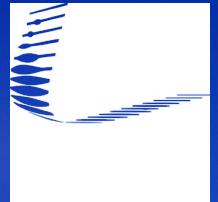


For Lease

# Office Suites For Lease

## Tony @ Carson



LOGIC



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

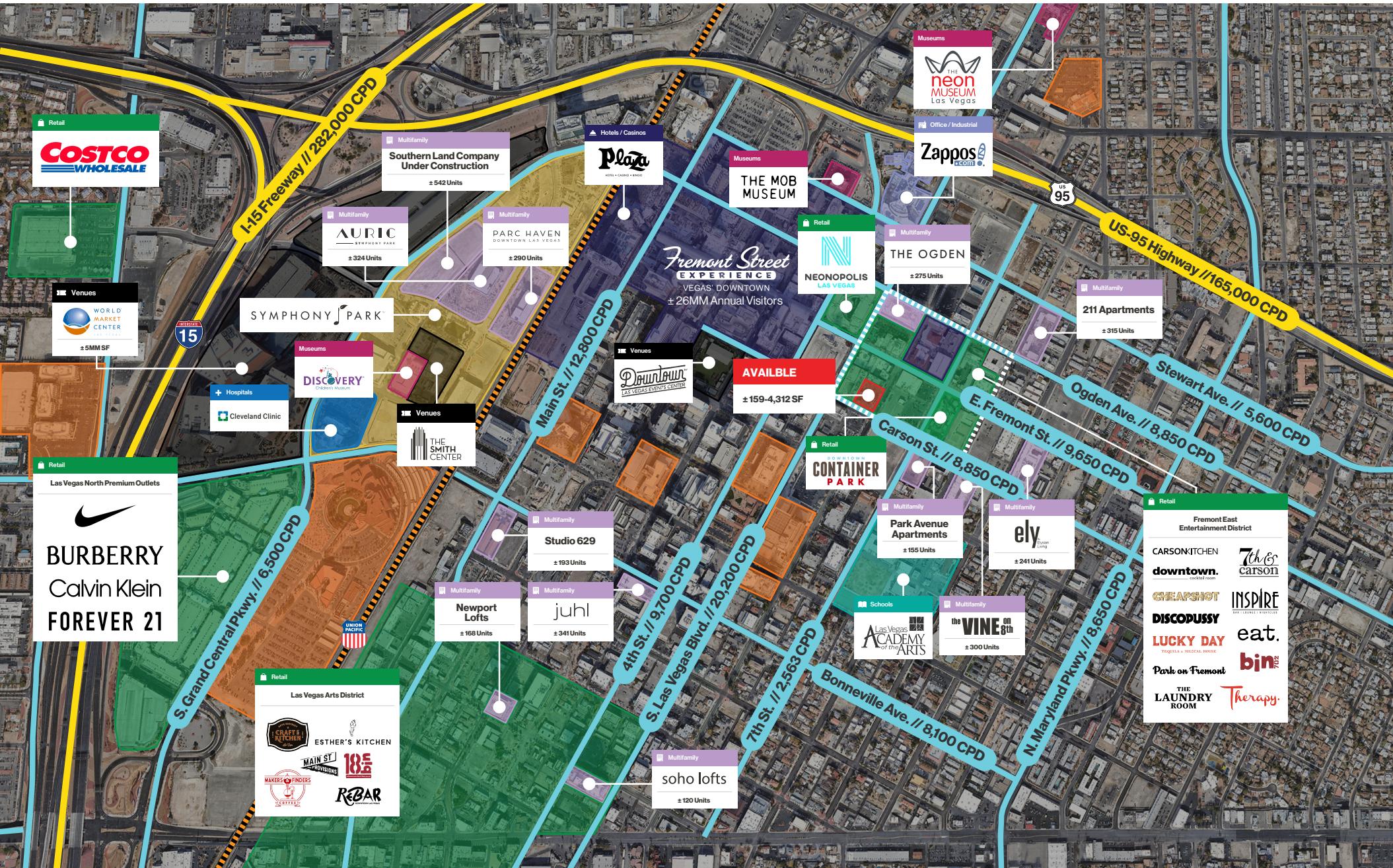
## Demographics

	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



# Aerial

- Schools
- Retail
- Hotels / Casinos
- Venues
- Hospitals
- Multifamily
- Government
- Office
- Symphony Park
- Museums



## Nearby Monthly Parking



# Floor Plan | Suites 280 & 170-180

■ Available □ Common Area ■ NAP

## Suite 280



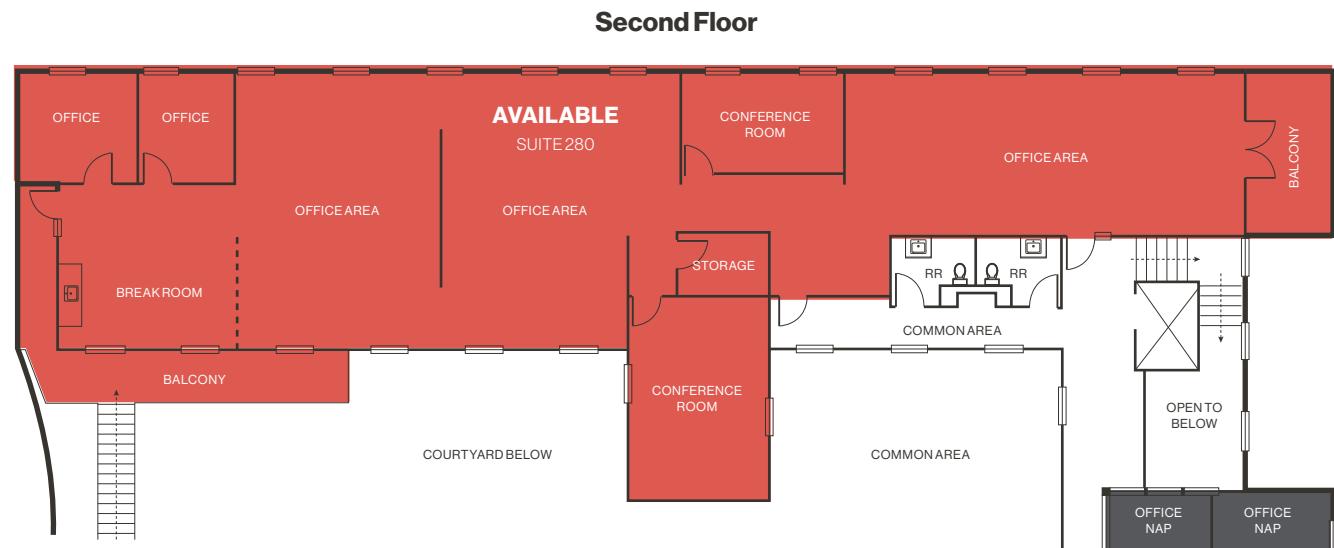
**\$2.50 PSF MG**

Lease Rate



**± 4,312 SF**

Available Square Footage



## Suites 170-180



**\$4.00 PSF NNN**

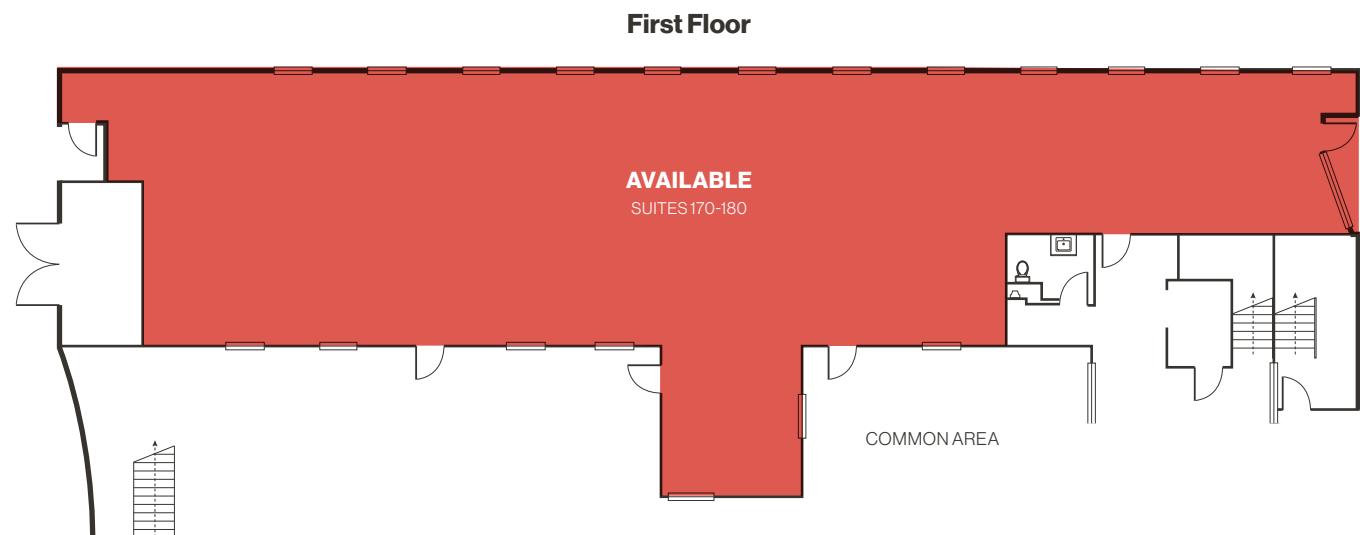
Lease Rate



**± 3,952 SF**

Available Square Footage

Can be combined with Suite 280



# Floor Plan | Second Floor

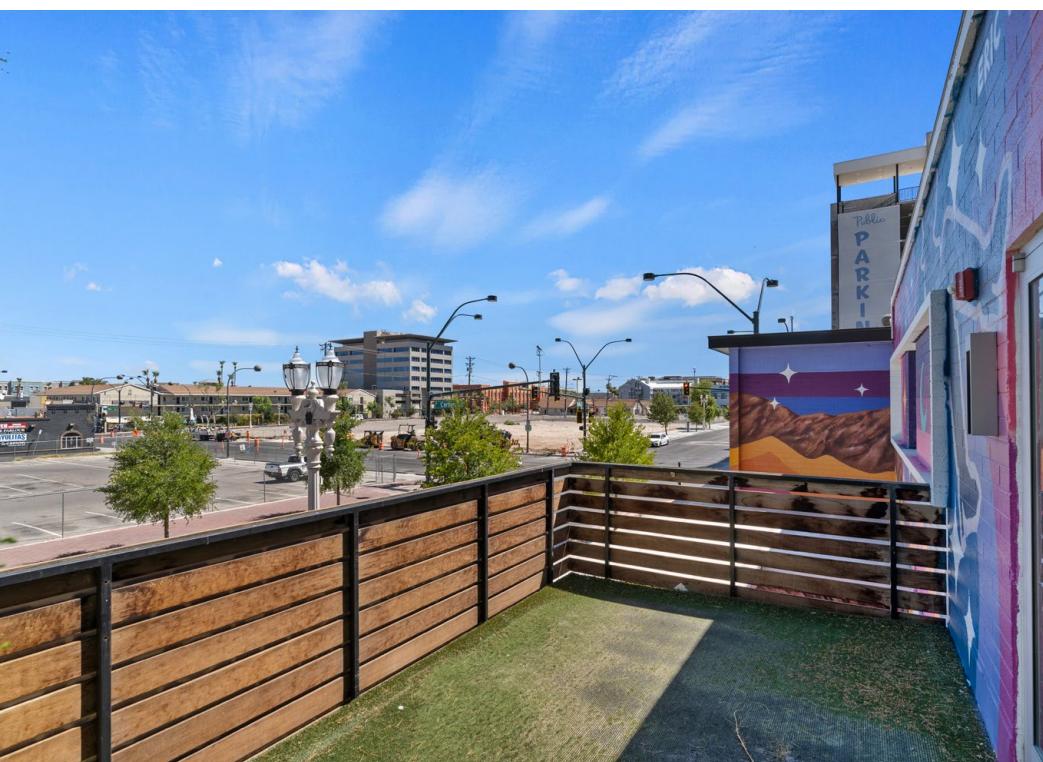
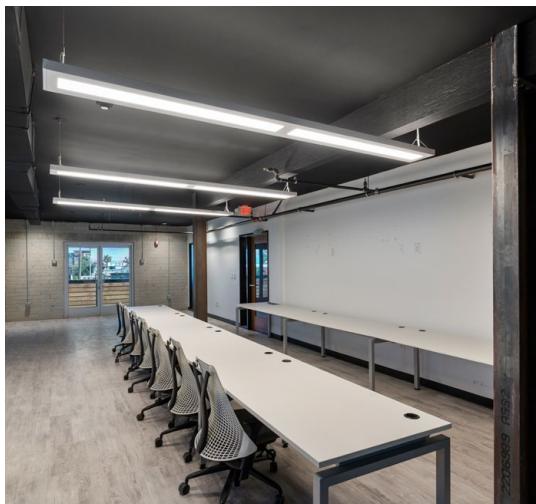
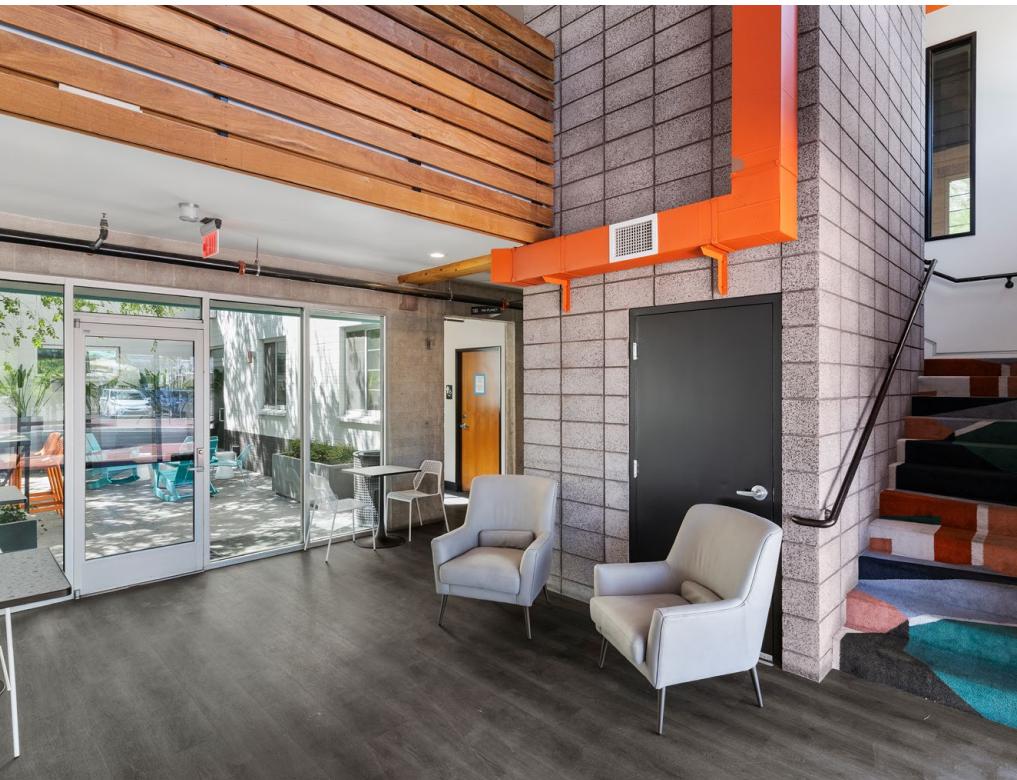
■ Available ■ Rentable Area □ Common Area

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
<b>236</b>	<b>AVAILABLE</b>	<b>± 182 SF</b>
237	Leased	± 150 SF
241	Leased	± 133 SF
244	Le Thai.LLC Office	± 119 SF
<b>245</b>	<b>AVAILABLE</b>	<b>± 159 SF</b>
250	AVAILABLE	± 2,500 SF
<b>280</b>	<b>AVAILABLE</b>	<b>± 4,312 SF</b>

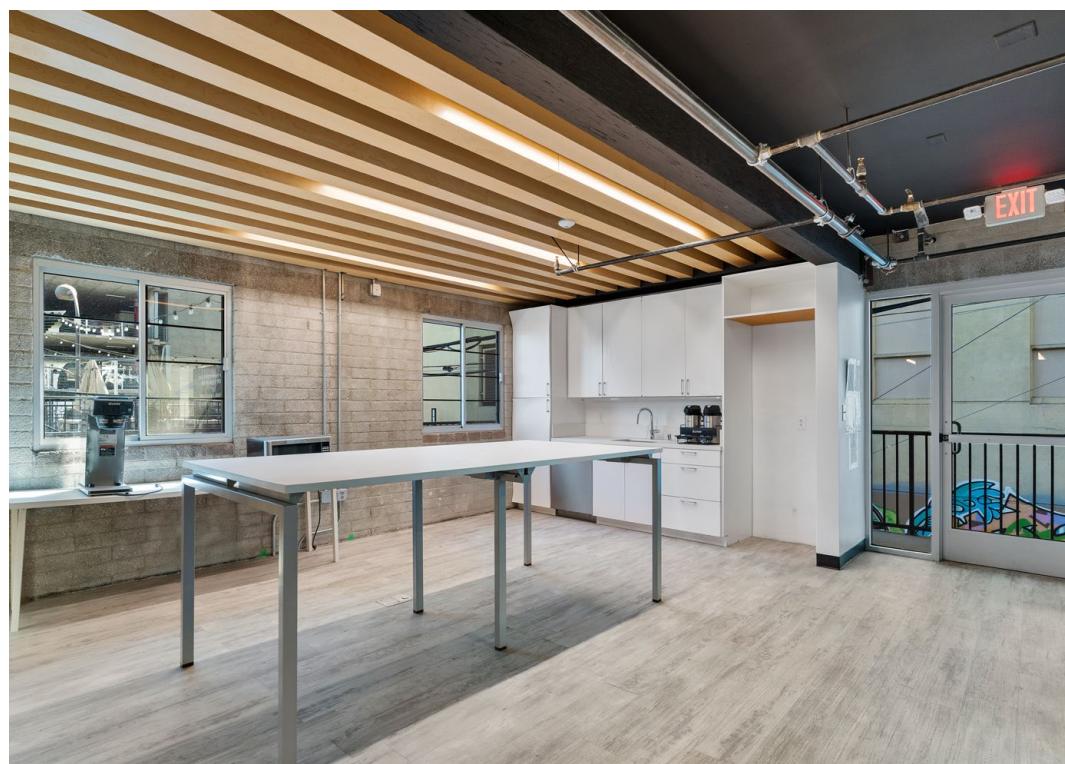
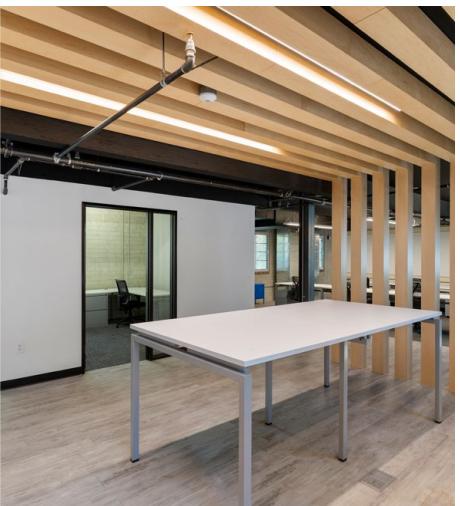
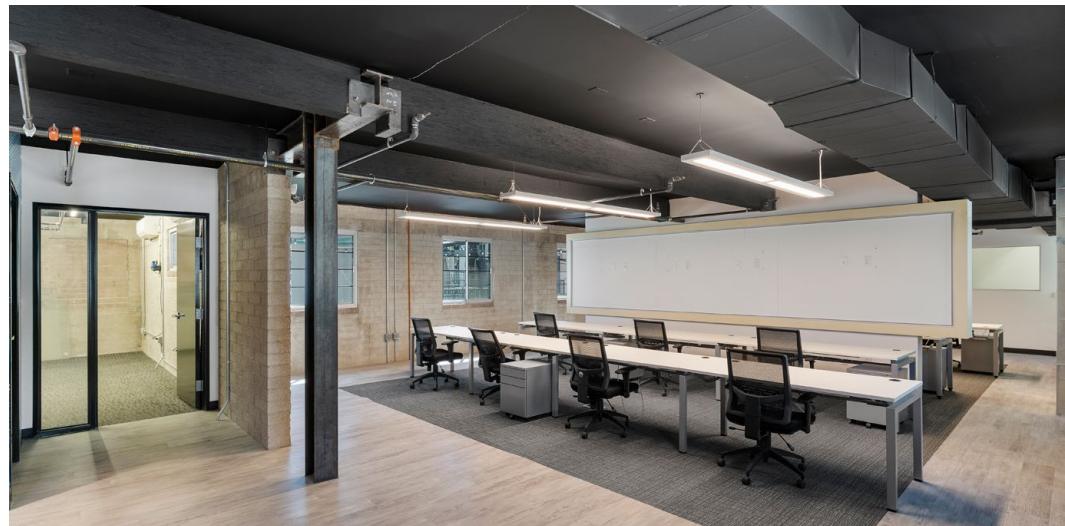


Suite 280 can be leased together with Suites 170-180

## Property Photos



## Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

For inquiries please reach out to our team.

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