

# 6785

South Eastern Avenue  
Las Vegas, NV 89119



For Lease | Venture Commerce Center  
±2,200 SF Office Available

## Executive Summary

Colliers is pleased to offer 6785 S. Eastern Avenue within Venture Commerce Center for lease. This thoughtfully designed two-story office suite offers  $\pm 2,200$  SF of space in a conveniently located, central location. The layout features an efficient floor plan ideal for a wide range of professional office users and was built using high end finishes, providing both luxury and functionality for teams seeking a polished work environment. This space is located on bustling S. Eastern Avenue, just minutes from the airport and major freeways, combining convenience, visibility, and functionality.

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Located in the highly desirable Airport Submarket, this property offers exceptional connectivity with immediate access to Harry Reid International Airport, the Las Vegas Strip, the 215 Beltway, and I-15. A variety of retail and dining options are within walking distance, providing added convenience for tenants and visitors. Directly across the street, Sunset Park offers expansive green space and recreational amenities, creating an ideal environment for employees to enjoy outdoor breaks and activities.

## Property Highlights

- ±2,200 SF Spanning Across Two Stories
- Modern, turnkey build-out
- Large windows allowing for plenty of natural light
- Efficient layout suitable for a variety of professional uses
- Conveniently located with nearby access to the 215 freeway and Harry Reid International Airport
- Dining and retail amenities within walking distance
- Building signage opportunities with prominent visibility on S. Eastern Ave.



\$2.00 PSF, NNN

**CAM: \$0.30 /SF\***

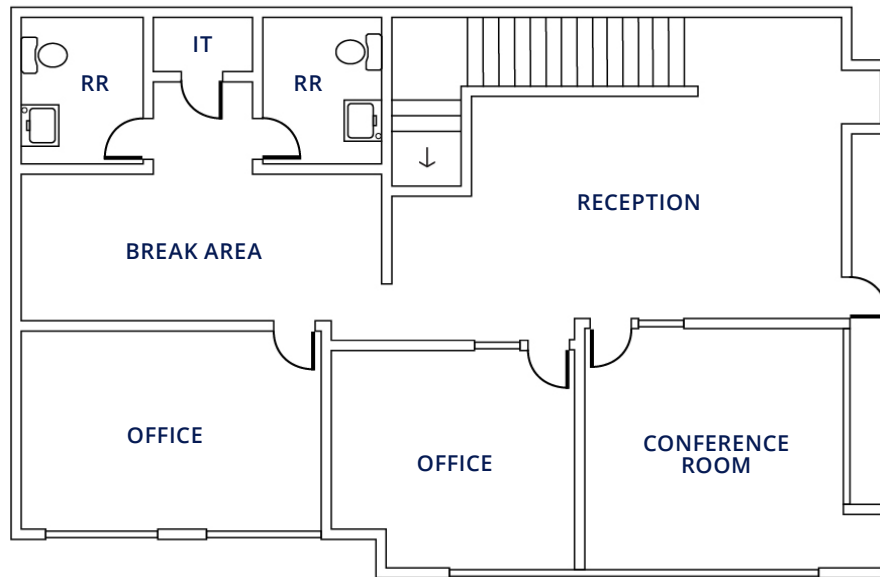
\*Estimate based on 2024 expenses

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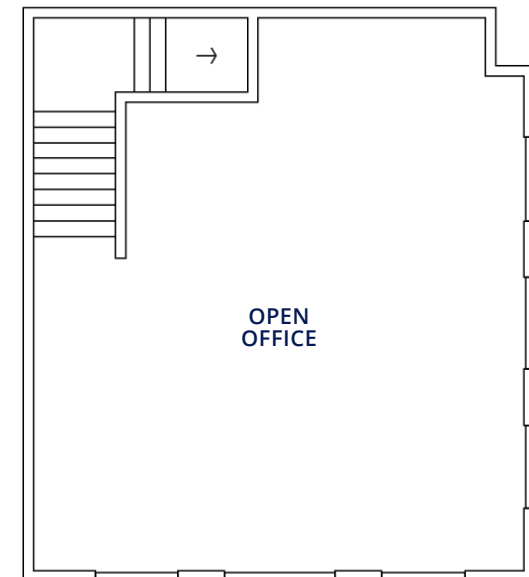
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## 1st Floor



## 2nd Floor

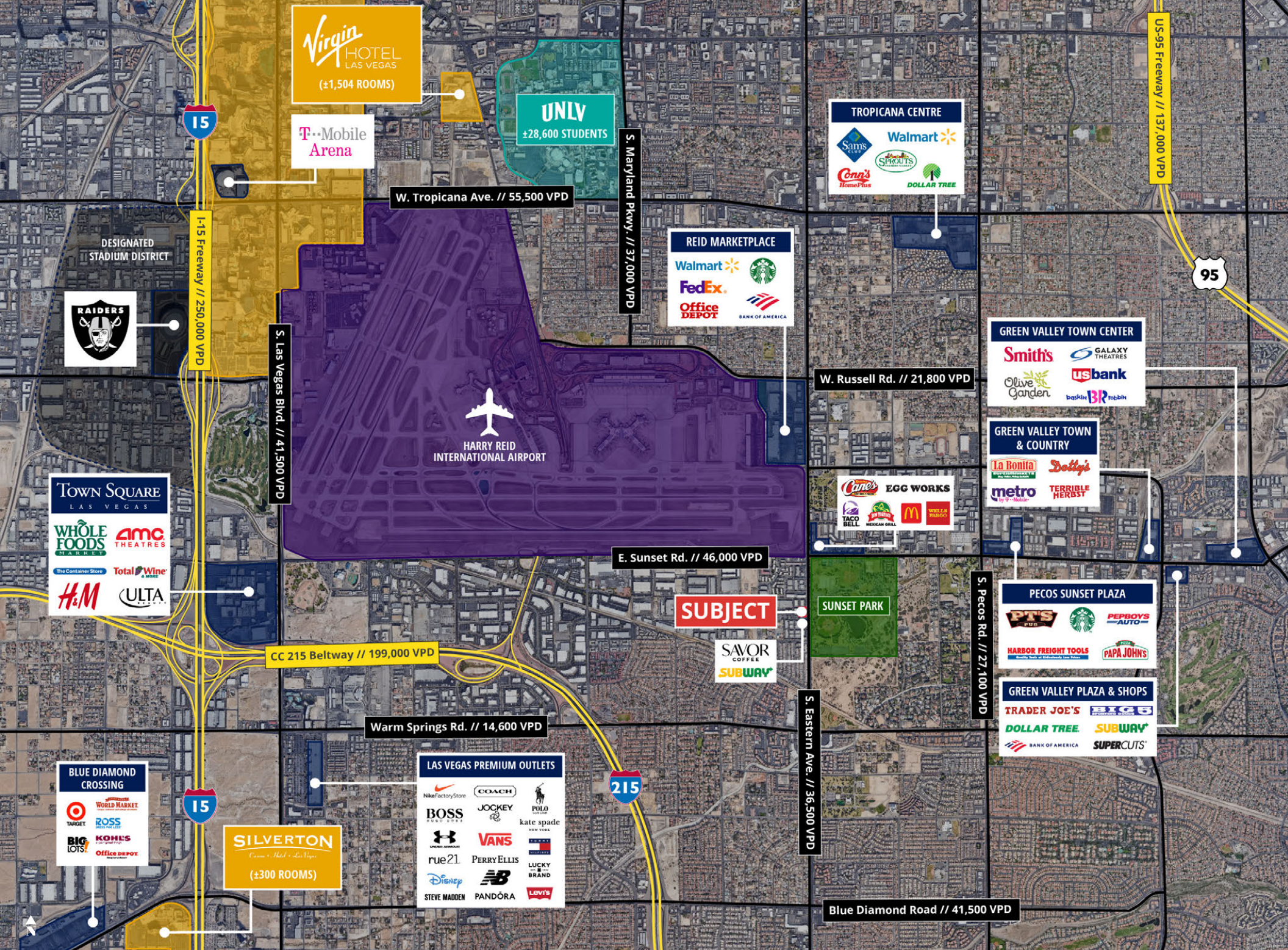


\*Not to scale. For illustration purposes only.

±2,200 Total SF







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For Lease



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