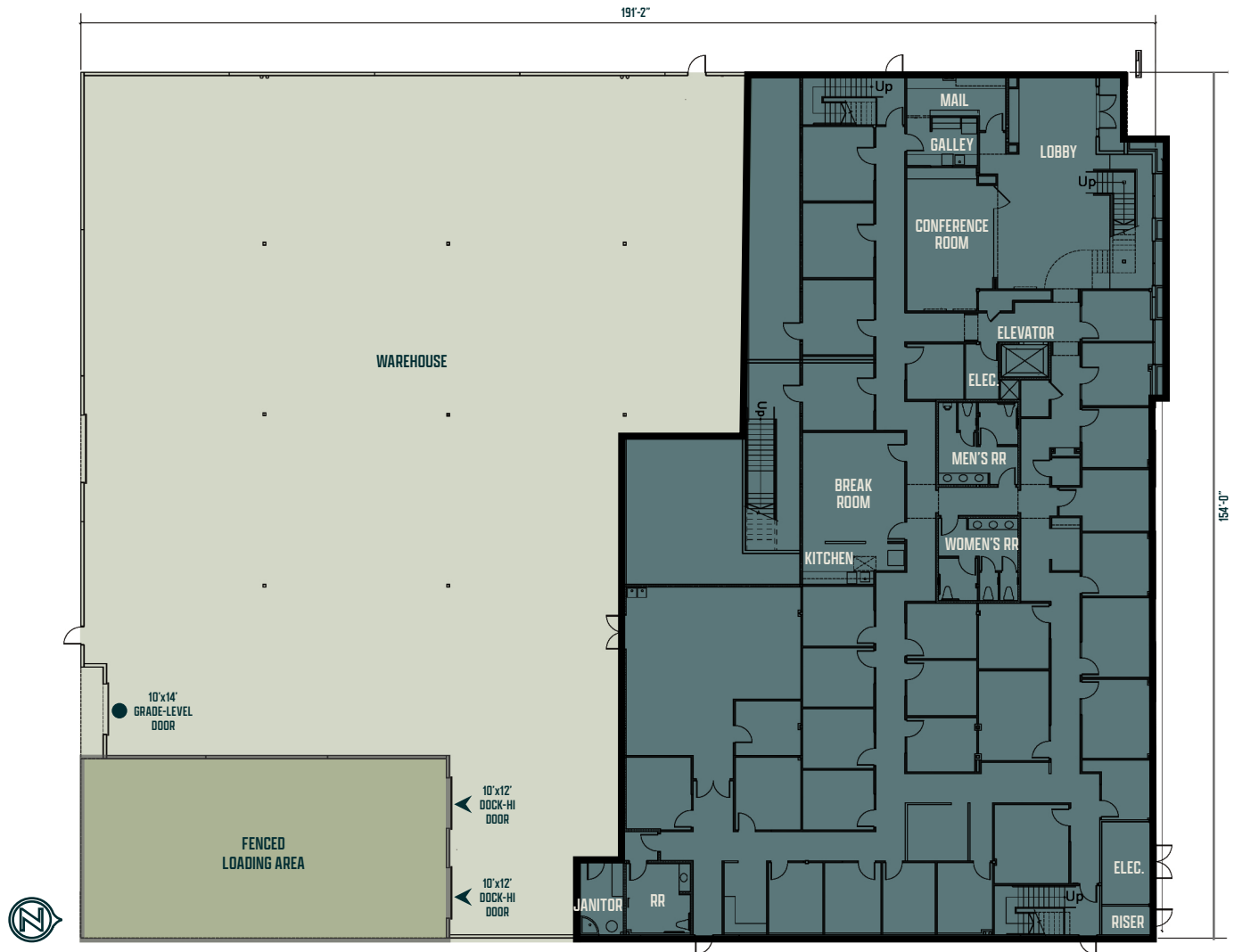
PAMA LANE

S. EASTERN AVENUE

# FLOORPLAN - FIRST FLOOR

±11,291 SF OFFICE

±15,241 SF WAREHOUSE



# FLOORPLAN - SECOND FLOOR

±10,852 SF TOTAL



# AERIAL MAP



# 6713 EASTERN

6713 Eastern Avenue  
Las Vegas, NV 89119  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)



## KYLE KIRCHMEIER

Associate  
+1 702 369 4862  
[kyle.kirchmeier@cbre.com](mailto:kyle.kirchmeier@cbre.com)  
Lic. 0197013

## ALEX STANISIC, SIOR

Vice President  
+1 702 369 4874  
[alex.stanisic@cbre.com](mailto:alex.stanisic@cbre.com)  
Lic. S.0179950

## MIKE WILLMORE

Senior Associate  
+1 702 369 4823  
[mike.willmore@cbre.com](mailto:mike.willmore@cbre.com)  
Lic. S.0183520

## LAUREN WILLMORE

Senior Associate  
+1 702 369 4825  
[lauren.willmore@cbre.com](mailto:lauren.willmore@cbre.com)  
Lic. S.0188698

**CBRE**