



# Park 2000

6400 S. Eastern Avenue  
Las Vegas, NV 89120



## FOR LEASE



### Retail & Office Space Available



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# Demolition & Renovations Underway Now!

**Significant** Tenant Improvement Allowance Incentives Available.



Park 2000 is located within the extremely under-served Airport Industrial & Office submarket, immediately adjacent to the Harry Reid International Airport and just minutes away from the Las Vegas Strip.

### Property Highlights

- Demolition & renovations underway now!
- Significant tenant improvement allowance incentives available
- Located directly across from Harry Reid International Airport within the Airport Industrial & Office Submarket
- Tenants include Egg Works, McDonalds, Raising Canes, Taco Bell, and more!
- Within close proximity to The Las Vegas Strip
- Zoned C2 with ample parking
- Raising Cane’s coming soon!

### Demographics

	3 Mile	5 Mile
Population	127,583	405,414
Avg. HH Income	\$81,123	\$84,149
Households	51,475	167,429



For more information, please contact:

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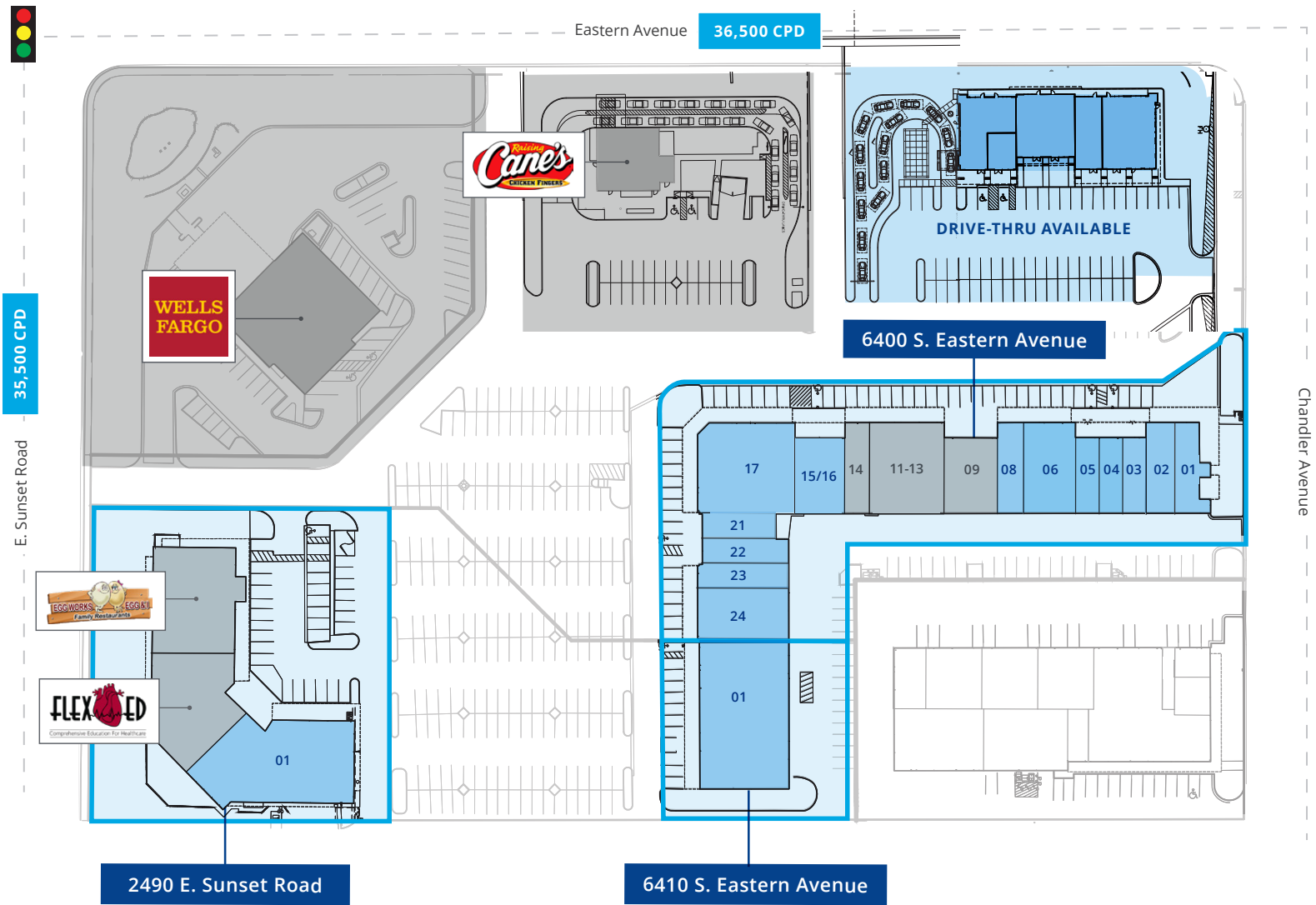
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# Overall Site Plan

For illustration purposes only. Not to scale. ▶▶

■ = Vacant ■ = Leased



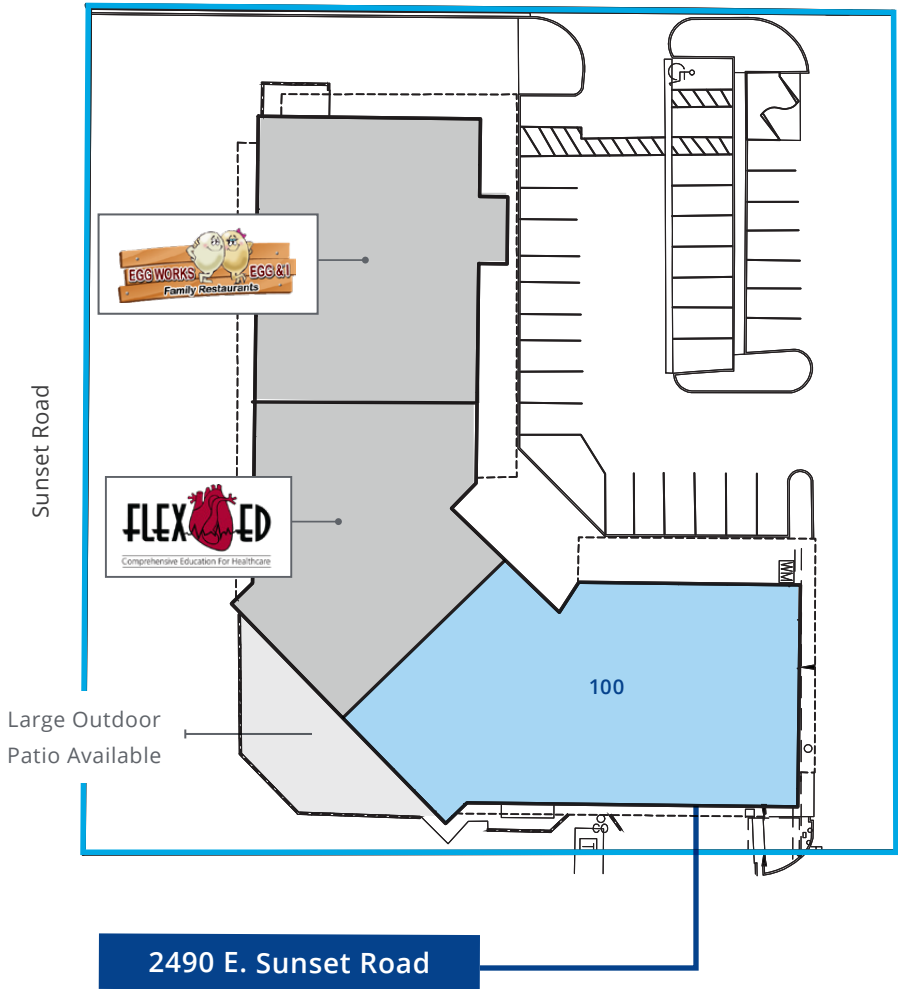
# Available Spaces



2490 E. Sunset Road		
Unit No.	Tenant	SF
100	Vacant	±7,706 SF (Demisable)
150	Flex Ed	±4,855 SF
200	Egg Works	±5,504 SF



Located within the Airport Industrial & Office Submarket



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# Available Spaces



6400 S. Eastern Avenue		
Unit No.	Tenant	SF
01	Vacant	±2,140
02	Vacant	±1,400
03	Vacant	±1,200
04	Vacant	±1,200
05	Vacant	±1,400
06	Vacant	±2,600
08	Vacant	±1,400
09	Lokahi Skin & Body Services	±2,400
11-13	Abuzz Salon Suites	±2,400
14	Psychmedics Corporation	±1,400
15/16	Vacant	±2,400
17	Vacant	±5,148
21	Vacant	±1,000
22	Vacant	±1,200
23	Vacant	±1,400
24	Vacant - Pre-Existing Restaurant	±2,800
6410 S. Eastern Avenue		
01	Vacant	±8,186



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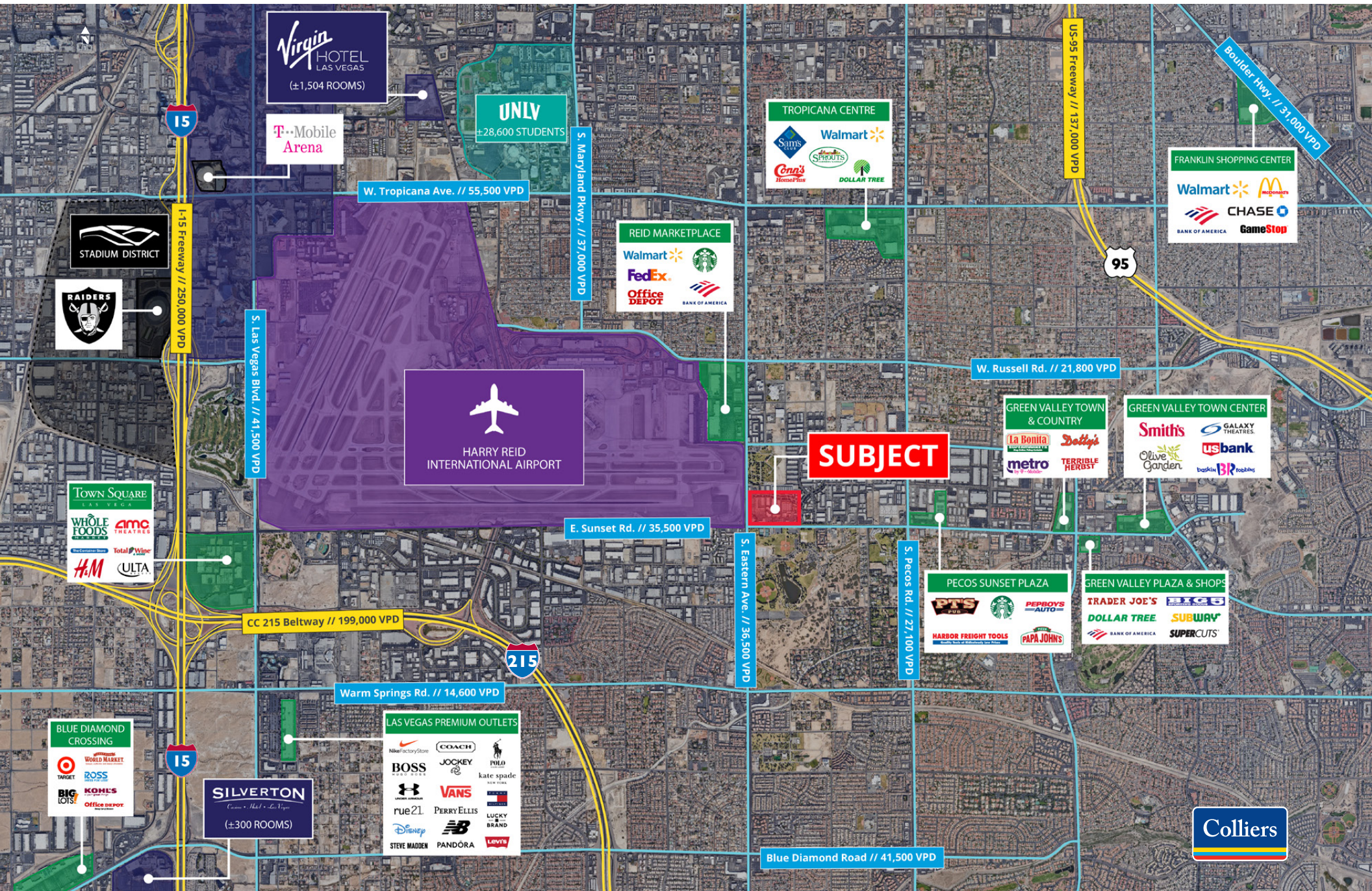
## Construction Photos

Demolition & Renovations Underway Now!

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# Trade Area Map



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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## Airport Submarket



The Airport Submarket is home to many corporate users such as:

- Harrah's CASINOS
- NEVADA STATE BANK
- HealthCare Partners
- FOLIOT FURNITURE

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Retail & Office Space Available

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*Renovation Rendering, Subject To Change Without Notice.*