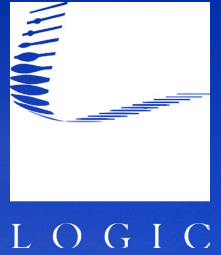


For Lease

# Office Suites For Lease

## Tony @ Carson



[Click for a Virtual Tour](#)

120 & 124 S. 6th St.  
Las Vegas, NV 89101

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Listing Snapshot



**± 4,312 SF**  
Suite 280 Square Footage



**\$2.50 PSF**  
Suite 280 Modified Gross



**± 159-182 SF**  
Available Square Footage



**\$750/Mo.**  
Suites 236 & 245 Lease Rate

Property Highlights

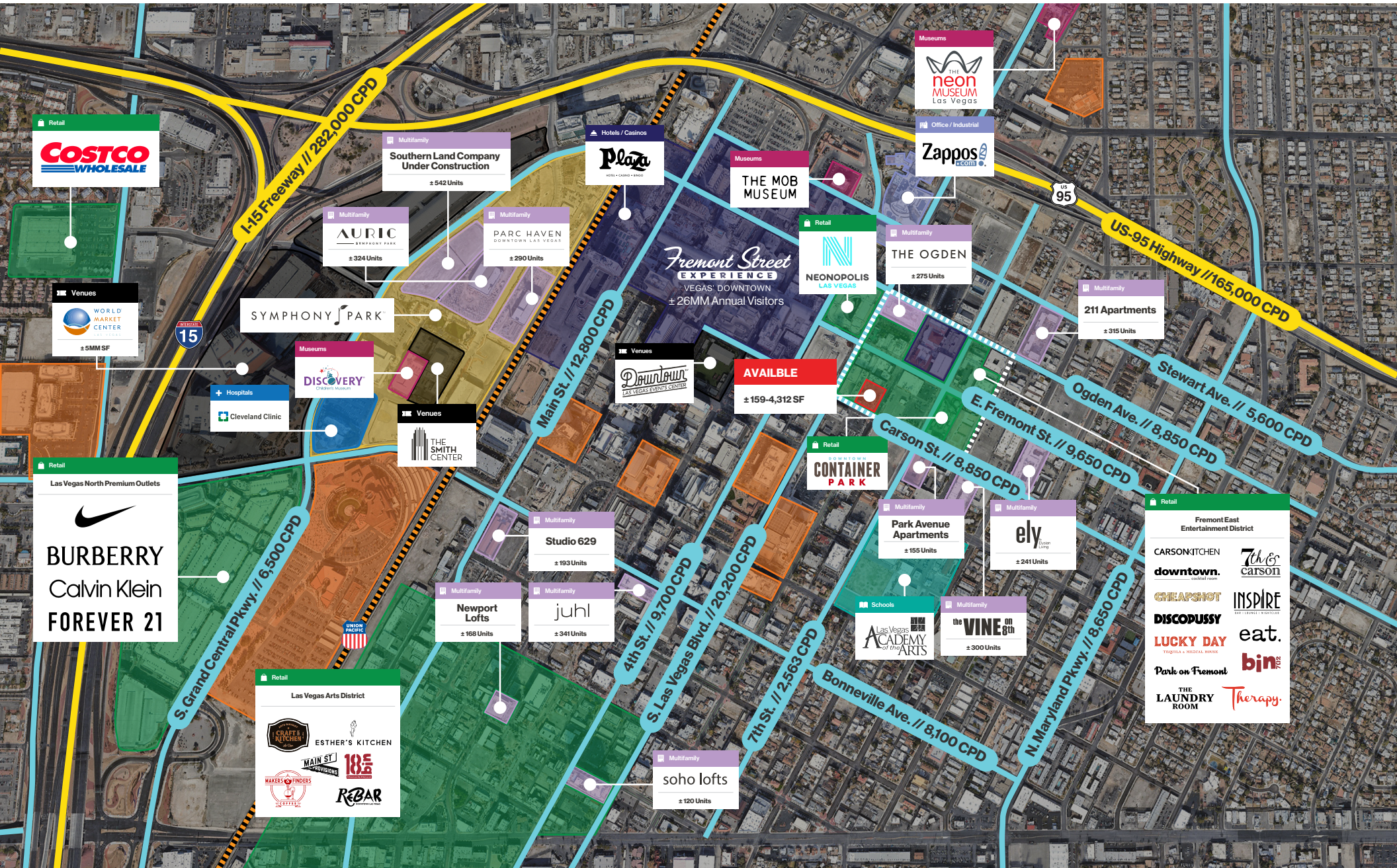
- Creative open plan office space with on-site retail amenities
- Picturesque outdoor courtyard with abundant seating servicing office and retail tenants in building.
- Strategic location at the signalized intersection of E. Carson Ave. and S. 6th St.
- Located in the heart of the Fremont East Entertainment District with walking distance to Fremont Street Experience
- Modern, turn-key office spaces ready for immediate occupancy
- Established anchor tenant (Carson Kitchen) driving consistent traffic

Demographics

	1-mile	3-mile	5-mile
2025 Population	18,769	189,295	532,727
2025 Average Household Income	\$65,341	\$70,516	\$72,192
2025 Total Households	9,313	70,936	198,619









Nearby Monthly Parking



Floor Plan | Suites 280 & 170-180

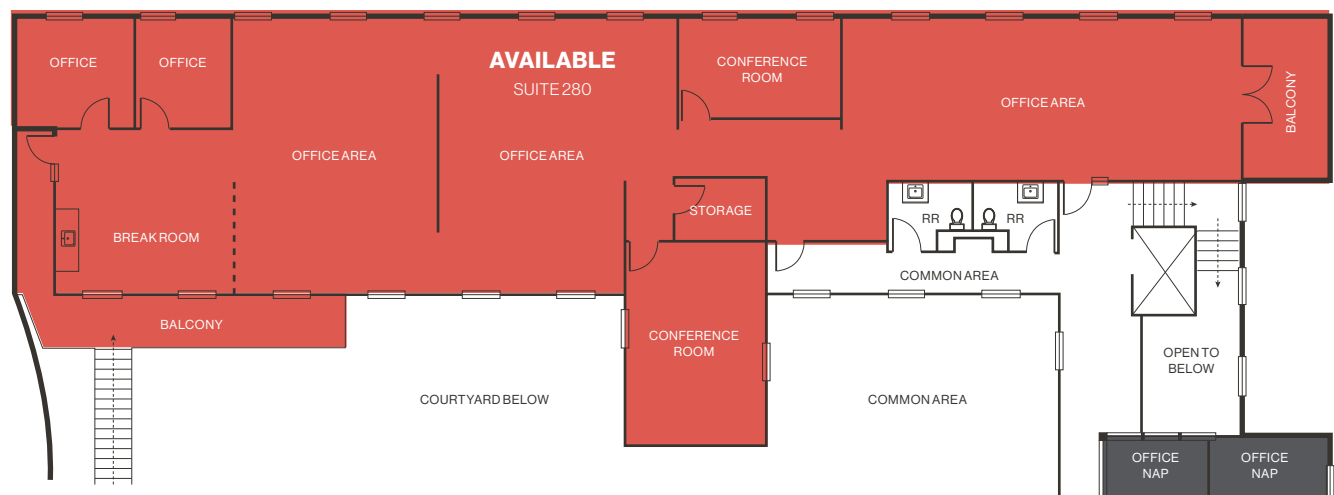
Available Common Area NAP

Suite 280


 **\$2.50 PSF MG**  
Lease Rate

 **± 4,312 SF**  
Available Square Footage

Second Floor



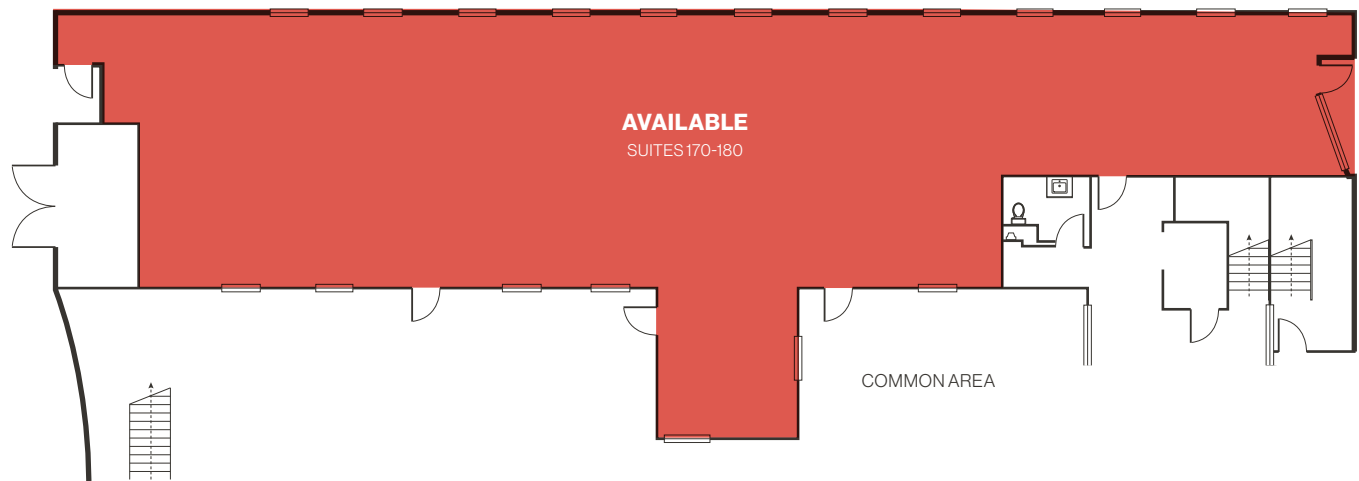
Suites 170-180

 **\$4.00 PSF NNN**  
Lease Rate

 **± 3,952 SF**  
Available Square Footage

Can be combined with Suite 280

First Floor



Floor Plan | Second Floor

Available    Rentable Area    Common Area

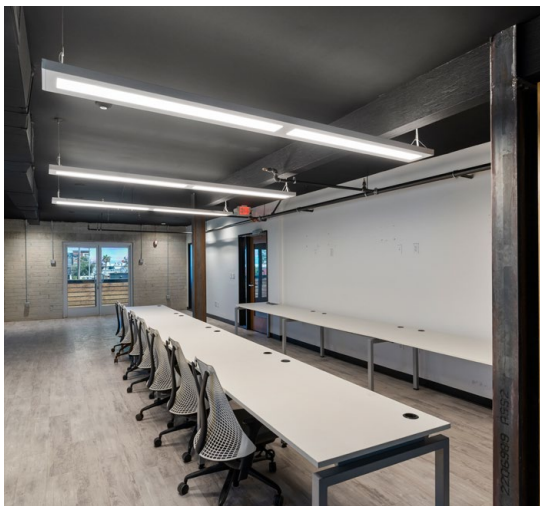
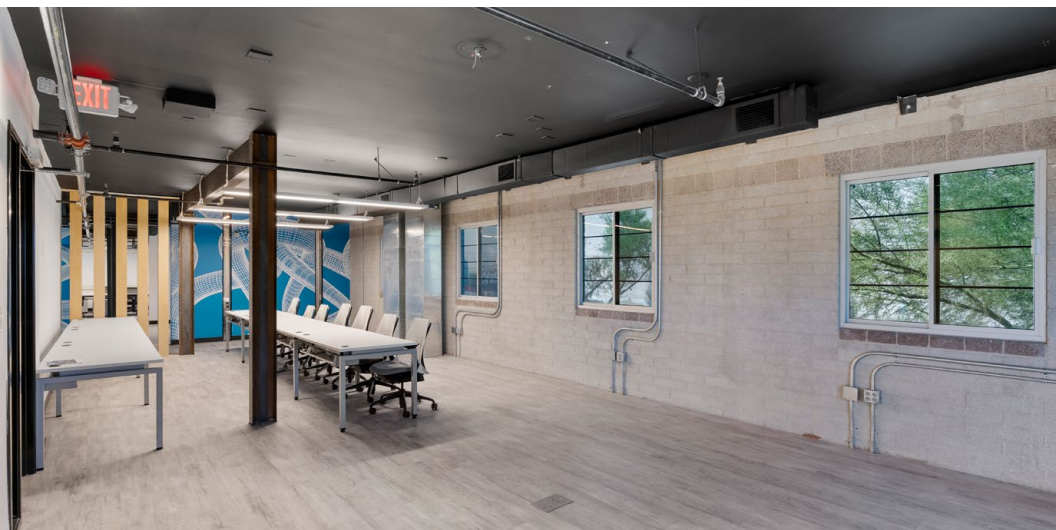
Suites	Tenant	SF
220	Carson Kitchen Office	± 120 SF
221	Carson Kitchen Office	± 113 SF
224	Carson Kitchen Office	± 146 SF
225	Carson Kitchen Office	± 132 SF
229	Carson Kitchen Office	± 133 SF
233	Carson Kitchen Office	± 133 SF
236	AVAILABLE	± 182 SF
237	Leased	± 150 SF
241	Leased	± 133 SF
244	Le Thai.LLC Office	± 119 SF
245	AVAILABLE	± 159 SF
250	AVAILABLE	± 2,500 SF
280	AVAILABLE	± 4,312 SF

Suite 280 can be leased together with Suites 170-180



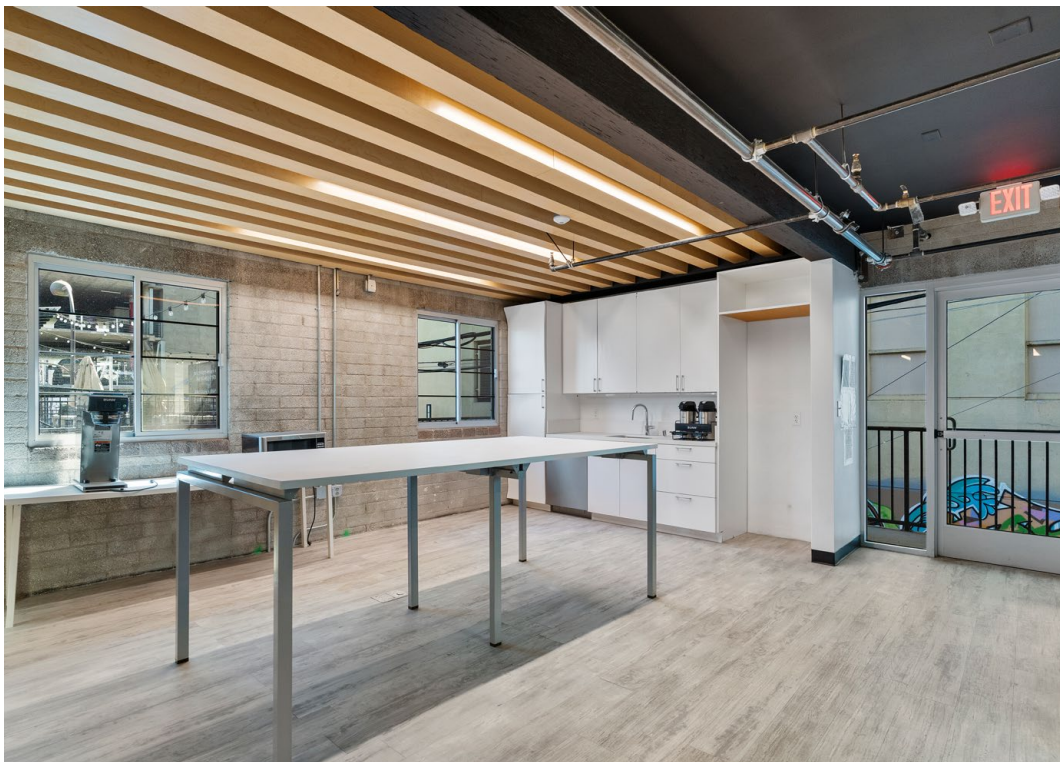
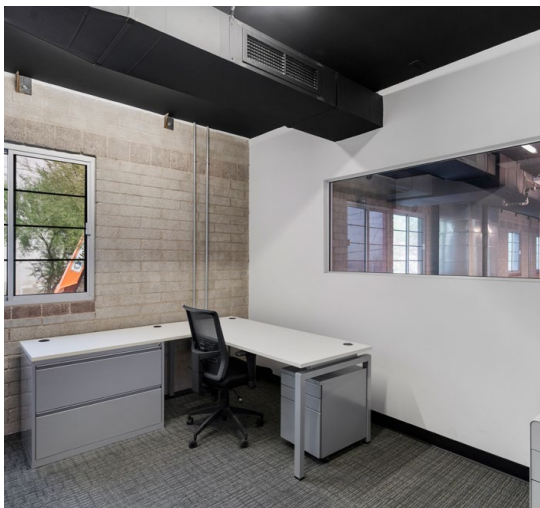
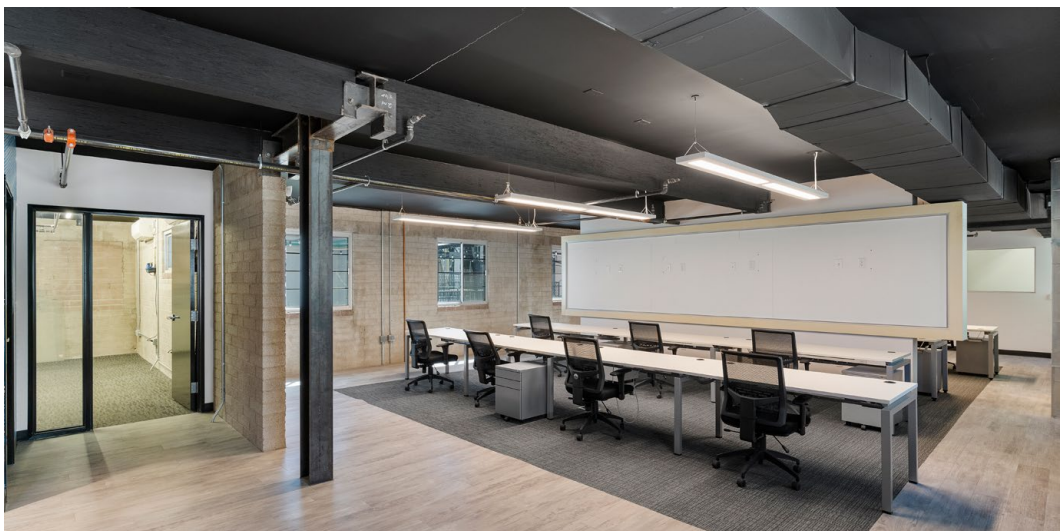


Property Photos





Property Photos





# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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