

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

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 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)

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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

6 Months Free Rent in exchange for tenant improvements



Hilit Weiss

hilitweiss@yahoo.com
(702) 403-7220

Realty Executives of Southern Nevada

300 S 4th St, Suite 688
Las Vegas, NV 89101



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Major Tenant Information

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



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820 S 6th St, Las Vegas, NV 89101



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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

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Property Photos



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Property Photos



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Location

