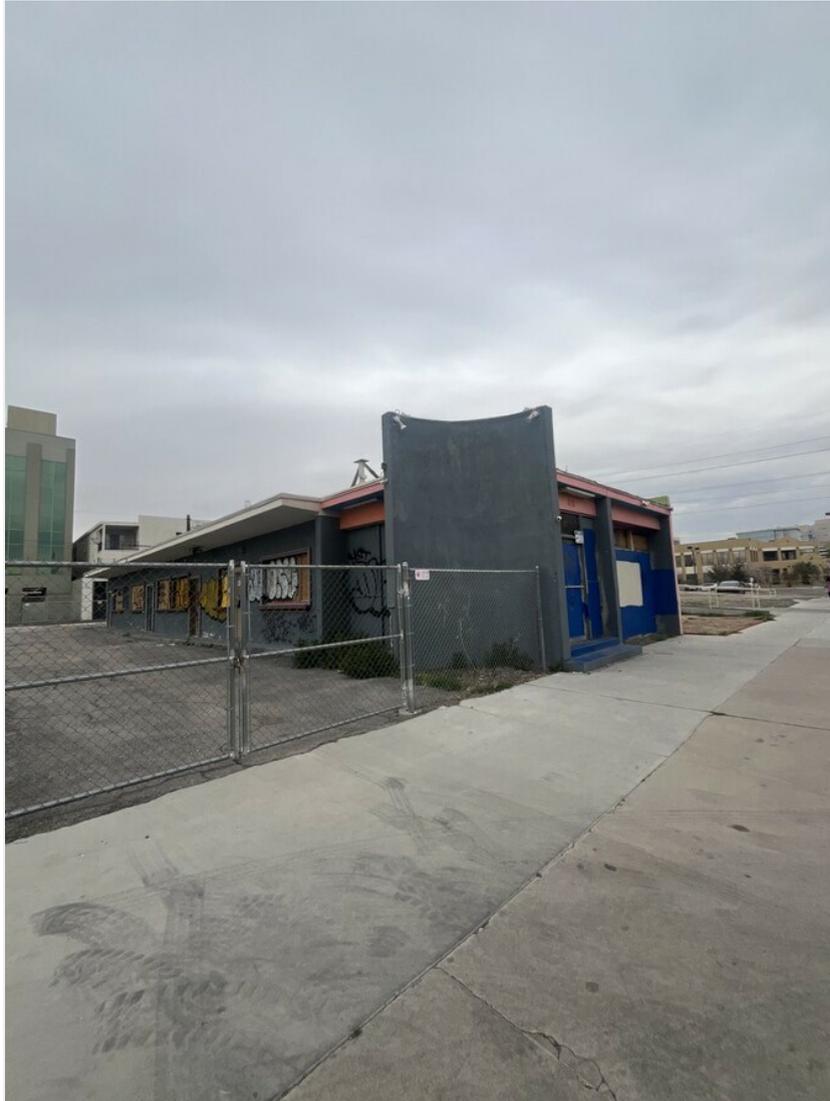


820 S 6th St ,Las Vegas NV ,89101



Presented by
Realty Executives of Southern Nevada

820 S 6th St, Las Vegas, NV 89101



Price: \$28.80 /SF/YR

Located at 820 S 6th St in downtown Las Vegas, this 2,659 SF direct retail space offers a rare opportunity for tenants seeking a highly customizable footprint with a major free-rent incentive in one of Las Vegas' most rapidly evolving urban corridors.

Free standing building, space is offered in tenant-friendly shell condition, allowing incoming users to design and build out the space to fit their exact needs. In exchange for tenant improvements, the owner is offering 7 months of free rent, creating a significant upfront value and reducing effective occupancy costs over the lease term.

The property features excellent street presence and is well suited for a wide range of uses, including retail, restaurant, fast food, creative office, showroom, or professional services. The surrounding downtown area continues to experience strong redevelopment activity, making this an ideal location for businesses looking to establish a presence early in a growing market.

Lease Highlights:

2,659 SF available (direct)

Asking Rent: \$28.80/SF/YR (\$2.40/SF/month)

For more listing information visit

<https://www.loopnet.com/Listing/820-S-6th-St-Las-Vegas-NV/39226757/>

820 S 6th St ,Las Vegas NV ,89101

820 S 6th St, Las Vegas, NV 89101



7 Months Free Rent in exchange for tenant improvements
2,659 SF direct retail / office / showroom space
Asking Rent: \$28.80/SF/YR (\$2.40/SF/month) NNN
Tenant-friendly shell condition with build-to-suit potential
Excellent street presence in downtown Las Vegas
Flexible use: Retail, office, showroom, creative workspace



Hilit Weiss

hilitweiss@yahoo.com

(702) 403-7220

Realty Executives of Southern Nevada

300 S 4th St, Suite 688

Las Vegas, NV 89101



820 S 6th St ,Las Vegas NV ,89101

For more listing information visit
<https://www.loopnet.com/Listing/820-S-6th-St-Las-Vegas-NV/39226757/>

820 S 6th St, Las Vegas, NV 89101

820 S 6th St ,Las Vegas NV ,89101

820 S 6th St, Las Vegas, NV 89101



0256a8bd-4078-4edf-b5d2-c8f0aa9740a6

Major Tenant Information

Tenant

American Voice Mail
Backyard Experience Of Las Vegas
Chessik Law Group
Epic Design Studio

SF Occupied

-
-
-
-

Lease Expired



c07cfb71-9dd9-408e-b613-d8241d796d93

820 S 6th St, Las Vegas, NV 89101



fc8c5fae-2c08-4af6-aaf6-8ede17154572

Listing space

1st Floor

Space Available	2,659 SF
Rental Rate	\$28.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

820 S 6th St ,Las Vegas NV ,89101

For more listing information visit
<https://www.loopnet.com/Listing/820-S-6th-St-Las-Vegas-NV/39226757/>

820 S 6th St, Las Vegas, NV 89101

Property Photos



88c9c9ed-eb56-4a0c-a130-5161db9e14f0



035cc14c-0428-4097-9690-31337e4f8102

820 S 6th St ,Las Vegas NV ,89101

For more listing information visit
<https://www.loopnet.com/Listing/820-S-6th-St-Las-Vegas-NV/39226757/>

820 S 6th St, Las Vegas, NV 89101

Property Photos



0f4eed67-f2b7-47d9-bc60-6abcad98167f

820 S 6th St ,Las Vegas NV ,89101

820 S 6th St, Las Vegas, NV 89101

Location

