



**FOR LEASE**

# RED ROCK BUSINESS CENTER

6140-6180 Brent Thurman Way  
Las Vegas, NV 89148

**Pete Janemark, CCIM**

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NV #S.76731



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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	74,010 SF
<b>AVAILABLE SF:</b>	997 - 13,462 SF
<b>LOT SIZE:</b>	4.63 Acres
<b>YEAR BUILT:</b>	2009
<b>ZONING:</b>	CG - Commercial General
<b>APN:</b>	163-32-711-001

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## PROPERTY OVERVIEW

The Red Rock Business Center is a prominent two story office center at the heart of the bustling 215 curve business district, with views of the mountains and surrounding communities. This is a quality property with excellent parking, access and amenities. The property features freeway frontage and signage via two large monument signs and ample freeway signage opportunity. The property features two opposing identical buildings with exterior covered walkways and storefront access from the visitor parking lot. Each building features its own elevator and the buildings are separated by a courtyard/break area.

## LOCATION OVERVIEW

The property is located in the most desirable and fastest growing part of the Las Vegas area. Developments like Durango Station, UnCommons, The Narrative, and The Bend are immediate neighbors, and IKEA is next door. The area also features several hospitals and a plethora of medical services. Food and service alternatives feature all major brands, from fast food restaurants, to five-star dining and entertainment. Banks and other institutions are placing their headquarters in this area because of its central placement between Summerlin, Henderson, Harry Reid International Airport, and the Henderson Executive Airport. Interstate 15 is accessible via a 5-minute drive which connects the property to Southern California and Salt Lake City.



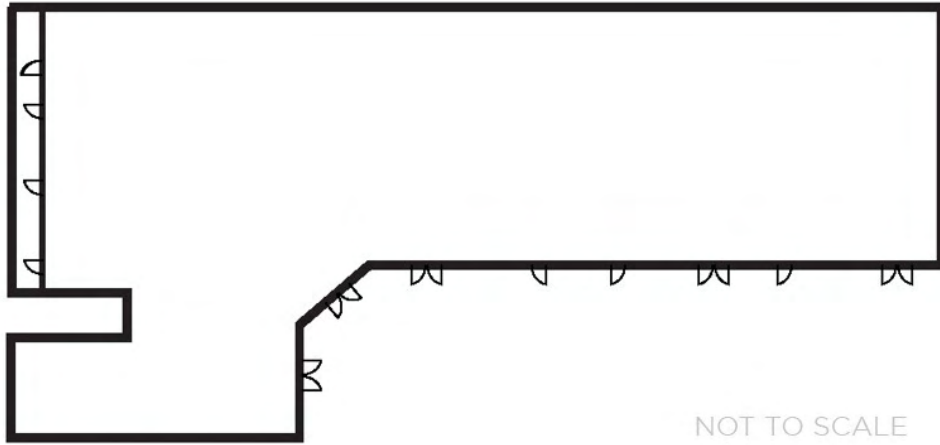
# ADDITIONAL PHOTOS



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# 6140 BRENT THURMAN WAY - SUITE 260 - ±7,741 SF



NOT TO SCALE

## SUITE DESCRIPTION

Suite 260 is in grey-shell condition, awaiting your customized floor plan.



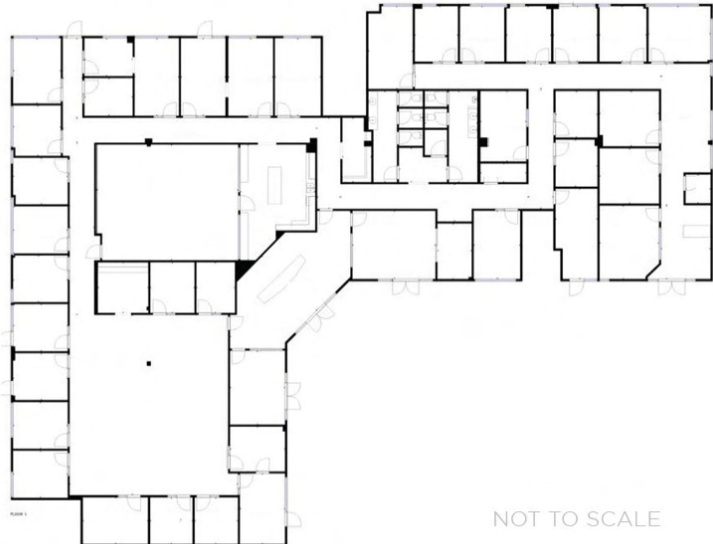
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# 6180 BRENT THURMAN WAY - SUITE 100 - ±13,462 SF



## SUITE DESCRIPTION

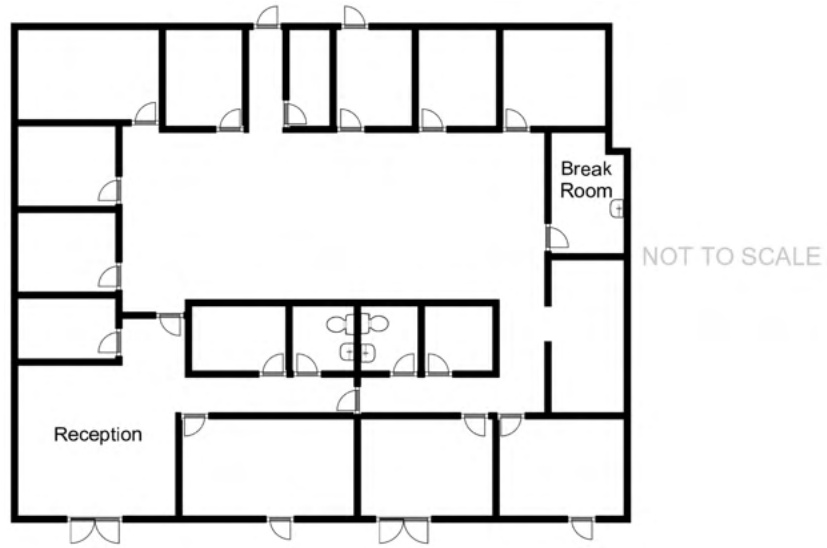
Suite 100 is a large corporate identity suite featuring elegant finishes and high-end materials. The space consists of a large reception/lobby and waiting area, 26 small offices, 13 larger offices/conference rooms, a large training room, a very large elegant break room, a large conference room, a large open work area suitable for cubicles, a mail room, a second reception, storage, 7 entrances, as well as men's and women's multi-stall restrooms.



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# 6180 BRENT THURMAN WAY - SUITE 160 - ±4,990 SF



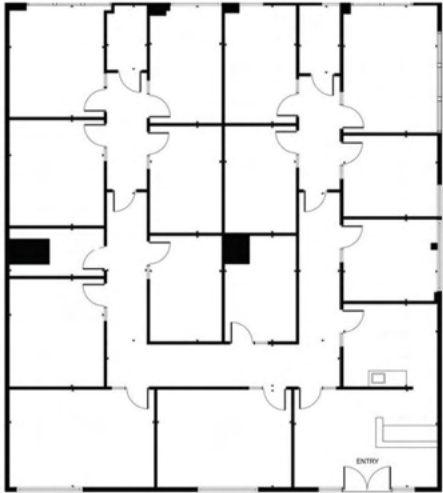
## SUITE DESCRIPTION

Suite 160 consists of a reception area, 13 private offices, open area in the center of the space, a storage room, 2 restrooms, and a dedicated break room.



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# 6180 BRENT THURMAN WAY - SUITE 200 - ±3,680 SF



NOT TO SCALE

## SUITE DESCRIPTION

Suite 200 consists of a reception and waiting area, 12 small offices, 2 smaller conference rooms, and a break room with a sink.

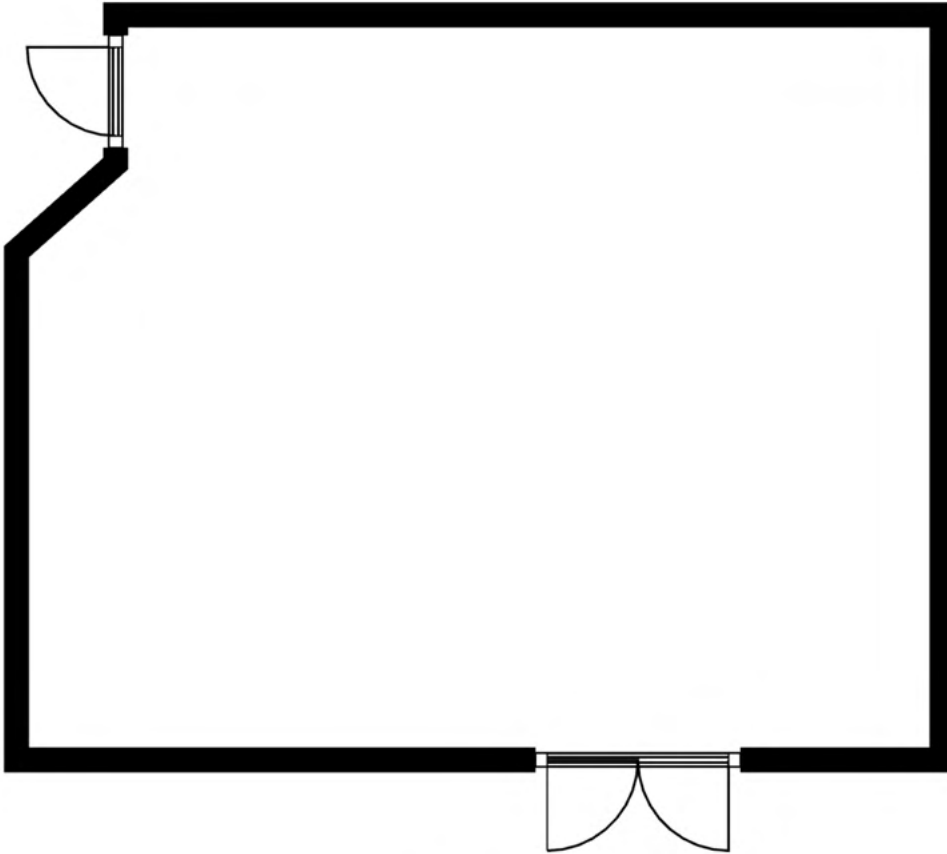


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# 6180 BRENT THURMAN WAY - SUITE 240 - ±997 SF

## SUITE DESCRIPTION

Suite 240 is an open space, suitable as an executive suite, training room, or open classroom.



NOT TO SCALE

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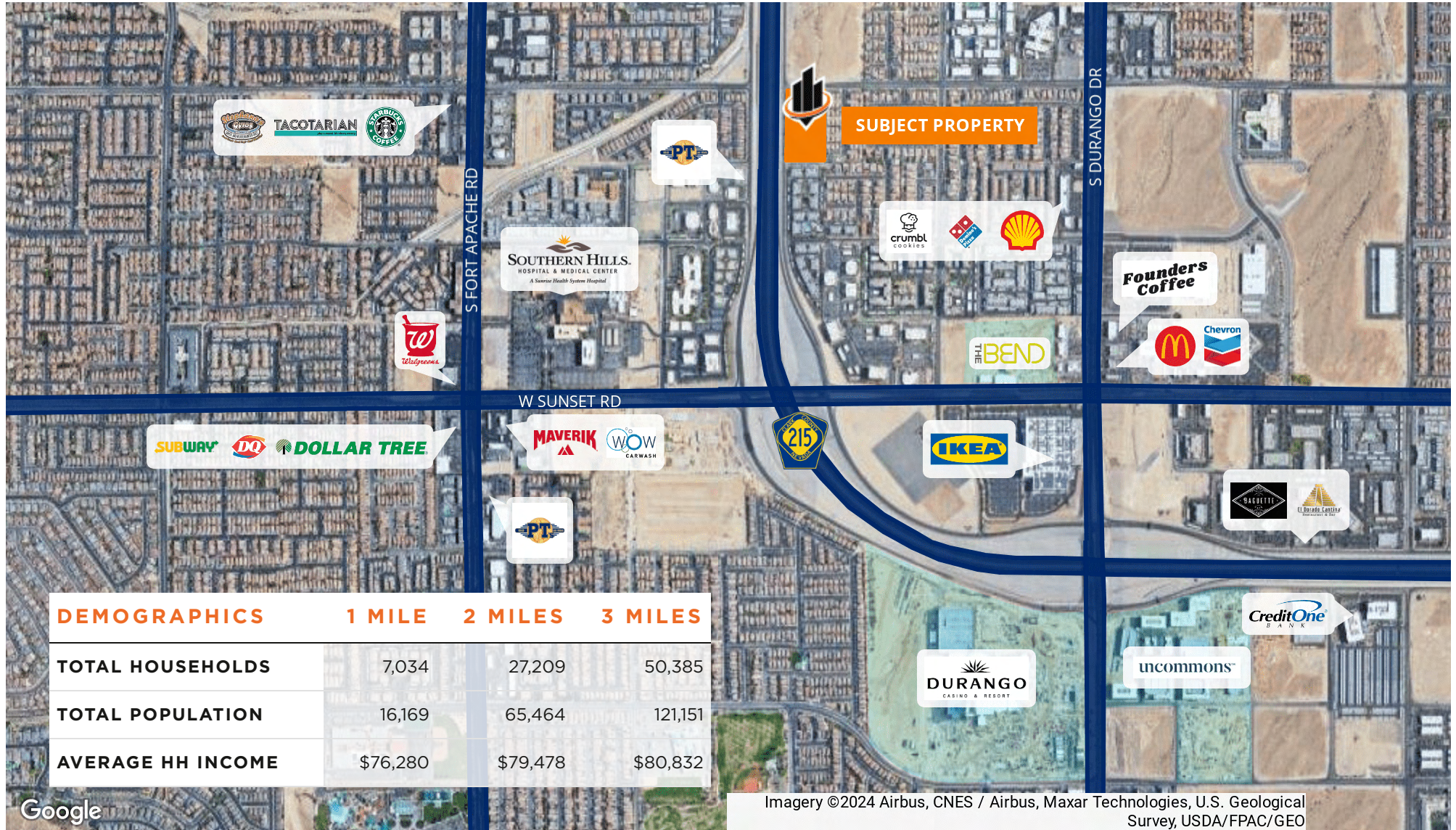
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# RETAILER MAP



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,034	27,209	50,385
TOTAL POPULATION	16,169	65,464	121,151
AVERAGE HH INCOME	\$76,280	\$79,478	\$80,832

Google

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