



6543 S Las Vegas Blvd  
Las Vegas, NV 89119

# we work @ Town Square

## For lease

Town Square is a 325,000 s.f. Class A office over retail center located on the safe world-famous Las Vegas Strip at the intersection of the I-15 and I-215 Beltway. Situated in the Airport Las Vegas submarket, the Property has immediate access to both the I-15 and the I-215 Beltway. Additionally, the Property sits among a wealth of local amenities and just minutes from McCarran International.

WeWork Town Square occupies two full floors for a total of 116,418 s.f. Full suite perks include: super fast WiFi, 24/7 security, wellness room, and bring your dog to work.

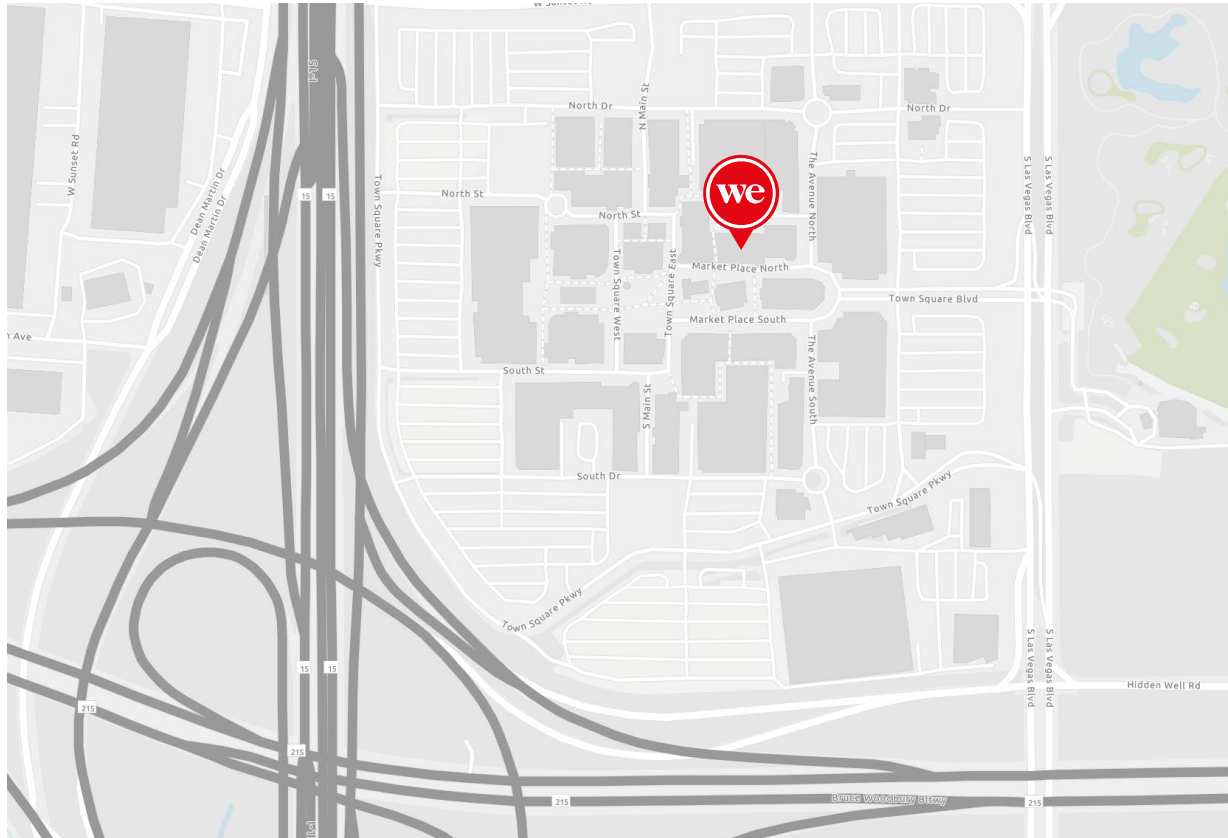
### Property highlights:

- 2<sup>nd</sup> generation space available for quick move-in
- An open-air shopping, dining, office, and entertainment development on 93 acres
- Easy access to the entire valley via two freeways
- 3.5:1000 parking ratio



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2nd Floor			
Suite	RSF	# of Memberships Included	Available
02W112	±8,770	145	May 1, 2023
02W144	±5,105	84	May 1, 2023
02W160	±6,930	114	May 1, 2023
02W161	±4,406	73	May 1, 2023
3rd Floor			
03W112	±9,367	156	May 1, 2023
03W144	±5,437	75	May 1, 2023
03W161	±4,709	70	May 1, 2023

**Please contact for more information:**

Nick Barber  
Senior Vice President  
NV Lic. #S.58027  
+1 702 360 4927  
nick.barber@am.jll.com

Lilly Kossoff  
Associate  
NV Lic. #S.195790  
+1 702 522 5107  
lillian.kossoff@am.jll.com

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.



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6543 S Las Vegas Blvd, 2nd Floor  
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### Space Types Legend

- Conference Rooms
- Executive Offices
- Workstations
- Full Pantry, Printing Stations, Phone Booths

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Lilly Kossoff  
Associate  
NV Lic. #S.195790  
+1 702 522 5107  
lillian.kossoff@am.jll.com

Jones Lang LaSalle Brokerage, Inc.  
1980 Festival Plaza Drive  
Suite 250  
Las Vegas, Nevada  
NV Lic. #B.1000836.CORP



# wework @ Town Square

6543 S Las Vegas Blvd, 3rd Floor  
Las Vegas, NV 89119



### Space Types Legend

- Conference Rooms
- Executive Offices
- Workstations
- Full Pantry, Printing Stations, Phone Booths

Suite 03W161  
±4,709 s.f.

Suite 03W144  
±5,437 s.f.

Suite 03W112  
±9,367 s.f.

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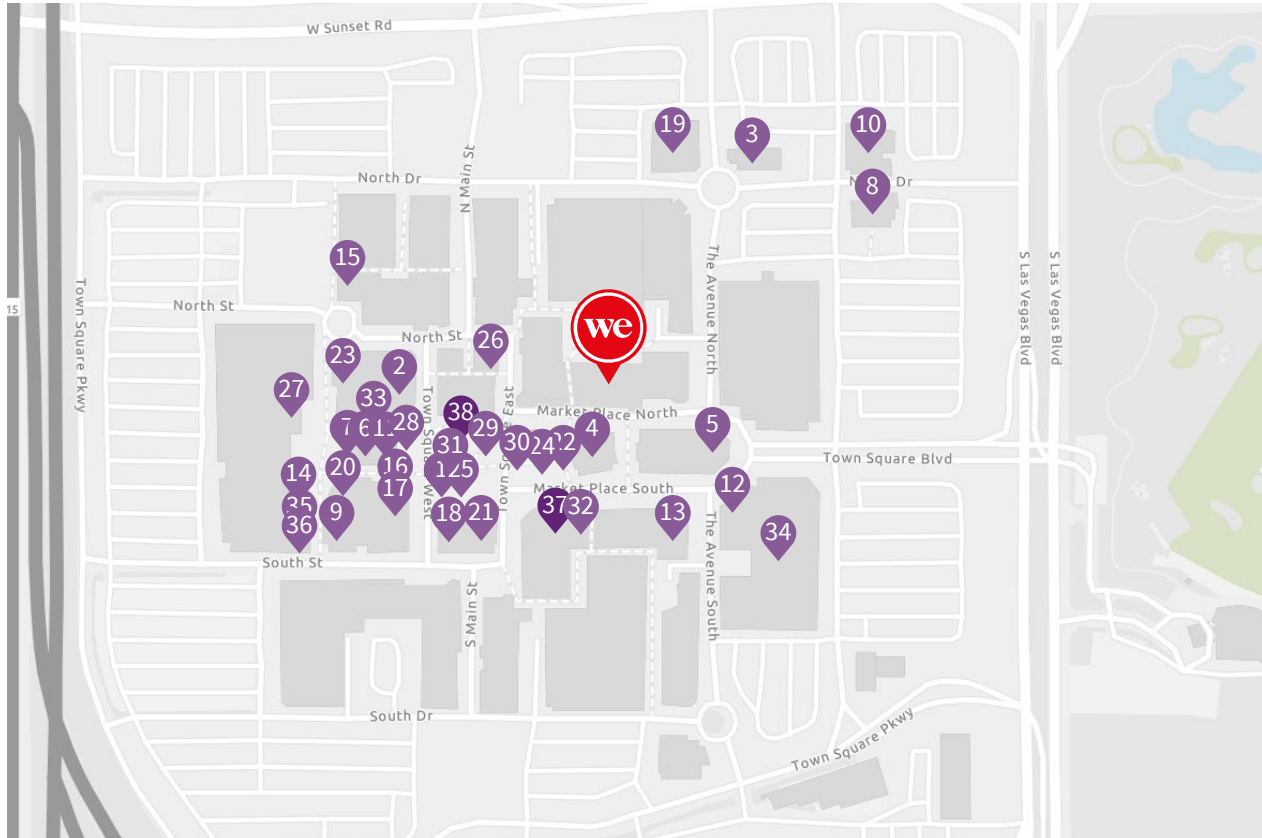
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## AMENITIES

### EAT & DRINK

- |                                    |                                 |
|------------------------------------|---------------------------------|
| 1. Auntie Anne's Pretzels          | 19. Texas de Brazil             |
| 2. Blue Martini                    | 20. The Noypitz Bar & Grill     |
| 3. Bonefish Grill                  | 21. Tommy Bahama Marlin Bar     |
| 4. Brio Italian Grille             | 22. Two Hands Fresh Corn Dogs   |
| 5. California Pizza Kitchen        | 23. Yard House                  |
| 6. Capriotti's Sandwich Shop       | 24. Braud's Funnel Cake Café    |
| 7. Double Helix Wine               | 25. Chewy Boba Company          |
| 8. Fleming's prime Steakhouse      | 26. Ethel M Chocolates          |
| 9. Kabuki Japanese Restaurant      | 27. IT'SUGAR                    |
| 10. Lazy Dog Restaurant & Bar      | 28. Mora Iced Creamery          |
| 11. Milano Restaurant & Bar        | 29. Nona's NY Pizza             |
| 12. Nukha                          | 30. Ole Churros                 |
| 13. P.F. Chang's                   | 31. Potato Corner               |
| 14. Panda Express                  | 32. Pressed                     |
| 15. Pho Kim Long                   | 33. The Coffee Bean & Tea Leaf  |
| 16. Rachel's Kitchen               | 34. Whole Foods Market          |
| 17. RAKKAN Ramen                   | 35. Wow Nucha Hawaiian Lemonade |
| 18. Sickies Garage Burgers & Brews | 36. Yogurtland                  |

### RETAIL, LIFESTYLE, ENTERTAINMENT

- |                 |                      |
|-----------------|----------------------|
| 37. Apple Store | 38. Town Square Park |
|-----------------|----------------------|

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