



## 820 S 6th St ,Las Vegas NV ,89101

820 S 6th St, Las Vegas, NV 89101



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## 820 S 6th St ,Las Vegas NV ,89101

\$28.80 /SF/YR

6 Months Free Rent in exchange for tenant improvements. 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...

- 6 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



|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$28.80 /SF/YR           |
| Property Type:       | Retail                   |
| Property Subtype:    | Storefront Retail/Office |
| Gross Leasable Area: | 2,659 SF                 |
| Year Built:          | 1963                     |
| Cross Streets:       | Gass E                   |
| Walk Score ®:        | 70 (Moderately friendly) |
| Transit Score ®:     | 60 (Moderately friendly) |
| Rental Rate Mo:      | \$2.40 /SF/MO            |

1st Floor

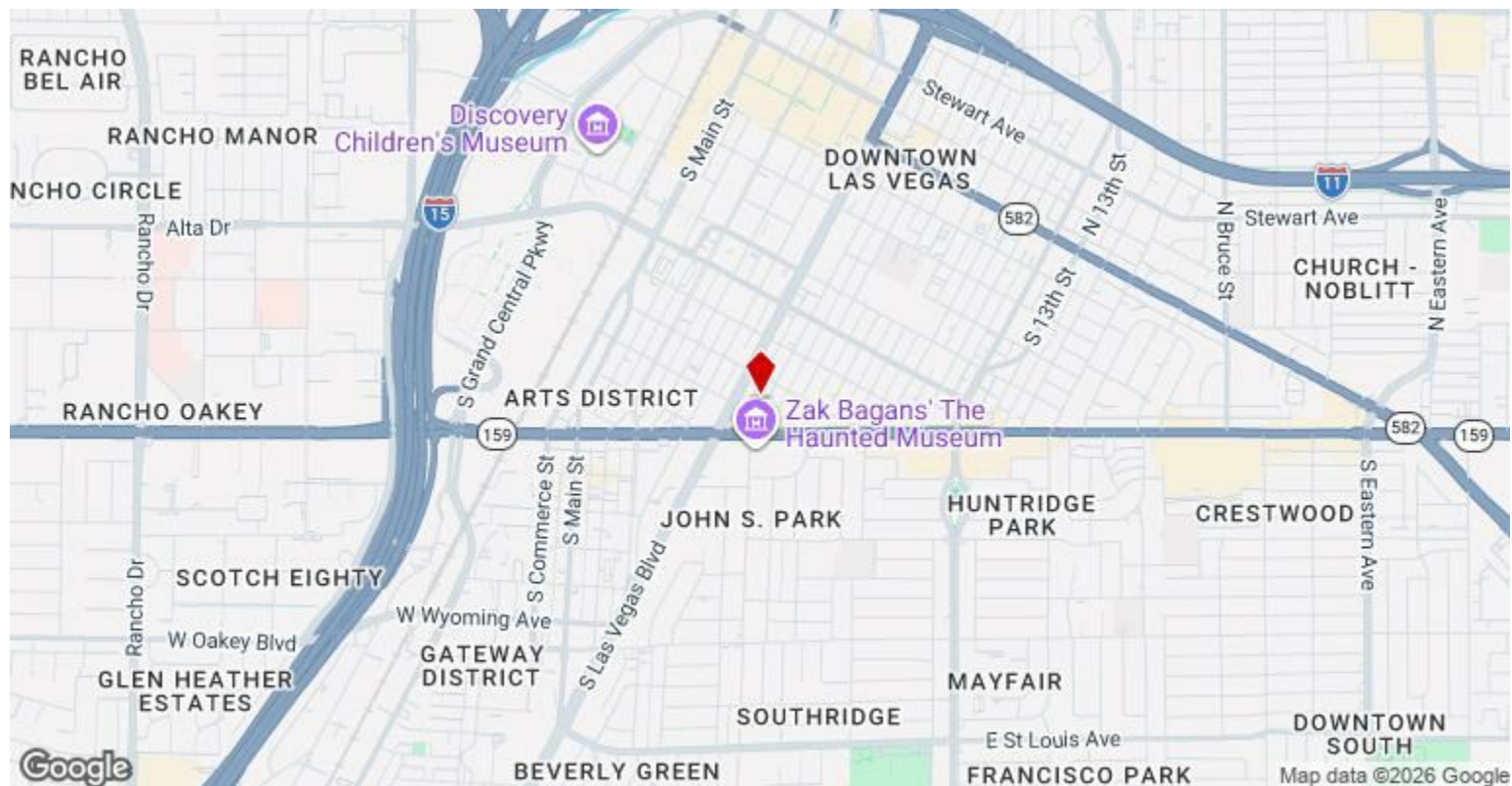
|                 |                  |
|-----------------|------------------|
| Space Available | 2,659 SF         |
| Rental Rate     | \$28.80 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail 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

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## Major Tenant Information

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| Tenant                           | SF Occupied | Lease Expired |
|----------------------------------|-------------|---------------|
| American Voice Mail              | -           |               |
| Backyard Experience Of Las Vegas | -           |               |
| Chessik Law Group                | -           |               |
| Epic Design Studio               | -           |               |



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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 6 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)

Lease Type: NNN

Monthly Rent: \$6,381

Annual Rent: \$76,579

6 Months Free Rent offered in exchange for tenant improvements

Flexible 3–5 year lease terms

Strong visibility in a growing downtown corridor

## Property Photos



## Property Photos



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035cc14c-0428-4097-9690-31337e4f8102

## Property Photos



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