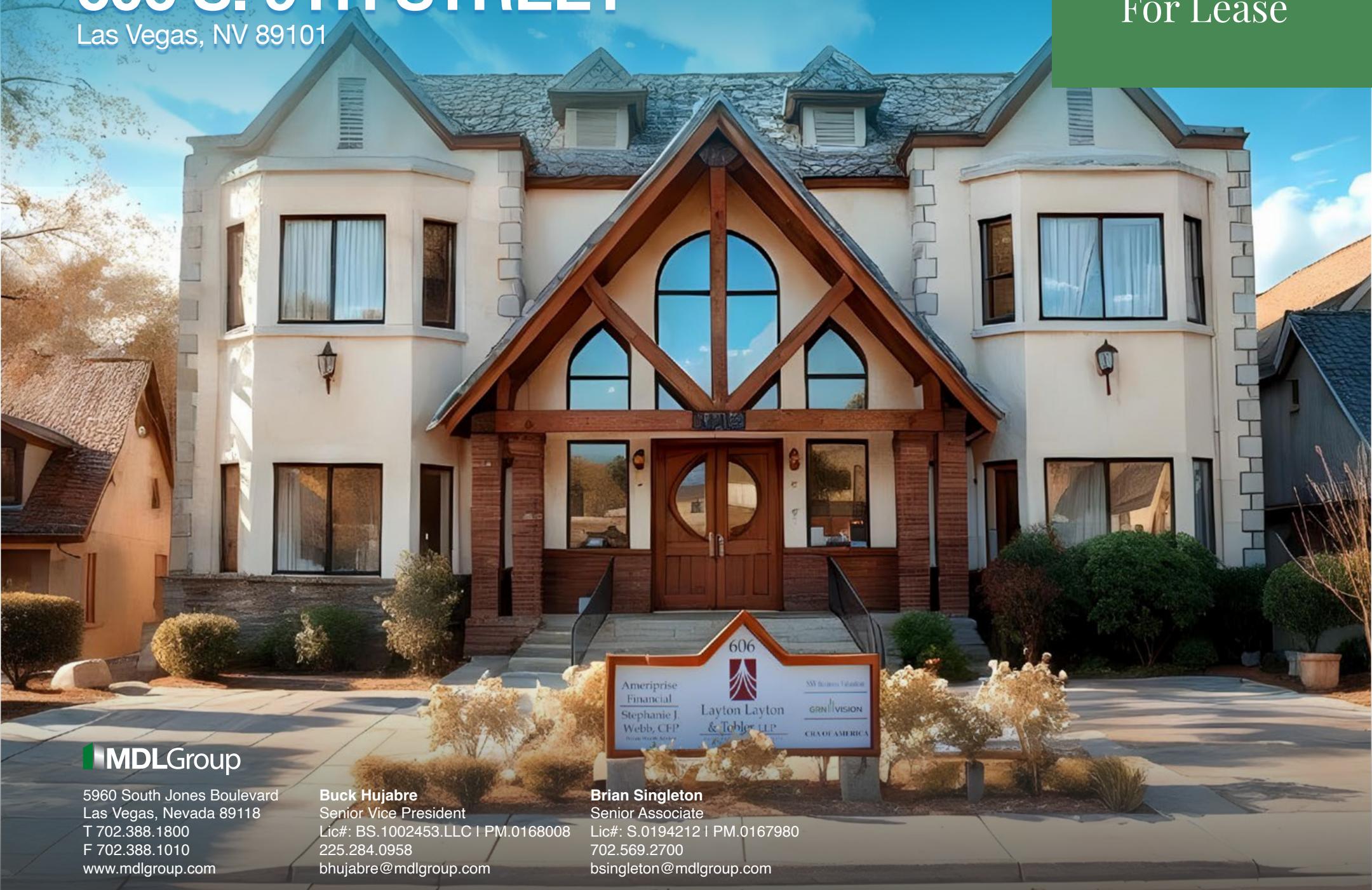


606 S. 9TH STREET

Las Vegas, NV 89101

AVAILABLE
For Lease



 **MDLGroup**

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Las Vegas, Nevada 89118
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Lease Details



\$2.00 PSF NNN

Lease Rate



TBD

Estimated CAM Charges



±7,840 SF

Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	19,849	183,376	528,264
Average Household Income			
2024 Average Household Income	\$60,921	\$65,683	\$67,302

Property Highlights

- ±7,840 SF, 2-story & fully built out basement owner-user office building
- Lot Size: ±0.19 Acres
- Located in the heart of downtown's highly desirable "Lawyer's Row"
- The property is in proximity to the Federal Justice Center and Clark County Justice Center
- Unique and memorable building façade that resembles a Swiss Chalet



Property Overview

MDL Group proudly presents 606 S 9th Street, a $\pm 7,840$ SF commercial property ideally situated on the renowned "Lawyer's Row" in the heart of Downtown Las Vegas. This historic building offers a unique blend of functionality and character, featuring detailed wood framing, exceptional finishes, and a timeless appeal. The property boasts a versatile layout, with a first floor spanning $\pm 2,776$ SF and includes five private offices, a spacious bullpen, a reception area, and a fully built-out basement with a fully-equipped break room. The second floor is approximately $\pm 2,348$ SF and provides seven private offices and a mezzanine overlooking the first. Constructed in 1993, the property showcases detailed wood framing throughout, featuring exceptional above-standard finishes and craftsmanship adding character and timeless appeal. The combination of location, size, and style make this a standout opportunity for investors and/or owner-users.

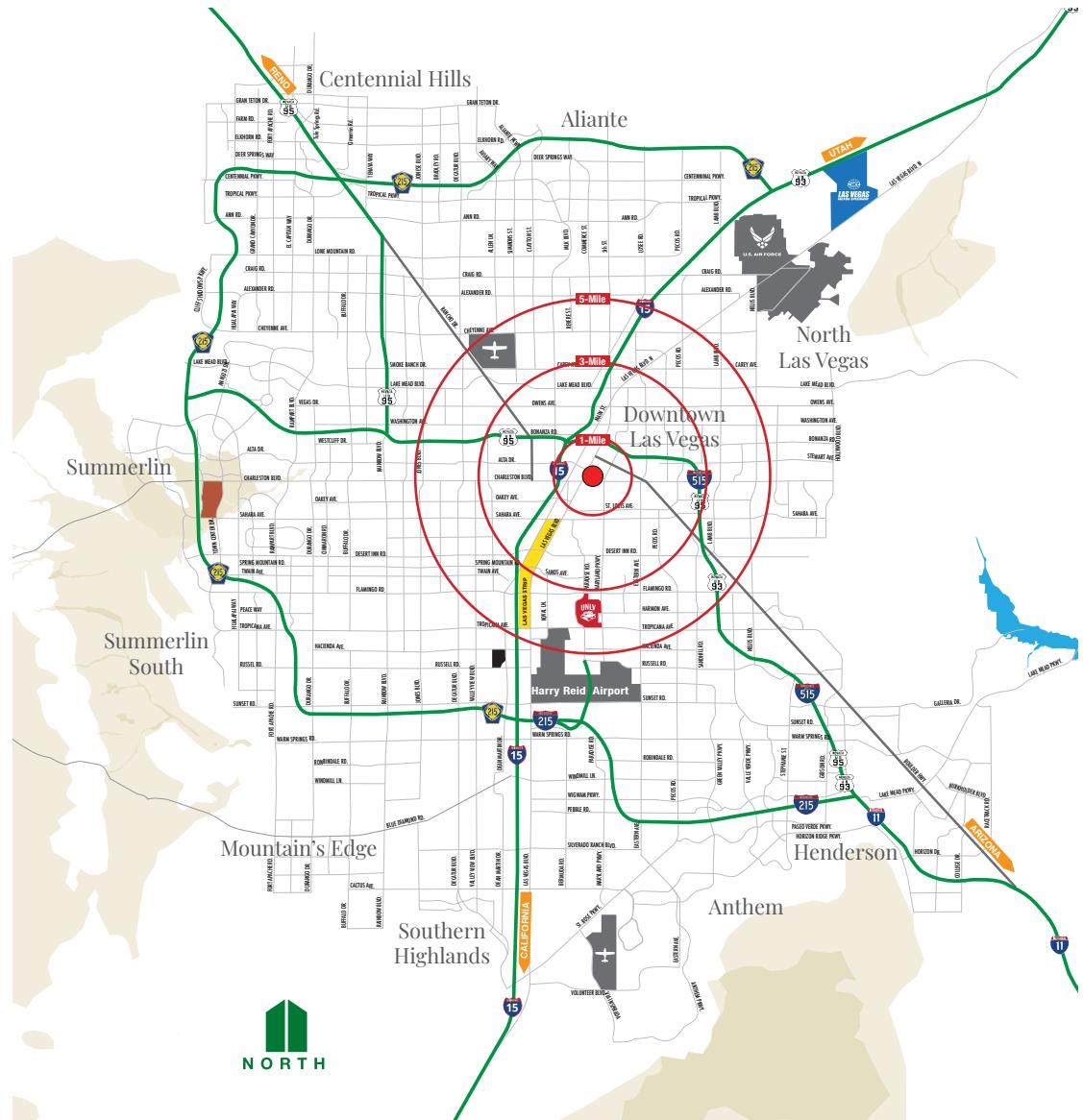
Property Details

+ Parcel Numbers:	139-34-810-062
+ Submarket:	Downtown
+ Building Size:	$\pm 7,840$ SF
+ Land Size:	± 0.19 Acres
+ Signage:	Signage available
+ Year Built:	1993
+ Traffic Counts	Bonneville Ave. // $\pm 3,450$ VPD Las Vegas Blvd. // $\pm 20,800$ VPD

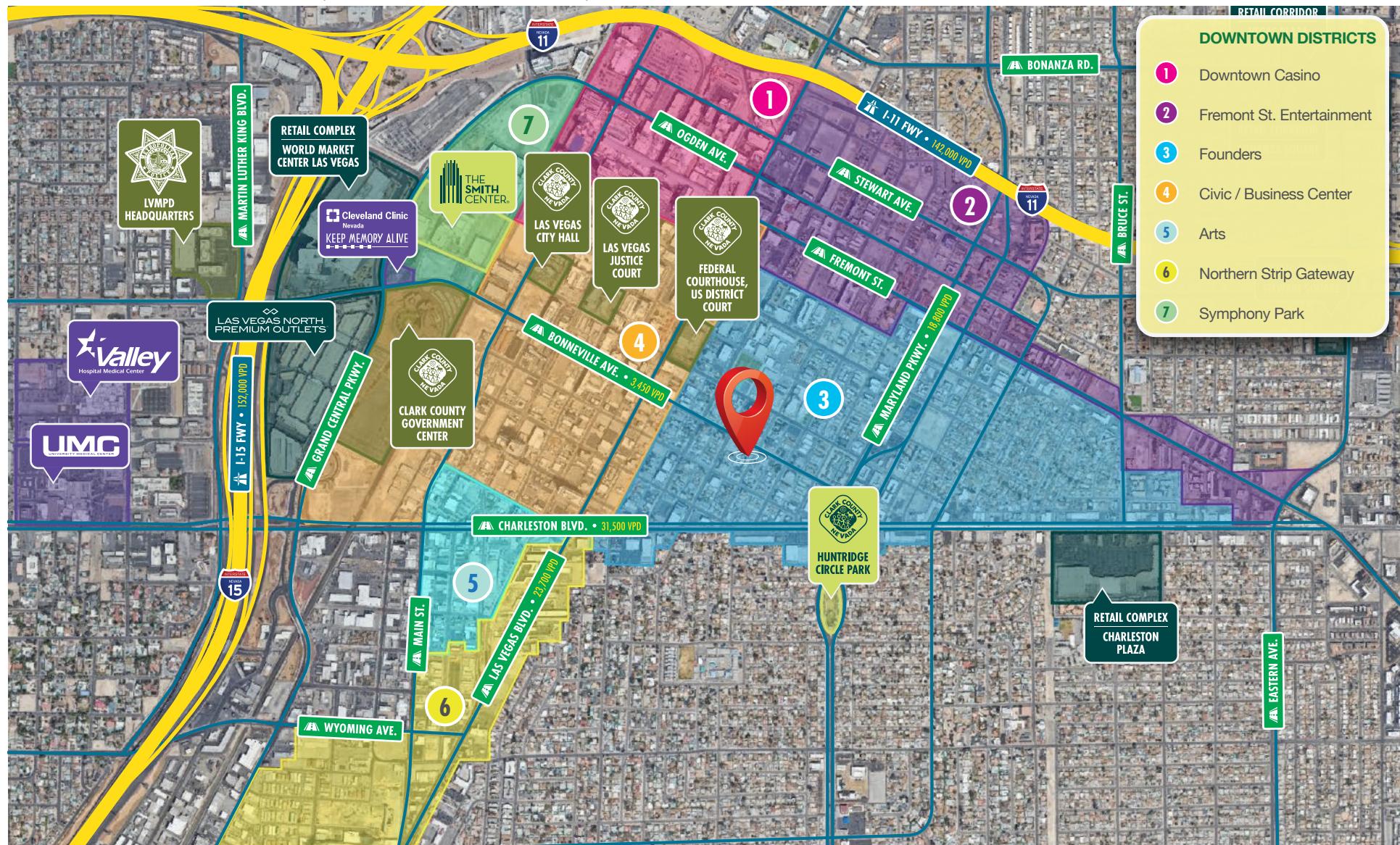
Area Overview

Downtown Las Vegas offers a prime location for businesses, situated within a dynamic and rapidly growing district. This area boasts a unique blend of historic charm and vibrant culture, attracting a growing residential and commercial community. Proximity to the renowned Arts District, with its thriving arts scene and pedestrian-friendly atmosphere, further enhances the area's appeal. As a hub for legal, government, and financial institutions, Downtown Las Vegas benefits from excellent connectivity to major thoroughfares (I-15, US-95, Las Vegas Blvd., Charleston Blvd.), courthouses, municipal offices, and corporate headquarters, making it an ideal location for a wide range of professional services.

Population	1 mile	3 miles	5 miles
2010 Population	20,813	177,899	505,421
2020 Population	18,365	181,857	525,303
2024 Population	19,849	183,376	528,264
2029 Population	21,852	190,030	545,210
2010-2020 Annual Rate	-1.24%	0.22%	0.39%
2020-2024 Annual Rate	1.85%	0.20%	0.13%
2024-2029 Annual Rate	1.94%	0.72%	0.63%
2024 Median Age	41.0	37.4	35.8
Households	1 mile	3 miles	5 miles
2024 Wealth Index	35	43	44
2010 Households	8,323	63,387	174,325
2020 Households	9,051	70,668	191,774
2024 Total Households	9,663	73,198	196,865
2029 Total Households	10,578	76,877	205,930
2010-2020 Annual Rate	0.84%	1.09%	0.96%
2020-2024 Annual Rate	1.55%	0.83%	0.62%
2024-2029 Annual Rate	1.83%	0.99%	0.90%
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$60,921	\$65,683	\$67,302
2029 Average Household Income	\$70,768	\$76,678	\$78,845
2024-2029 Annual Rate	3.04%	3.14%	3.22%
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,716	79,809	217,736
2020 Total Housing Units	10,590	79,667	215,109
2024 Total Housing Units	11,129	81,226	217,712
2024 Owner Occupied Housing Units	2,207	24,622	74,719
2024 Renter Occupied Housing Units	7,456	48,576	122,146
2024 Vacant Housing Units	1,466	8,028	20,847
2029 Total Housing Units	12,057	85,159	227,527
2029 Owner Occupied Housing Units	2,392	26,476	80,302
2029 Renter Occupied Housing Units	8,186	50,401	125,628
2029 Vacant Housing Units	1,479	8,282	21,597



- Retail Center
- Government & Municipal
- Golf & Recreation
- Hospital



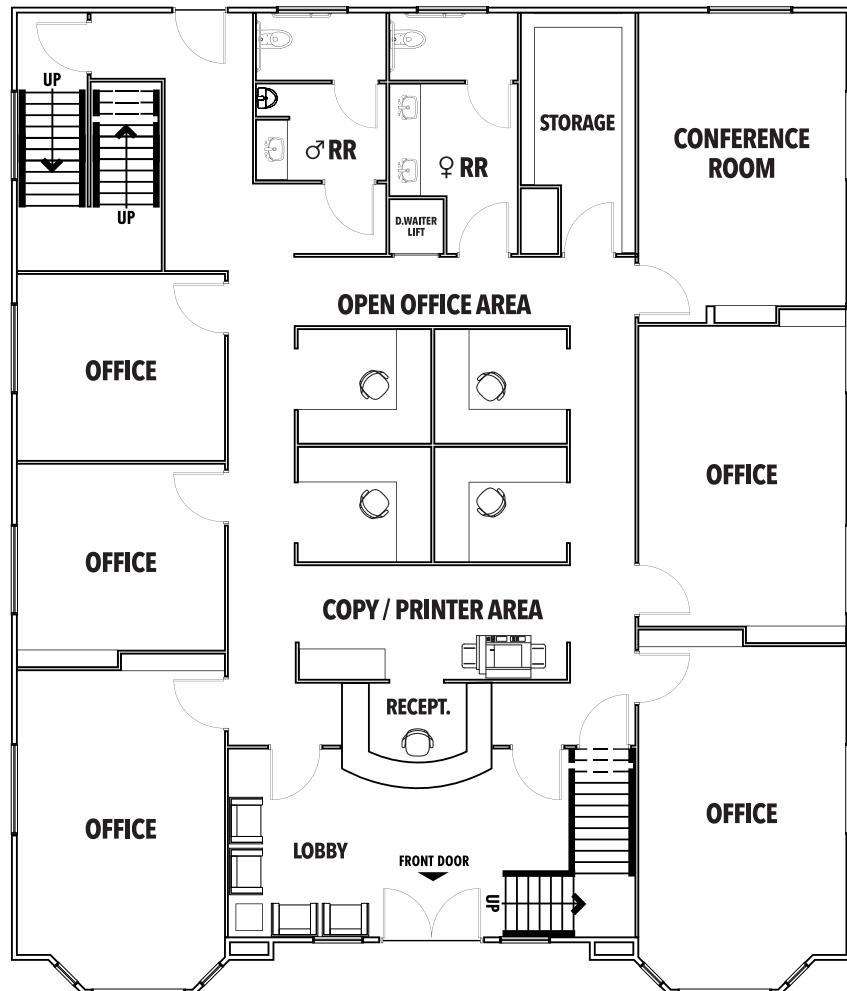


Interior Photos



Interior Photos





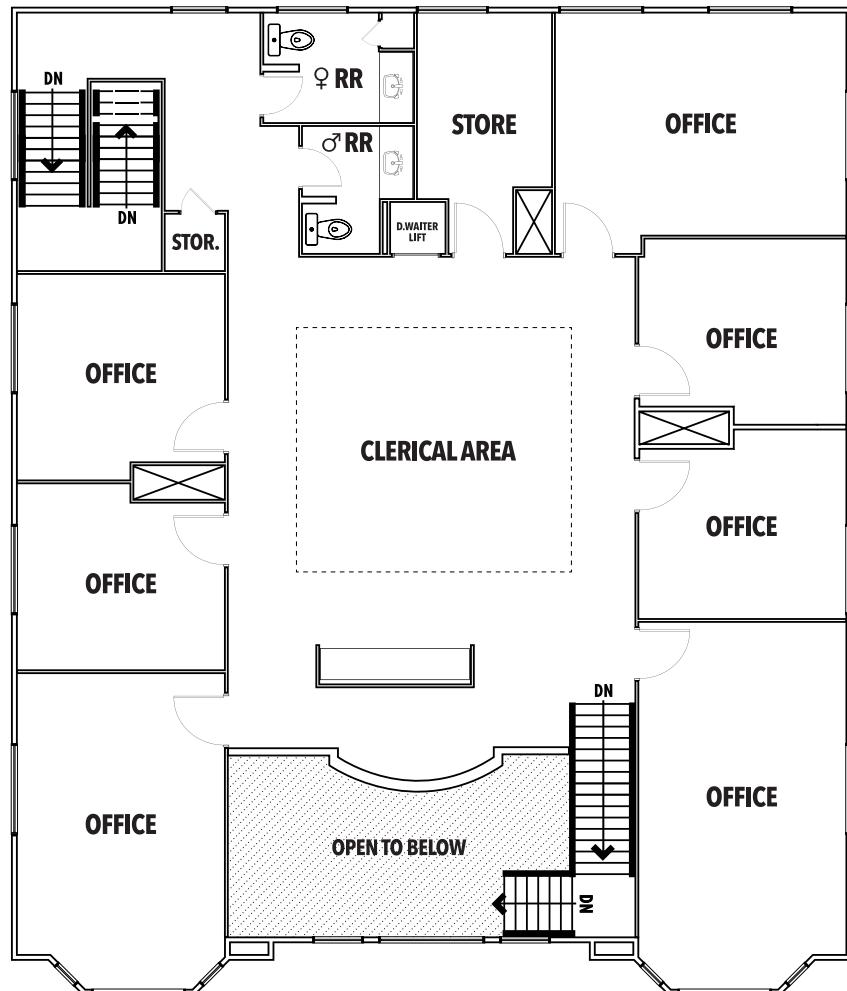
First Floor

Suite Details

+ Available SF (1F): ±2,776

- Private Office 5
- Conference Room 1
- Storage Room 1
- Rest Room 2

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



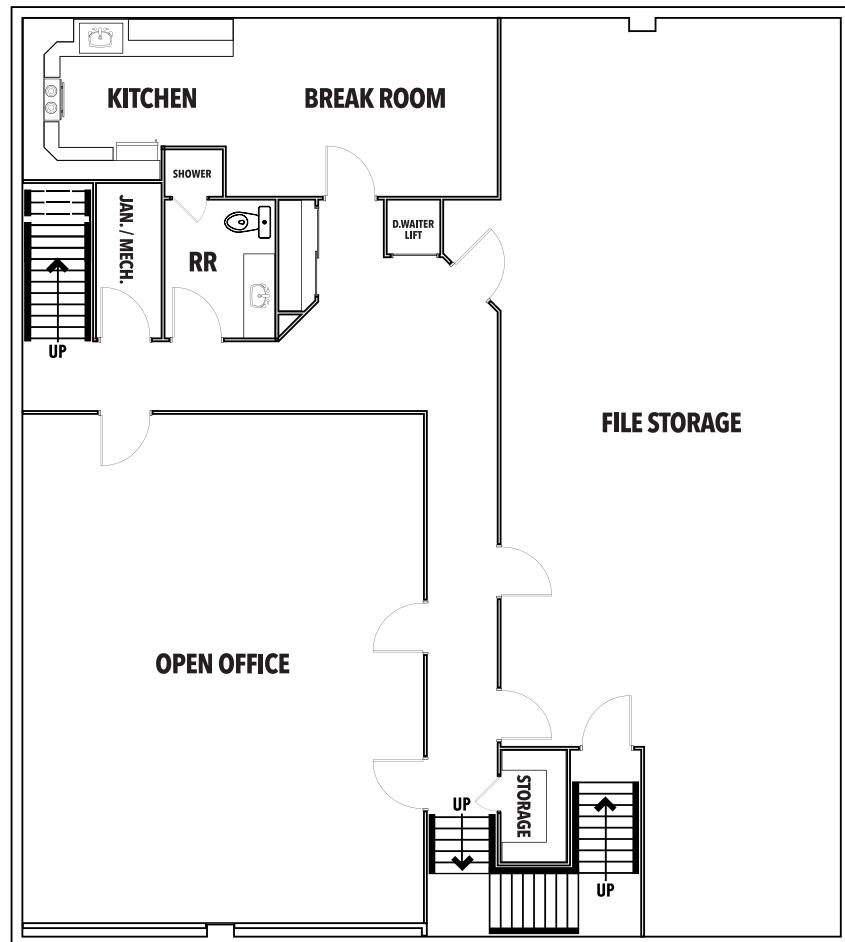
Second Floor

Suite Details

+ Available SF (2F): ±2,348

- Private Office 7
- Storage Room 1
- Rest Room 2
- Rest Room 2

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Suite Details

+ Available SF
(Basement): $\pm 2,716$

- Kitchen 1
- Break Room 1
- Rest Room 1
- Rest Room 2

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Basement

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

↔ ±7,892
Land Area
(Square Miles)

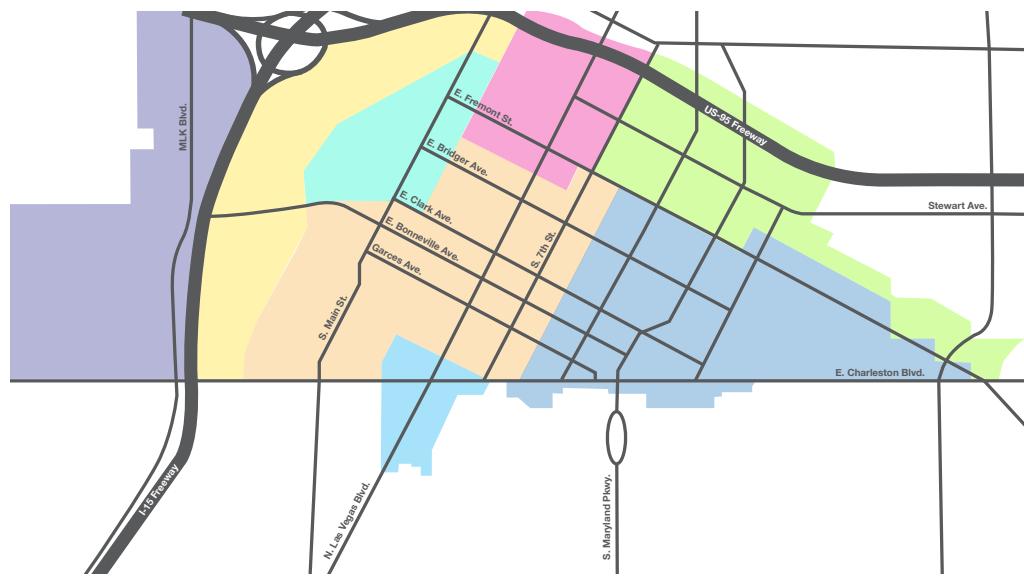
人群 2,265,461
Population

↑ 298
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.



- Las Vegas Medical District
- Market Corridor
- Symphony Park
- Civic & Business District
- Downtown Casino & Resort District
- Founders District
- Arts District
- Fremont East Entertainment District

Source: www.wikipedia.com



Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Nevada Tax Advantages

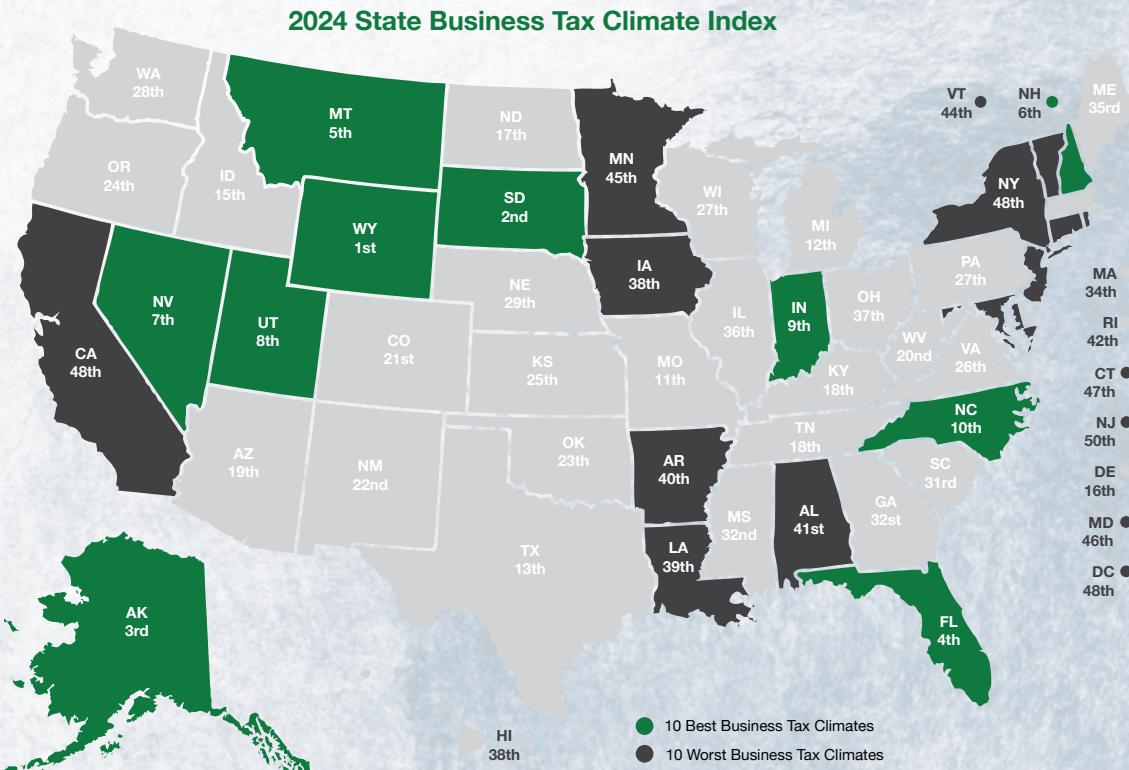
NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Service you deserve. People you trust.



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

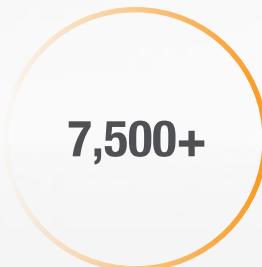
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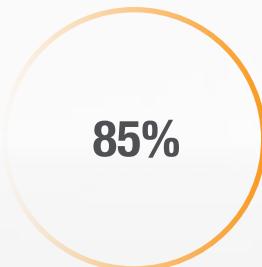
Southern Nevada Growth



Number of jobs added between 2011 and 2019.



Number of new businesses added between 2011 and 2019.



Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

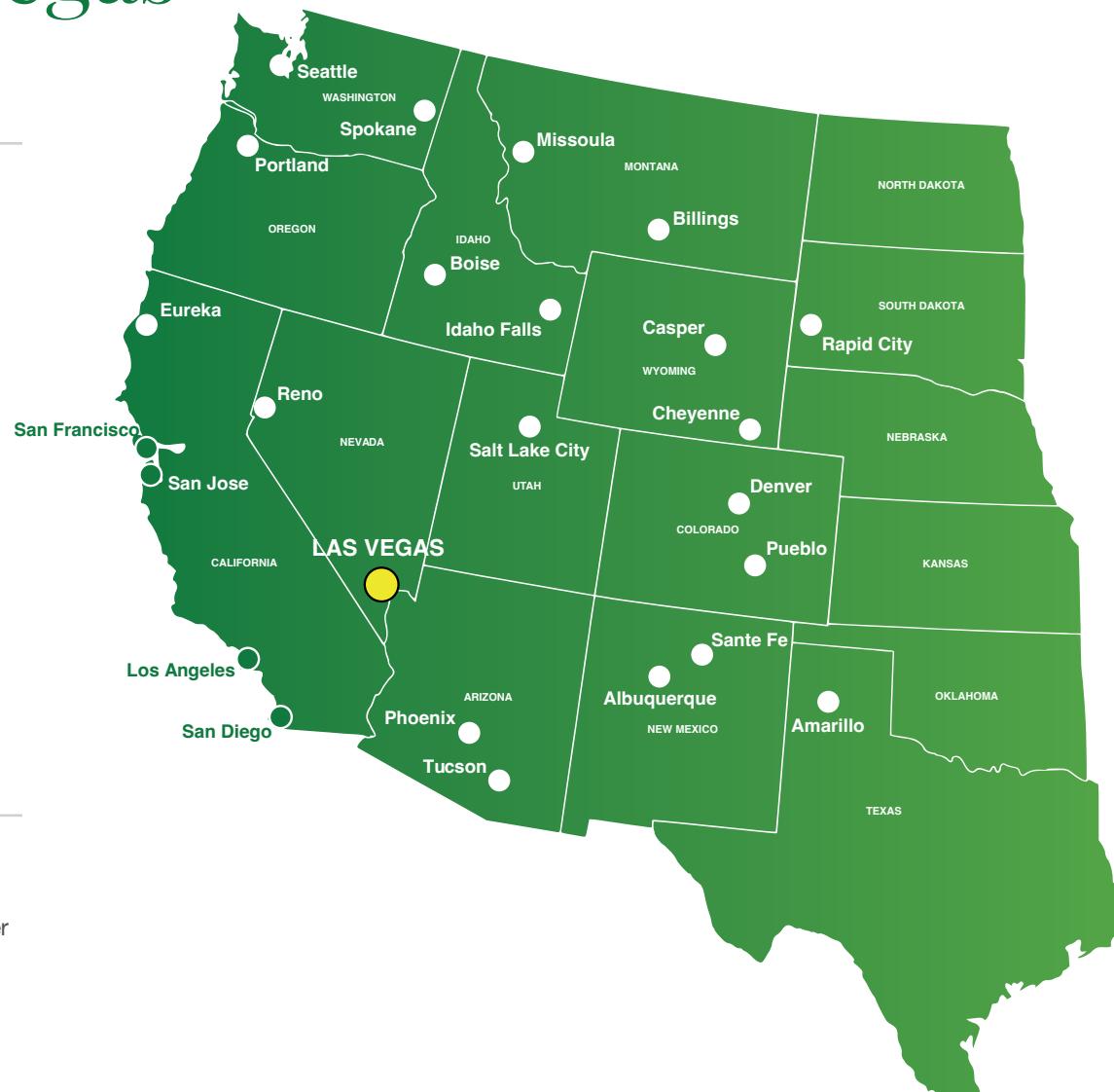
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
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