



FOR LEASE

PARK VIEW CENTER NORTH

6615 S. Eastern Avenue, Las Vegas, NV 89119



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FAMILY & COSMETIC
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Vanguard

PARK VIEW CENTER
NORTH

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WestCorp MANAGEMENT GROUP

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EASY STREET REALTY

WELL DOCS

6615-6655

PRESENTED BY:

PAUL CHAFFEE, CCIM

Vice President

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NV #BS.1000874.LLC

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	6615 S Eastern Avenue
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	17702511005
BUILDING SIZE	40,510 SF
LOT SIZE	0.93 Acres
BUILDING CLASS	B
YEAR BUILT	2005

Presenting an exceptional opportunity, this move-in ready Class A/B+ suite offers a thoughtfully designed ±3,716 SF workspace featuring high-end finishes and modern glass-walled conference rooms. With a flexible and functional layout, including an open bullpen area for collaborative teams, this suite also boasts the rare convenience of two private in-suite restrooms and a dedicated entrance. Conveniently located directly south of Harry Reid International Airport and offering strategic transit connectivity, this property provides easy access to major highways. Additionally, premier amenity access is available with a diverse array of retail centers nearby, making this property an ideal choice for your business needs.

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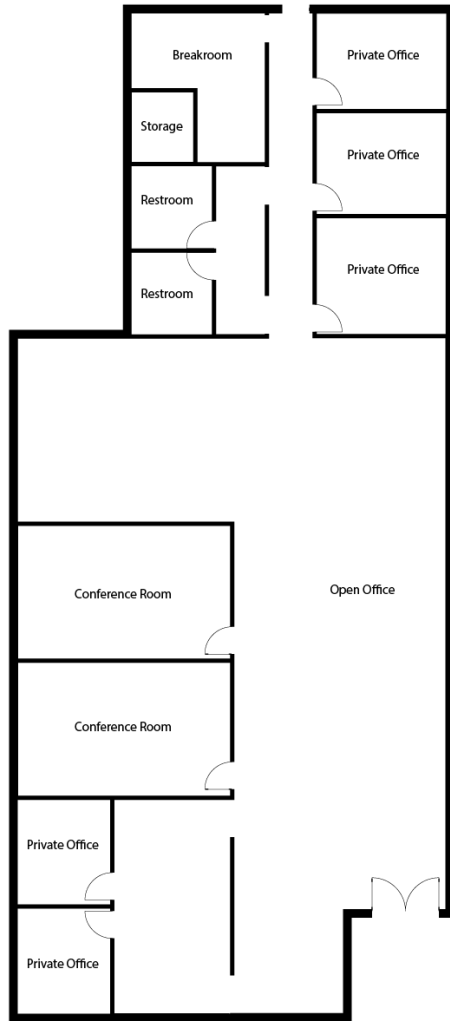
- ±3,716 SF Move-In Ready Class A/B+ Suite
- High-End Finishes and Modern Glass-Walled Conference Rooms
- Flexible & Functional Layout with Open Bullpen Area
- Two Private In-Suite Restrooms and Dedicated Entrance
- Strategic Transit Connectivity with Easy Access to Major Highways
- Located Directly South of Harry Reid International Airport
- Premier Amenity Access with Diverse Retail Centers Nearby

ADDITIONAL PHOTOS



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SUITE 101



SUITE DETAILS

- SF: ±3,716
- Lease Rate: \$1.55 M/MG
- Available: Now



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DEMOGRAPHICS MAP & REPORT

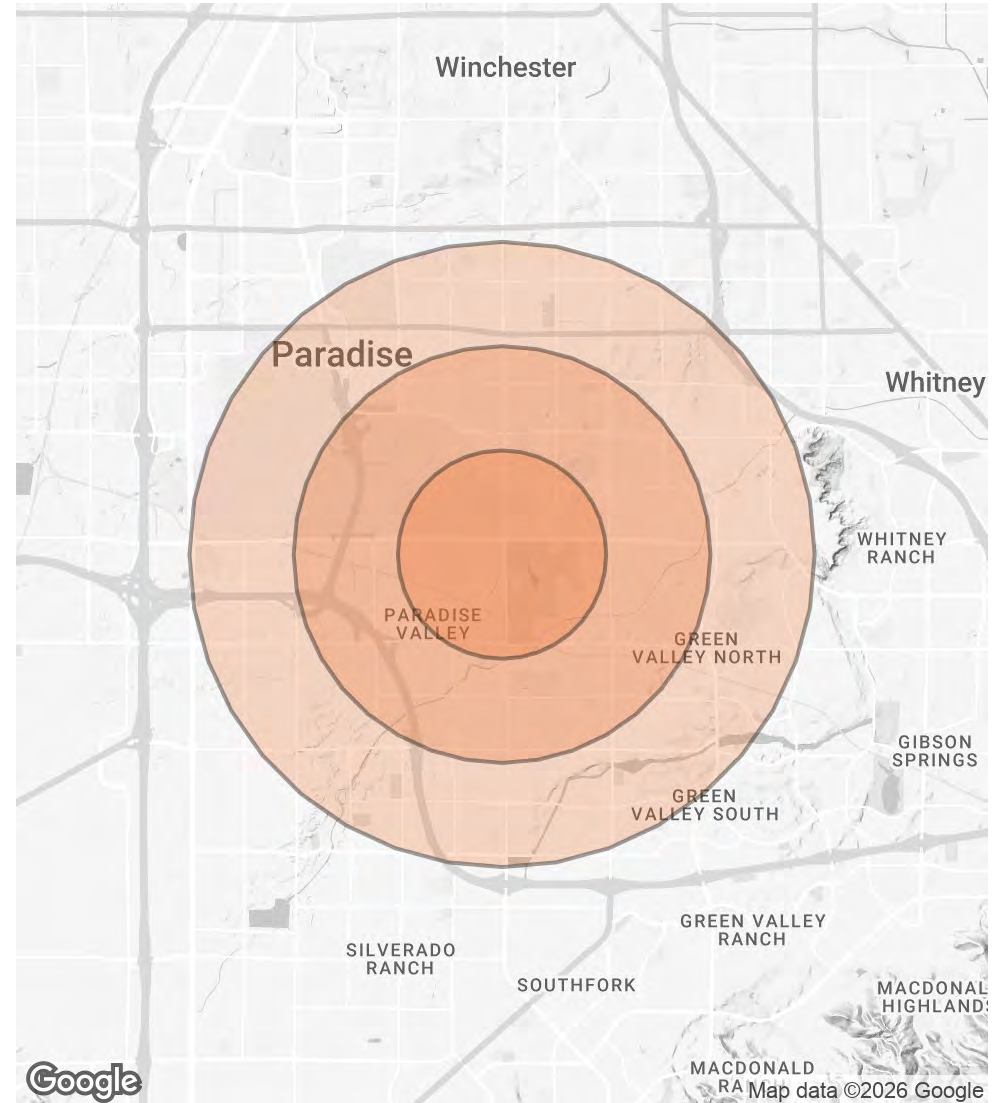
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,271	44,517	124,132
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,818	17,925	52,051
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$88,912	\$97,857	\$91,875
AVERAGE HOUSE VALUE	\$507,280	\$516,323	\$478,355

2020 American Community Survey (ACS)



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RETAILER MAP



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SVN | THE EQUITY GROUP 6