



6630 SURREY ST
LAS VEGAS, NV 89119



±19,499 SF FLEX OFFICE FOR SALE

SURREY BUSINESS PLAZA

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PROPERTY HIGHLIGHTS

Surrey Business Plaza

is located just south of Harry Reid International Airport. The property benefits from easy accessibility and well-connected urban infrastructure making it a strategic choice for professionals and growing enterprises.

Surrey Business Plaza

6630 Surrey St, Las Vegas, NV 89119

PRICE	\$5,069,740.00
LAND AREA	±1.2 AC
YEAR BUILT	2005
OFFICE SPACE	±13,731 SF
WAREHOUSE	± 4,325 SF
MEZZANINE	± 1,443 SF
TOTAL SIZE	±19,499 SF



- Property is located less than 10 minutes away from Harry Reid International Airport
- Easy access to 215 Beltway via Airport connector and I-15
- Surrounded by established commercial and industrial centers
- Location is ideal for businesses seeking proximity to key transportation routes, city amenities, and popular dining and retail options



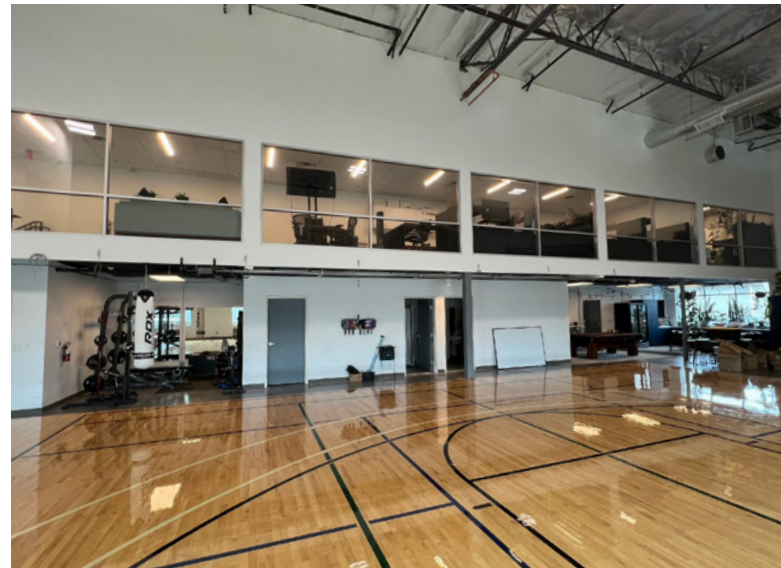
INDUSTRIAL PARK (IP)
ZONING

177-02-512-002
APN

PROPERTY PHOTOS

Surrey Business Plaza
6630 Surrey St, Las Vegas, NV 89119

FURNITURE NOT INCLUDED



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VIRTUAL TOUR

SITE PLAN

Surrey Business Plaza
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FLOOR PLAN

± 19,499 SF
TOTAL BUILDING AREA



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COLOR KEY

 Reception	 Kitchen
 Office	 Restroom
 Conference	 Flex-Warehouse
 Shared Workspace	 Stairwell / Storage

Mezzanine

- ±1,443 SF
- 3 Offices
- Open area for cubicles
- Flex-warehouse overlook

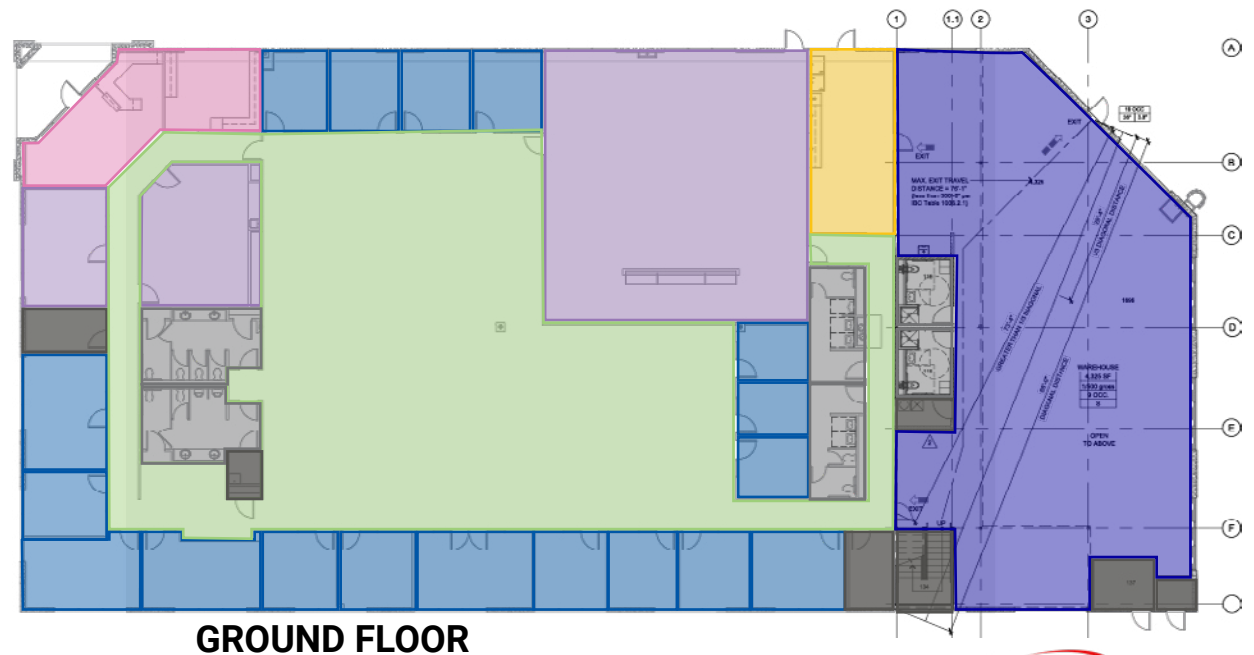
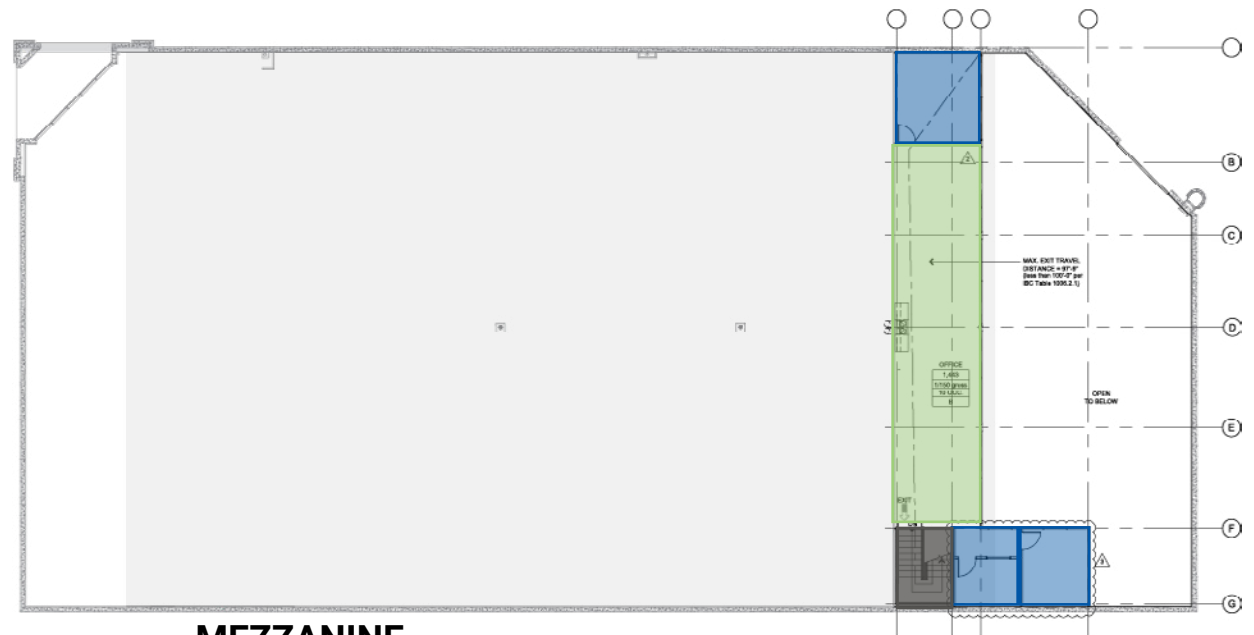
Warehouse

- ±4,325 SF
- Currently configured for recreational use

Ground Floor

- ±13,731 SF
- 3 Conference rooms
- 18 Private offices
- Shared workspace
- 6 Restrooms

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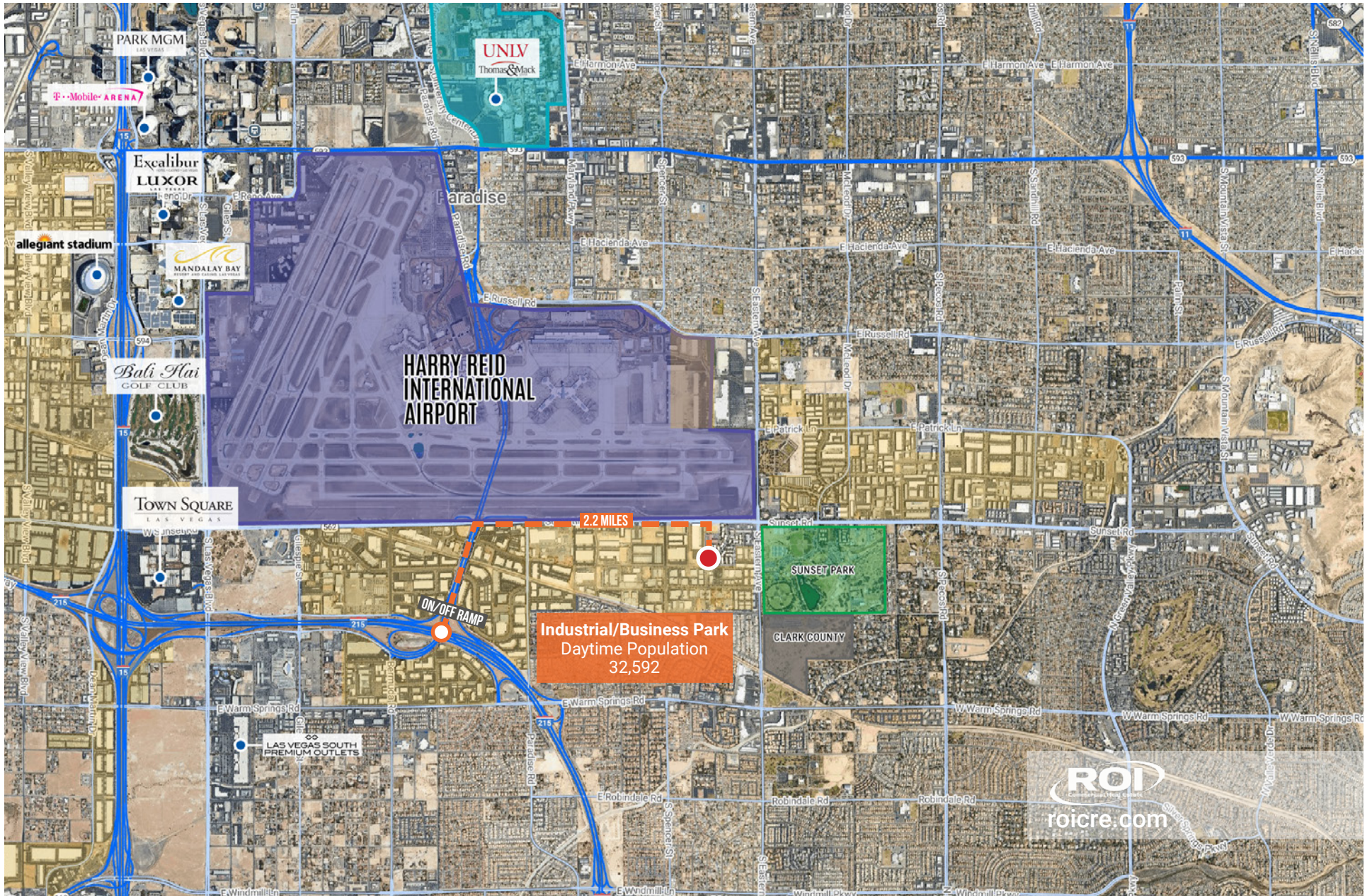
DETAILED AERIAL

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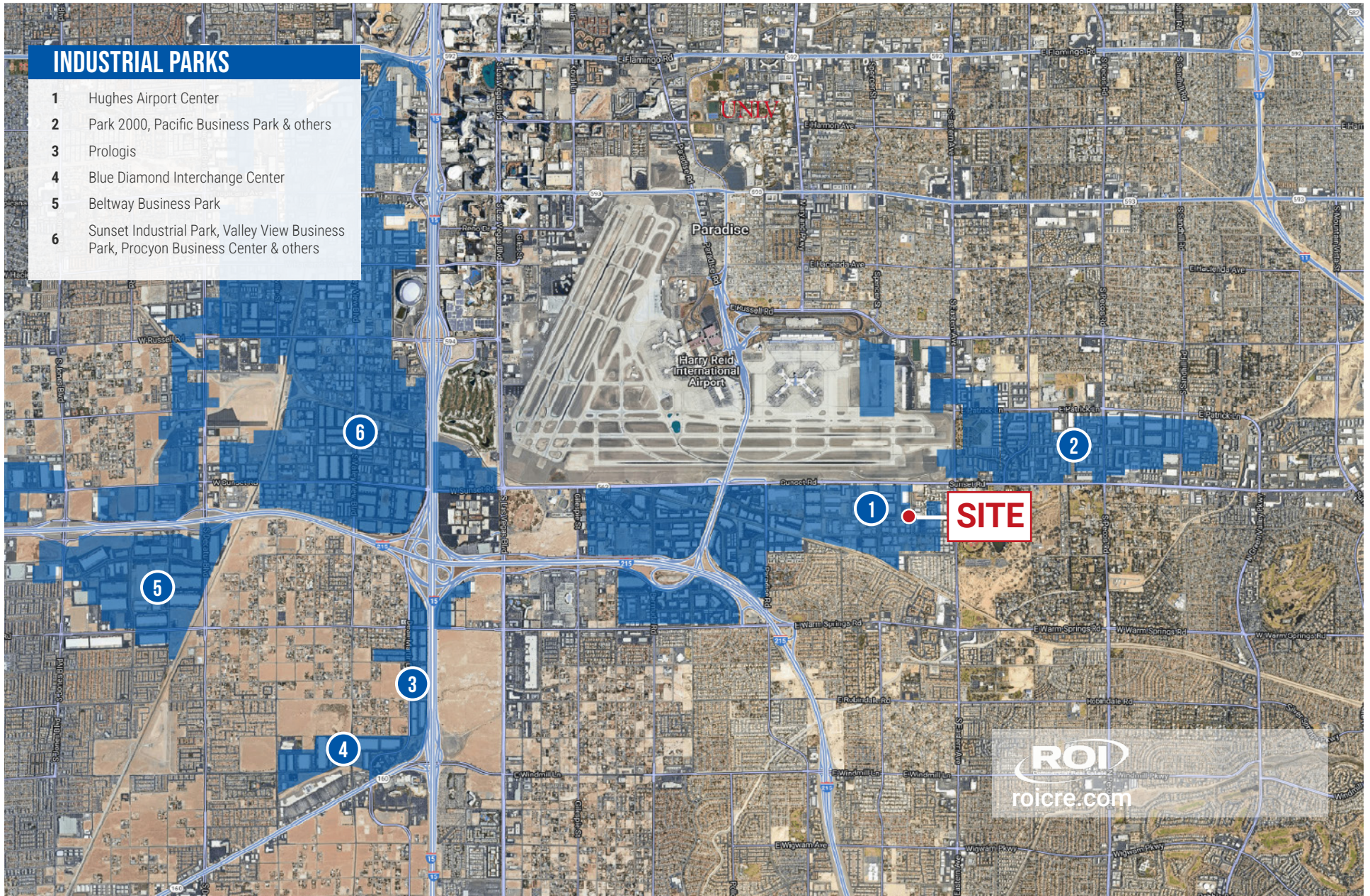
TRADE AREA AERIAL

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INDUSTRIAL/ BUSINESS PARKS

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DRIVE TIME MAP

Accessible & Connected

THE LAS VEGAS STRIP
40.8 MILLION VISITORS IN 2023

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
57.6 MILLION PASSENGERS IN 2023

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO
SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

CC-215
251,000 CARS PER DAY

Nearby Locations

Harry Reid International Airport	06 min 2.0 Miles
Town Square	08 min 3.3 Miles
Las Vegas South Premium Outlets	10 min 3.9 Miles
UNLV	12 min 4.1 Miles
The Strip	15 min 8.4 Miles

Sources:
SitesUSA 2024
TRINA, NV DOT 2023



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FOR MORE INFORMATION


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Let's keep in touch.



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