

FOR LEASE

333 S. 6TH STREET  
LAS VEGAS NV 89101



AU79 COMMERCIAL  
REAL ESTATE & PROPERTY MANAGEMENT

# OFFICE FOR LEASE 7,191 sqft BEAUTIFUL -TOTAL REMODEL!



**LEASE RATE: \$36/SF/YR - FULL SERVICE**

ZONED:C-1 • APN:139-34-710-006 • BUILT: 1982 RENOVATED: 2025 • GLA: 7,191 sqft

## DOWNTOWN LAS VEGAS

The owner has allocated over 7,191 sf for office use with optional build-out.

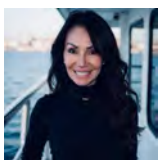
**PRIME OFFICE fully remodeled 2025 infrastructure in Downtown Las Vegas. Term 5 YR +**

### PROPERTY HIGHLIGHTS:

- Located in the vibrant civic and business district of Downtown Las Vegas.
- No expense has been spared for its design and renovation
- Multiple executive conference rooms, common area restrooms, and TI allowance
- Perfect Opportunity for various Business Models
- The building is located at the NE corner of S. 6th St / Stanley W. Cooper Pl, across the street from the Court House with parking on site
- Convenient access to Freeways and Downtown restaurants



**FOR MORE INFORMATION, CONTACT:**



**JEN BRIDGES**

Broker/Owner

**702.768.3330**

NV. LIC. #: B.1003028

JBridges@AU79Commercial.com

*The Gold Standard*



**JAMIE LUCHAY**

Managing Partner

**702.331.0533**

NV. LIC# S.0180650

JLuchay@AU79Commercial.com





Downtown Las Vegas Submarket Summary

DOWNTOWN REVITALIZATION

Downtown Las Vegas is experiencing a resurgence, with revitalization initiatives drawing in both — businesses and residents.

CLOSE PROXIMITY TO THE LAS VEGAS STRIP

Located just a stone's throw from the iconic Las Vegas Strip, Downtown Las Vegas provides investors with access to a vast and varied market of tourists and visitors.

WHY INCORPORATE IN NEVADA

Las Vegas is known for its business-friendly tax incentives, making it an appealing destination for investment and entrepreneurship.

CLOSE PROXIMITY TO MAJOR TRANSPORTATION HUBS

Downtown Las Vegas offers easy access to major highways and is situated near the 19th busiest airport globally in terms of passenger traffic, enhancing it's connectivity to both domestic and international markets.

AN EXTENSIVE ARRAY OF SERVICES & CULTURAL HIGHLIGHTS

From museums and art galleries to entertainment venues and recreational options, Downtown Las Vegas is rich in amenities and cultural experiences, enhancing the quality of life for residents and attracting tourists.

CREATIVE & DISTINCTIVE ENVIRONMENT

Characterized by its quirky and distinctive atmosphere, Downtown Las Vegas boasts a unique identity that distinguishes it from other parts of the city. This eccentricity, coupled with an open-minded community, fosters a vibrant and dynamic environment.

DEMOGRAPHIC SUMMARY

Population	1 Mile	2 Mile	3 Mile
2024 Population	16,561	83,144	192,259
2029 Population	17,792	89,650	206,913
Pop Growth 2024-2029	7.4%	7.8%	7.6%
2024 Average Age	41	39	38
Households			
2024 Households	8,614	34,305	71,915
2029 Households	9,251	37,015	77,557
Household Growth 2024-2029	7.4%	7.9%	7.9%
Median Household Income	\$28,953	\$30,224	\$35,026
Average Household Size	1.9	2.3	2.5
Average HH Vehicles	1	1	1
Housing			
Median Home Value	\$293,379	\$274,662	\$259,337
Median Year Built	1973	1975	1976



# SUITE 230 7,191 SF

