



**SUITE  
145**

**FOR LEASE - 1385 SF**

# Centennial Square

6446 N. Durango Drive, Suite 145, Las Vegas, NV 89149

Lease Rate: \$3.25 + NNN | CAM Charges: \$0.75 / SF



**Steven D. Haynes**

*Vice President*

Direct: +1 702 836 3727

[steven.haynes@colliers.com](mailto:steven.haynes@colliers.com)

License # NV-BS.0144540

HAYNES LAND ADVISORY

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## Property Overview

Centennial Square is a ±46,316 SF Multi-Tenant retail center located just off the N. Durango / I-215 Interchange.

Positioned on the southeast corner of Durango Drive and Centennial Parkway, it's situated amongst some of the most desirable demographics in the Las Vegas market. Located nearby is the Centennial Hills Hospital and Medical Center as well as all 12 automotive dealership franchises and two large multi-tenant office buildings.

## Property Highlights



Ample parking including subterranean parking



Zoned T-C (Town Center District)



Signalized Intersection with High Traffic Counts



Pylon Signage Available



Great co-tenants including 7-11, Camp Bow Wow, Distill Tavern, Habaneros Taco Grill and other various food and medical care tenants.

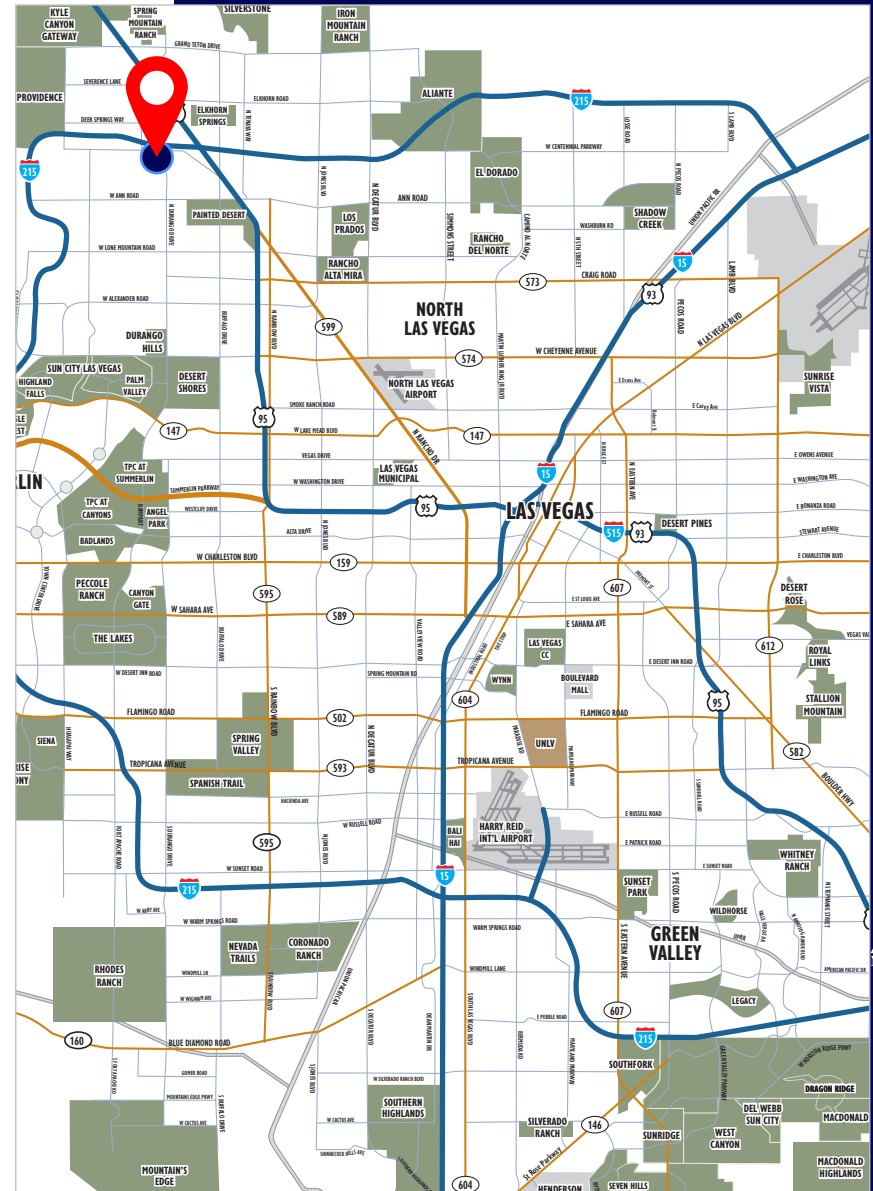


Excellent Visibility with I-215 frontage



**\$3.25 + NNN**  
Lease Rate

**\$0.75 / SF**  
CAM Charges



# Site Plan

↑ For illustration purposes only. Not to scale.



 = Subject Property



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# Floor Plan

For illustration purposes only. Not to scale.



## Suite 145 | ±1,385 SF



# Centennial Square

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## Suite 145

### Property Highlights



Available Space: ±1,385 SF



Excellent signage – Pylon and Freeway



3 Offices with large Breakroom



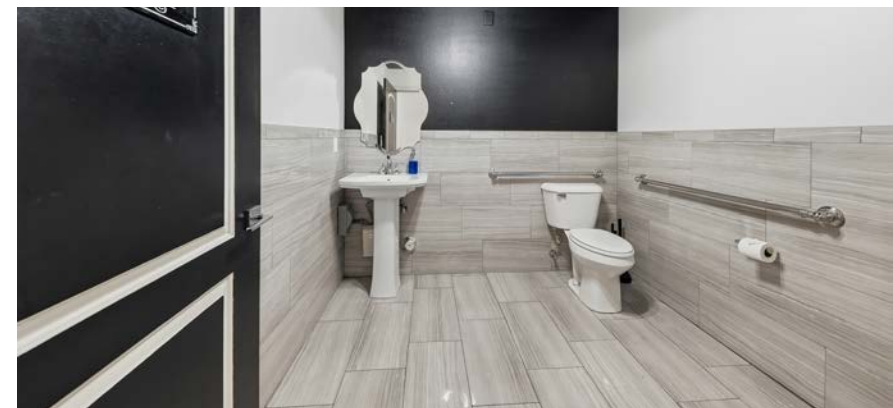
One Bathroom

### Demographics

	1 Mile	3 Miles	5 Miles
Current Population	11,846	115,545	252,781
Projected Population (5 years)	12,589	118,386	259,929
Avg. Household Income	\$116,530	\$123,526	\$116,218

### Traffic Count

Durango – N. of I-215	37,000
Durango – S of I-215	24,600
I-215 & Durango	166,000



# Location Map

▲ For illustration purposes only. Not to scale.



## ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

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