

# WESTCLIFF TOWER

6900 Westcliff Drive, Las Vegas, NV 89145

AVAILABLE  
For Lease

**Bank of America**



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Las Vegas, Nevada 89118  
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## Property Highlights

- APN: 138-27-802-003
- 8 Story building - class A, professional office tower
- Bank of America has been a tenant anchor since 1991
- Short commute to Summerlin, Downtown Las Vegas, Las Vegas Justice Court and the entire Las Vegas Valley
- Covered parking available
- Zoning: C-1 (Limited Commercial District)
- Easy access to the I-11 / US-95 Freeway and Rainbow Boulevard
- Highly visibility and easy access for employees and customers

## Leasing Details



**\$1.69 - \$2.15 PSF NNN**  
Lease Rate



**\$0.75 PSF**  
CAM Charges



**±909 SF - ±9,851 SF**  
Space Available

## Demographics

Population	1 mile	3 miles	5 miles
2024 Population	27,112	176,798	482,611
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$80,516	\$85,519	\$92,938

## Property Description

6900 Westcliff Drive is an 8 story building located on the Northwest corner of N. Rainbow Boulevard and Westcliff Drive totaling ±82,255 square feet and was built in 1991. There is a full-service Bank of America branch on the 1st floor of the building with multiple ATMs on the outside of the building as well.

## Area Description

This property boasts an excellent location within the desirable Northwest submarket of Las Vegas, Nevada. Enjoy unparalleled convenience with direct access to the I-11 / US-95 Freeway via the Rainbow Boulevard interchange, placing tenants mere minutes from the vibrant heart of downtown Las Vegas and all its amenities.

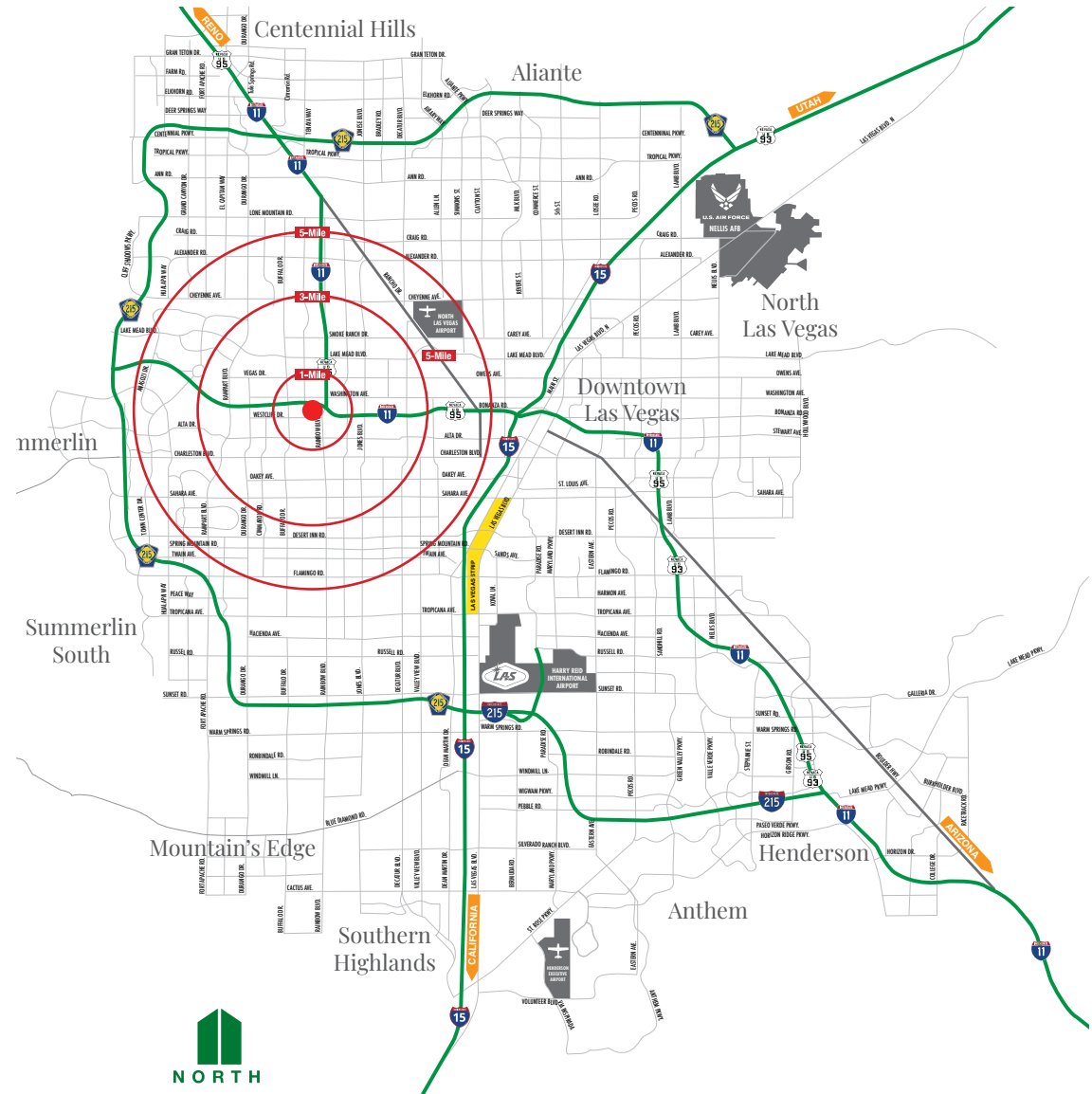


Population	1 mile	3 miles	5 miles
2010 Population	25,751	167,995	464,898
2020 Population	27,154	175,719	482,698
<b>2024 Population</b>	<b>27,112</b>	<b>176,798</b>	<b>482,611</b>
2029 Population	27,546	180,879	492,206
2010-2020 Annual Rate	0.53%	0.45%	0.38%
2020-2024 Annual Rate	-0.04%	0.14%	0.00%
2024-2029 Annual Rate	0.32%	0.46%	0.39%
2024 Median Age	37.5	38.9	40.3

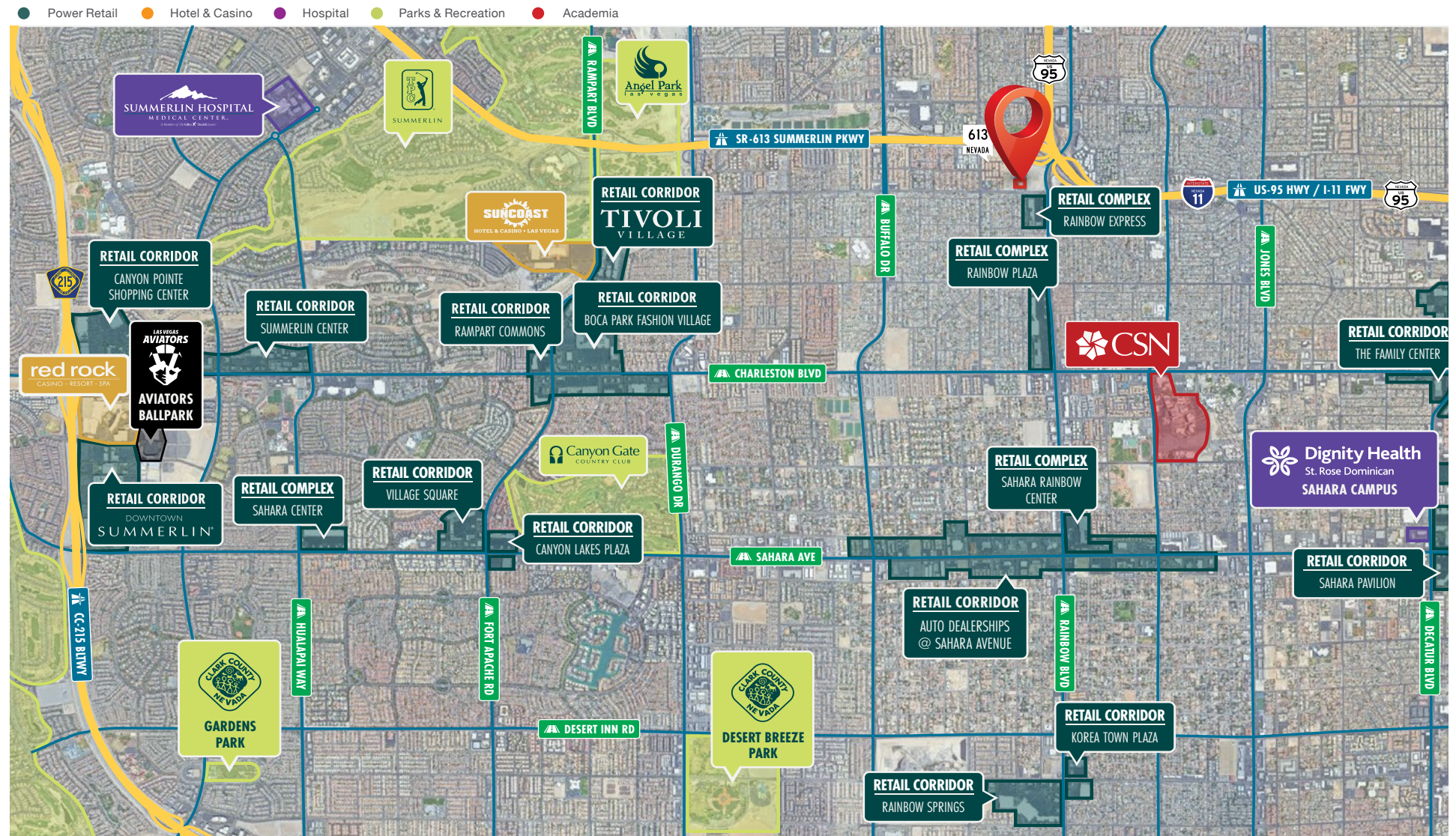
Households	1 mile	3 miles	5 miles
2024 Wealth Index	55	67	76
2010 Households	9,246	62,575	177,763
2020 Households	10,054	66,651	187,707
<b>2024 Total Households</b>	<b>10,184</b>	<b>67,909</b>	<b>190,133</b>
2029 Total Households	10,518	70,376	196,308
2010-2020 Annual Rate	0.84%	0.63%	0.55%
2020-2024 Annual Rate	0.30%	0.44%	0.30%
2024-2029 Annual Rate	0.65%	0.72%	0.64%

Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$80,516</b>	<b>\$85,519</b>	<b>\$92,938</b>
2029 Average Household Income	\$95,123	\$100,176	\$108,688
2024-2029 Annual Rate	3.39%	3.21%	3.18%

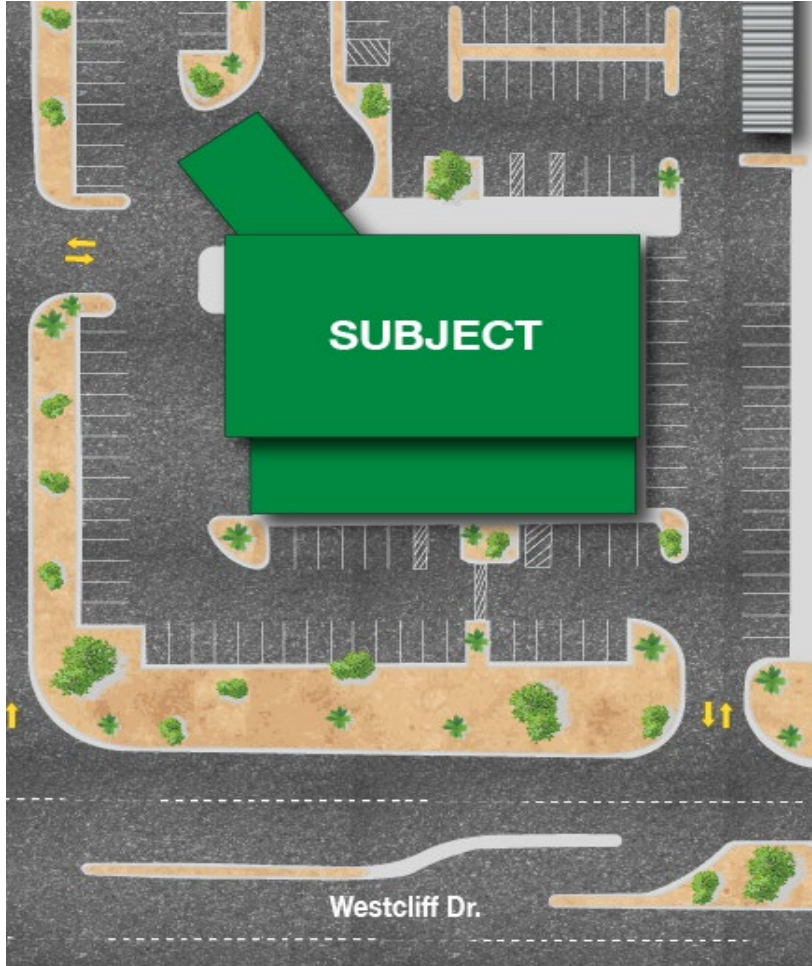
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,338	70,985	202,474
2020 Total Housing Units	10,578	70,653	200,257
<b>2024 Total Housing Units</b>	<b>10,571</b>	<b>71,126</b>	<b>200,655</b>
2024 Owner Occupied Housing Units	5,296	35,207	101,302
2024 Renter Occupied Housing Units	4,888	32,702	88,831
2024 Vacant Housing Units	387	3,217	10,522
2029 Total Housing Units	10,921	73,639	207,033
2029 Owner Occupied Housing Units	5,644	37,333	107,297
2029 Renter Occupied Housing Units	4,873	33,043	89,012
2029 Vacant Housing Units	403	3,263	10,725



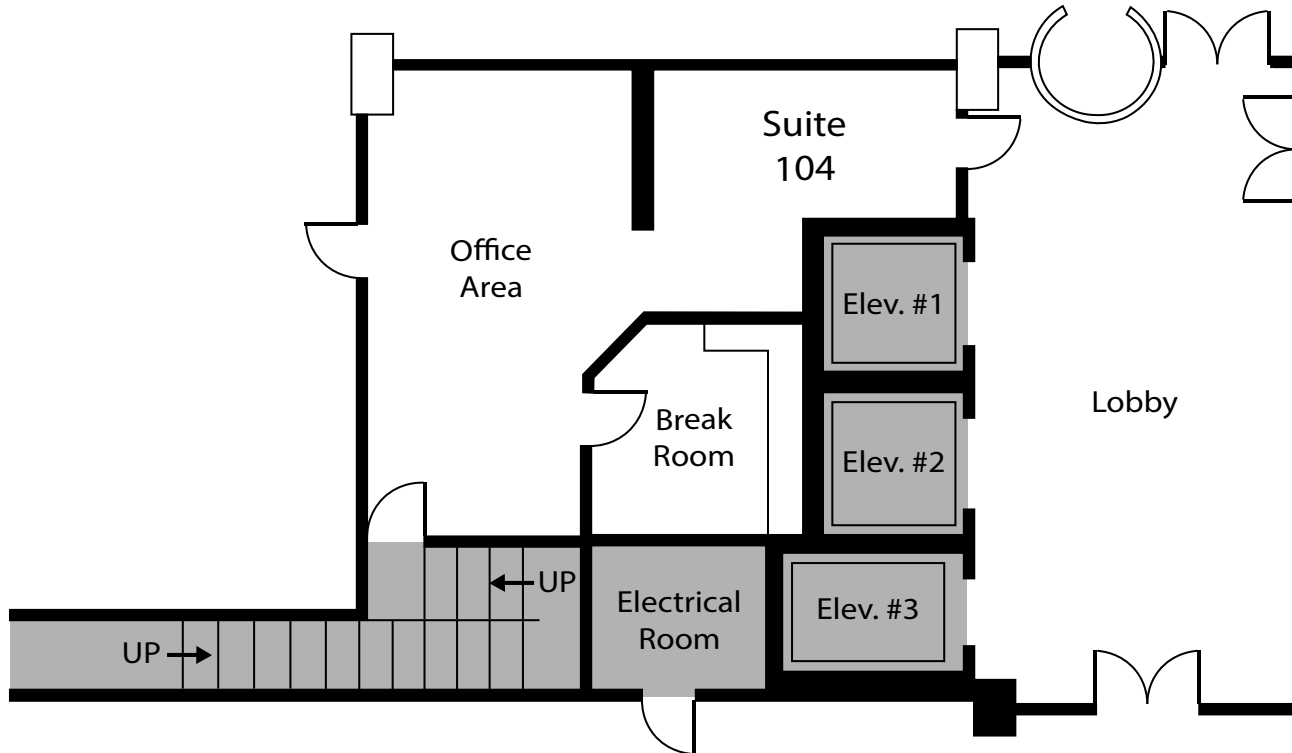








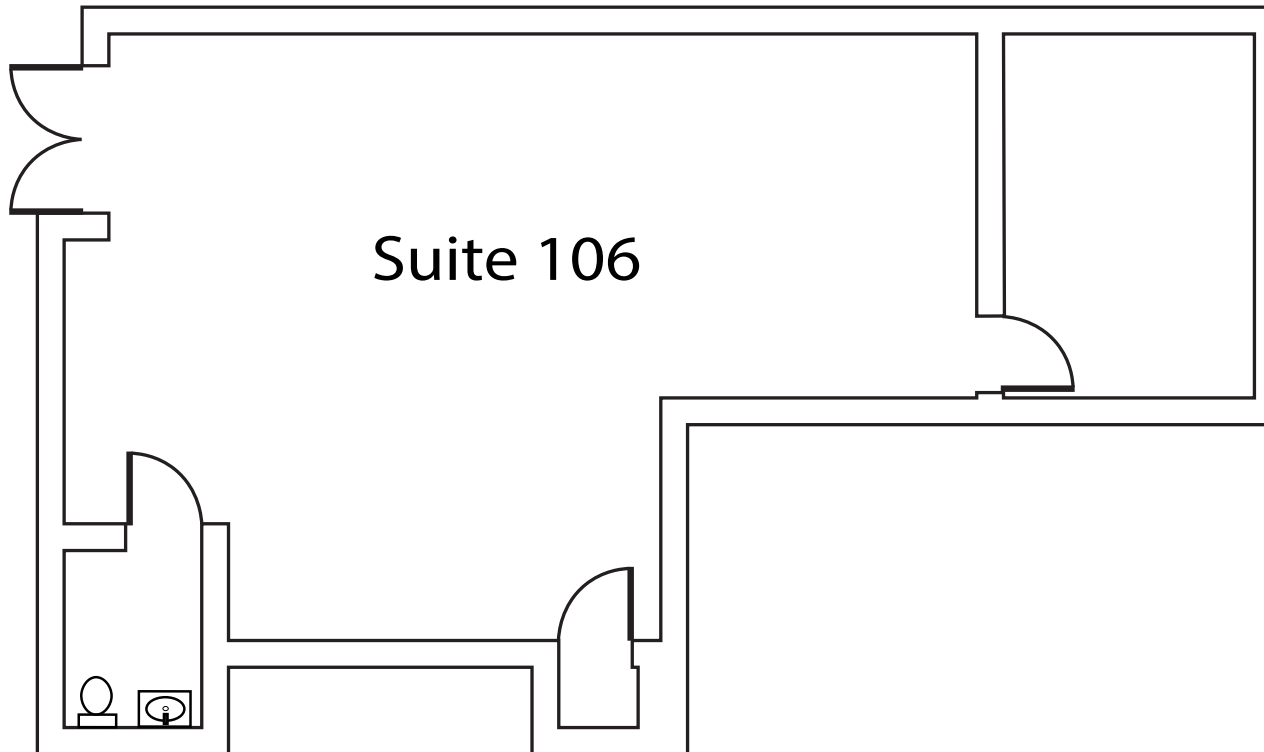
SUITE	SF	LEASE RATE	CAM CHARGES	COMMENTS
► 1ST FLOOR				
Suite 104	±909 SF	\$2.05 - \$2.15 PSF NNN	\$0.75 PSF	1 office, open area, & breakroom
Suite 106	±1,368 SF	\$2.05 - \$2.15 PSF NNN	\$0.75 PSF	1 office, open area, & restroom
► 5TH FLOOR				
Suite 500	±2,450 SF	\$1.69 - \$1.99 PSF NNN	\$0.75 PSF	3 offices, conference room, open work area, reception and storage (available 1/1/26)
Suite 507	±804 SF	\$1.69 - \$1.99 PSF NNN	\$0.75 PSF	1 office & reception / open area
► 6TH FLOOR				
Suite 600	±3,087 SF	\$1.69 - \$1.99 PSF NNN	\$0.75 PSF	8 offices, open area, break room, & reception
► 7TH FLOOR				
Suite 700	±9,851 SF	\$1.69 - \$1.99 PSF NNN	\$0.75 PSF	21 private offices, 2 conference rooms, break room, large copy room/work room, open work area, & reception
► 8TH FLOOR				
Suite 800	±4,789 SF	\$1.69 - \$1.99 PSF NNN	\$0.75 PSF	12 offices, 2 conference rooms, cubicles, kitchenette, copy room, and storage



**1st Floor**

- + Suite: 104
- + Total SF: ±909
- + Lease Rate: \$2.05 - \$2.15 PSF NNN
- + CAM Charges: \$0.75 PSF
- + Available: Immediately

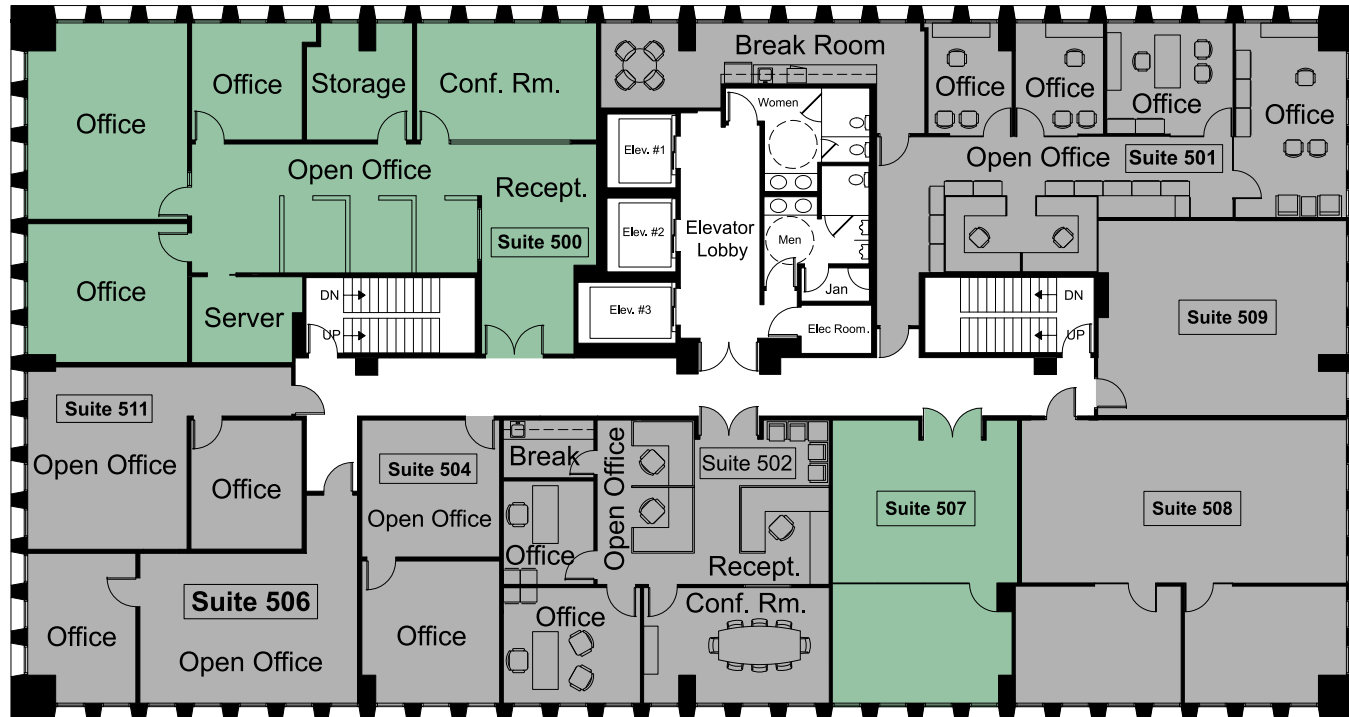
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**1st Floor**

- + Suite: 106
- + Total SF: ±1,368
- + Lease Rate: \$2.05 - \$2.15 PSF NNN
- + CAM Charges: \$0.75 PSF
- + Available: Immediately

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● Available    ● Leased

### 5th Floor

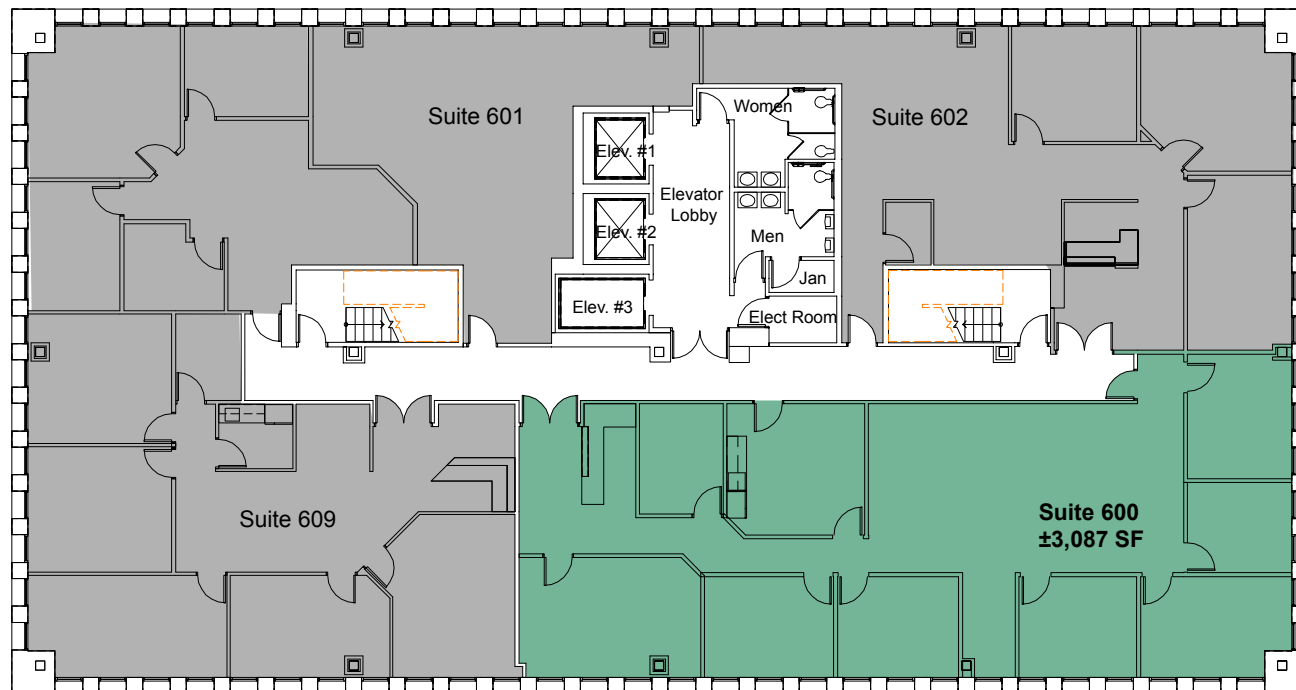
- + Suite: 500
- + Total SF: ±2,450
- + Lease Rate: \$1.69 - \$1.99 PSF NNN
- + CAM Charges: \$0.75 PSF
- + Available: January 1, 2026

### 5th Floor

- + Suite: 507
- + Total SF: ±804
- + Lease Rate: \$1.69 - \$1.99 PSF NNN
- + CAM Charges: \$0.75 PSF
- + Available: 30 Days

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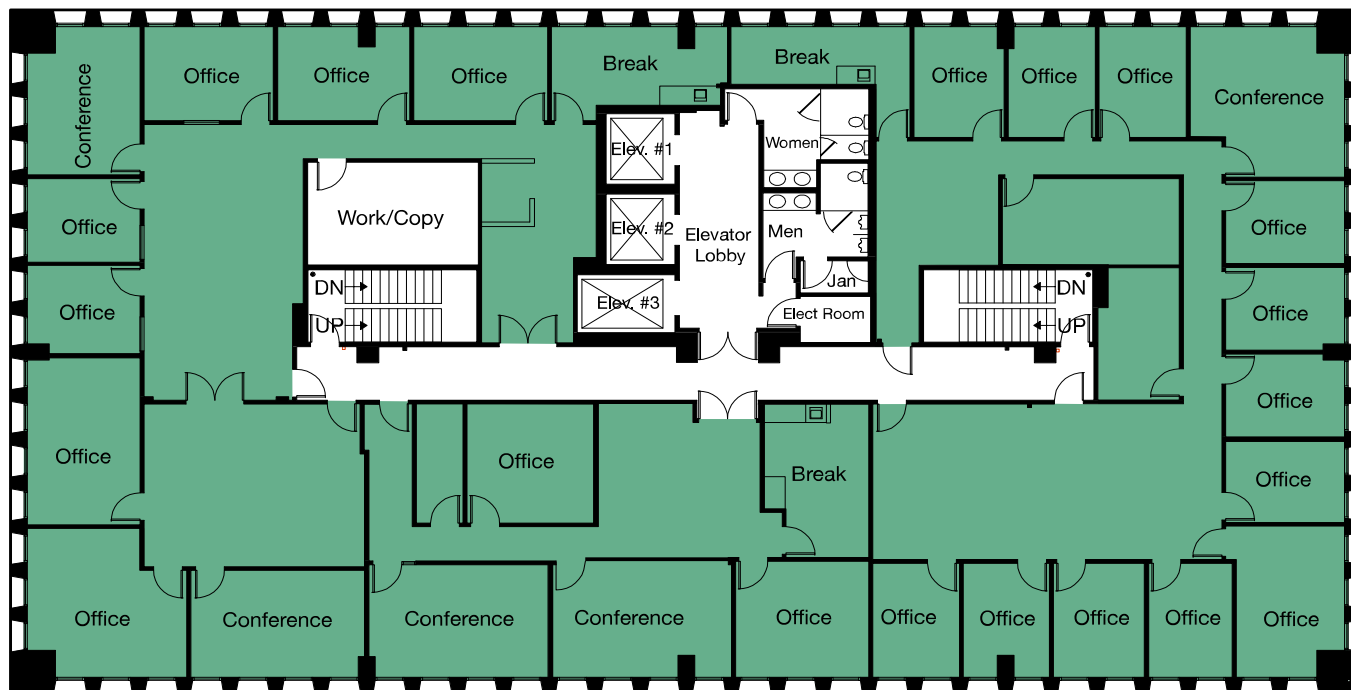


### 6th Floor

- + Suite: 600
- + Total SF: ±3,087
- + Lease Rate: \$1.69 - \$1.99 PSF NNN
- + CAM Charges: \$0.75 PSF
- + Available: Immediately

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● Available    ● Leased

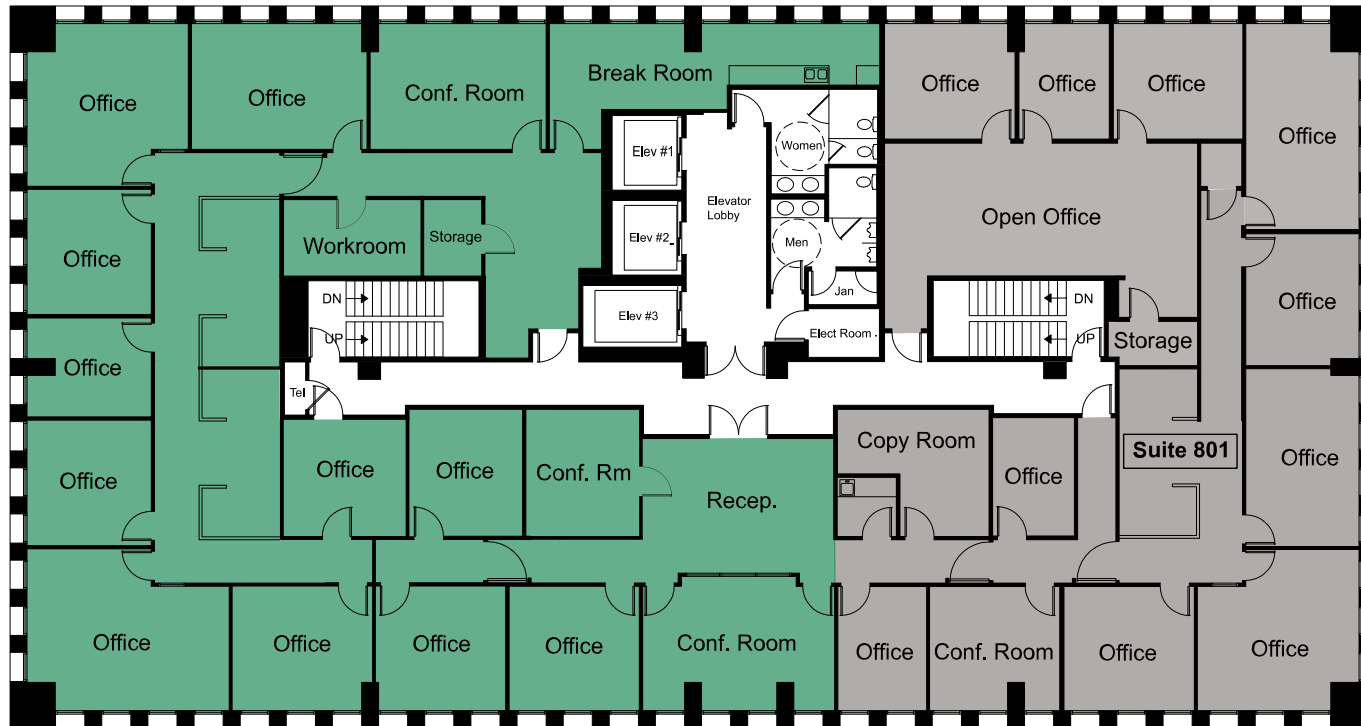


● Available ● Leased

### 7th Floor

- + Suite:** 700
- + Total SF:** ±9,851
- + Lease Rate:** \$1.69 - \$1.99 PSF NNN
- + CAM Charges:** \$0.75 PSF
- + Available:** Immediately

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### 8th Floor

- + Suite:** 800
- + Total SF:** ±4,789
- + Lease Rate:** \$1.69 - \$1.99 PSF NNN
- + CAM Charges:** \$0.75 PSF
- + Available:** Immediately

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# Clark County Nevada


## Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**  
Land Area  
(Square Miles)

 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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WORLD CHAMPIONS



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# Nevada Tax Advantages

## NEVADA

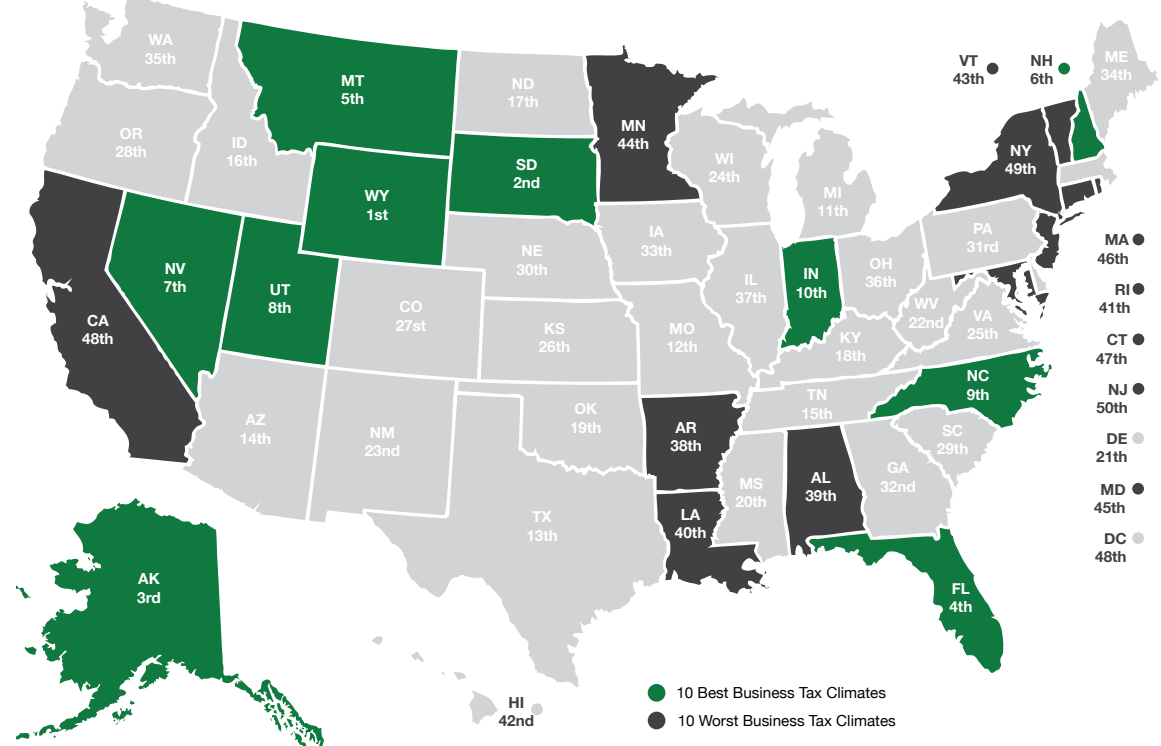
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)*



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*



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