



GPS FUND MANAGEMENT

OFFICE CONDOMINIUMS FOR SALE



6140 – 6180
BRENT THURMAN WAY
LAS VEGAS, NEVADA 89148



Andre Underwood

Sales Director

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S.0203973



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SUMMARY



LAS VEGAS SW SUB-DISTRICT
SUBMARKET



6140–6180 BRENT THURMAN WAY
LAS VEGAS, NEVADA 89148



6140: 37,005 SF | 6180: 37,005 SF
SQUARE FOOTAGE



PRICE: \$475 PSF
OFFERING PRICE



AVAILABLE IMMEDIATELY
DELIVERABLE NOW



Buyer's Benefits



Asset Ownership

Create equity and Generate
A higher net worth.



Customize Your Space

Design an office that fits your
Brand and business needs.



Stability & Control

Eliminate rent increases and
secure your office with fixed
ownership on your terms.



Tax Benefits

Leverage depreciation,
deductions, and property
Appreciation to enhance
Your financial position.



Cash Flow strategy

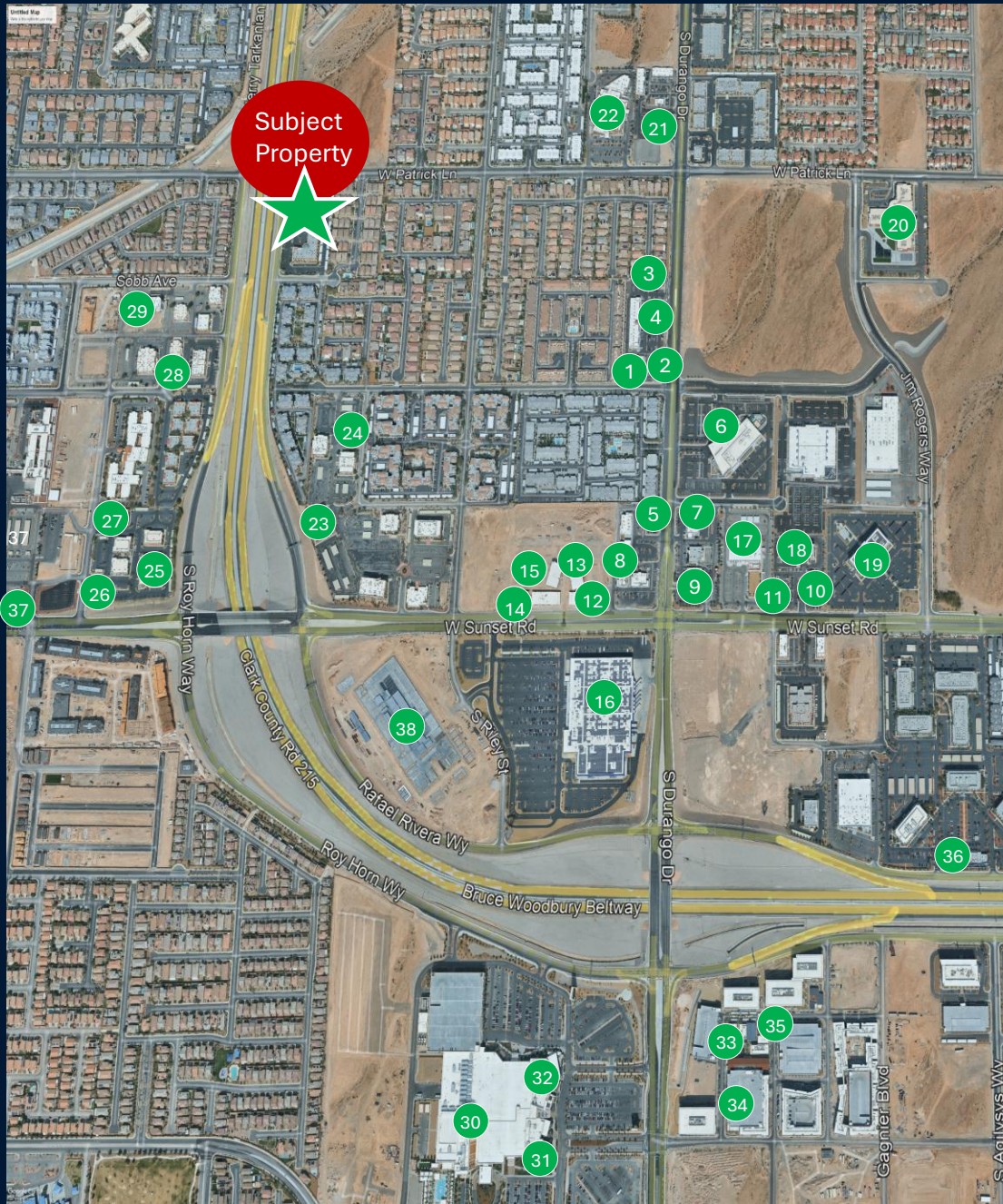
Sell your business, lease out
Extra space or sell later for profit.



Long-Term Growth

Secure your office space
And benefit from property
appreciation.





S	6140-6180 Brent Thurman Way
1	Crumbl
2	Green Valley Grocery
3	7 Leaves Café
4	Ivy Nails
5	Snooze
6	Culinary Pharmacy
7	Founder's Coffee
8	Yonutz Donuts and Ice Cream
9	Mcdonald's
10	Denny's
11	Rachel's Kitchen
12	Marufuku Ramen
13	Evolve Brewing by Aces and Ales
14	Union Biscuit
15	St Felix Sin City
16	IKEA
17	Sunset Clinic
18	Home2 Suites by Hilton
19	Cad-Ray
20	Amplus Academy
21	Giuseppe's Bar & Grille
22	Valley Health Specialty Hospital
23	Smiles for Life Family Dentistry
24	Nevada Skin institute
25	Vivida Dermatology
26	Café Mong
27	Stunning Smiles of Las Vegas
28	The Minimally Invasive Hand Institute
29	Desert Valley Pediatrics
30	Durango Casino & Resort
31	Summer House
32	The George Sportsmen's Lounge
33	Urth Caffe
34	UnCommons
35	Blue Bottle Coffee
36	Baguette Café
37	Southern Hills Hospital
38	Ashley Store

Building Specs & Amenities



Location

6140-6180 Brent Thurman Way
Las Vegas, NV 89148



Developer

GPS @ The Curve



Project

2 Separate Office Buildings, 74,010 SF



Transaction
Types

Office Condos For Sale. Suites Available
From 2,000 SF to 37,005 SF



Tenant
Visibility

Building Signage Available for Buyers
Dependent on unit sizes, providing
Prominent Visibility



Accessibility

Excellent ingress and egress with access
To the I-215, Sunset



In The
Neighborhood

Located in the LV SW Sub-District near
Spring Valley Hospital.



New
Construction

New 2nd gen office Construction.
Full Floors available.

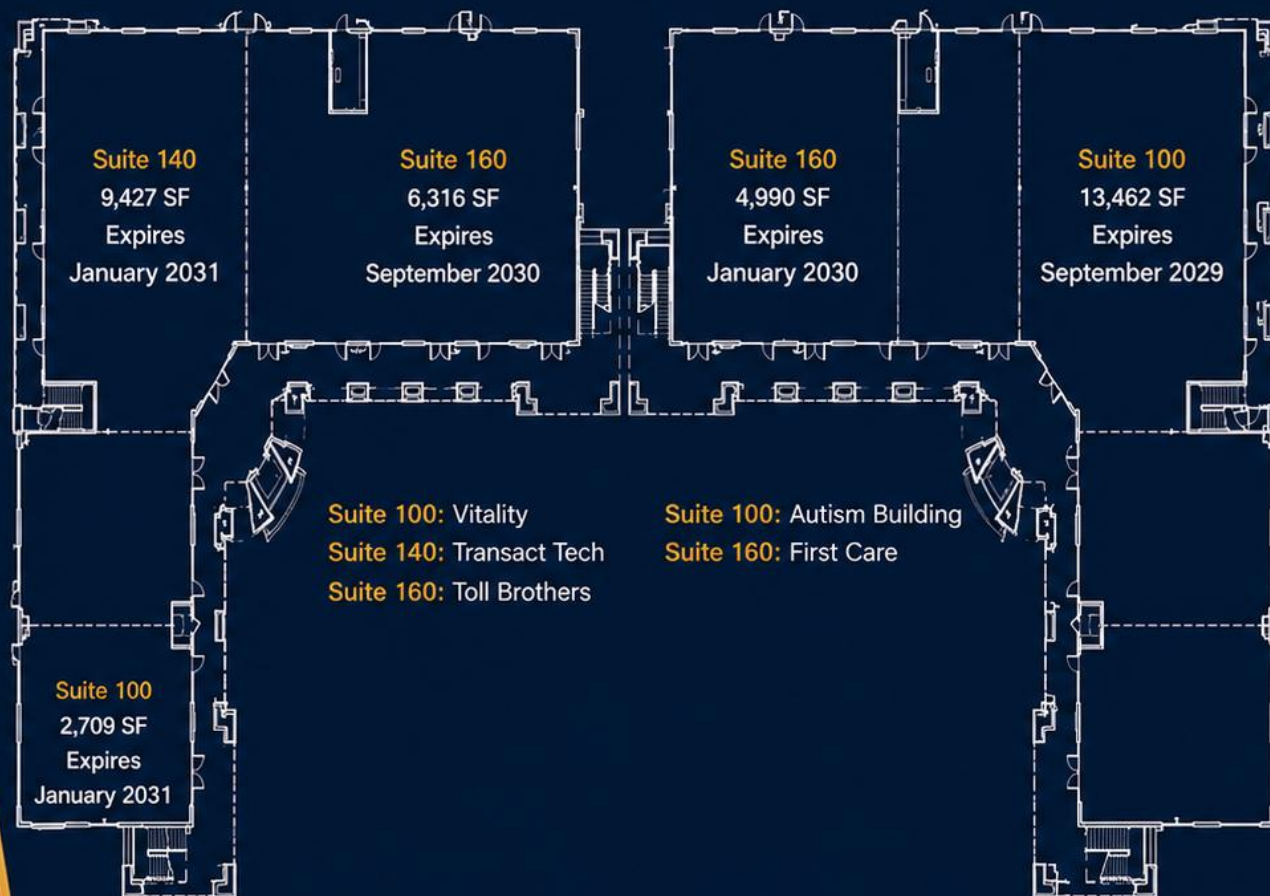


Accessibility

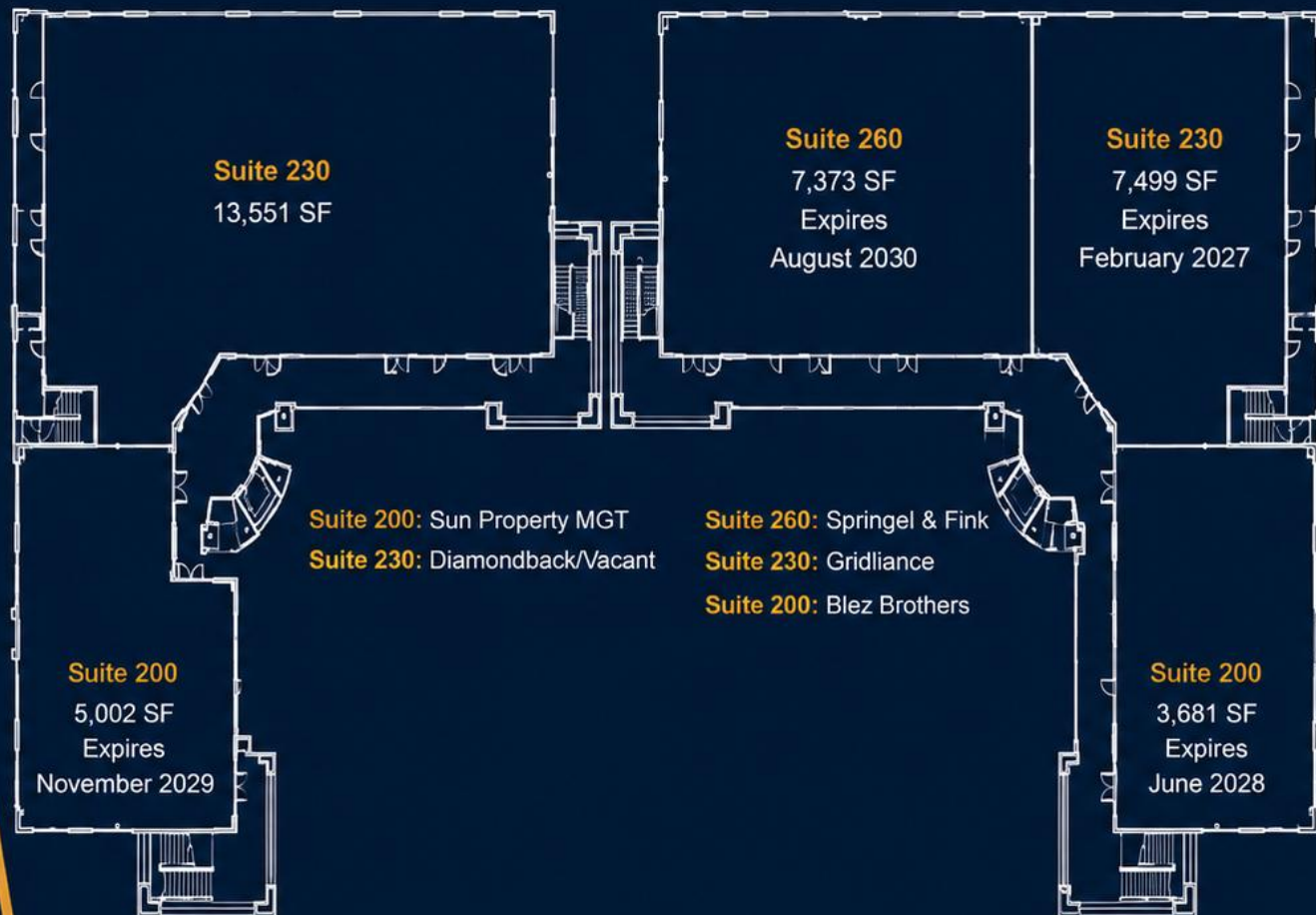
Abundant 5:1000 Parking. Customer-Friendly
Parking and access. Covered Parking
Available.



6140-6180 Brent Thurman 1st Floor Plans



6140-6180
Brent Thurman
2nd Floor Plans



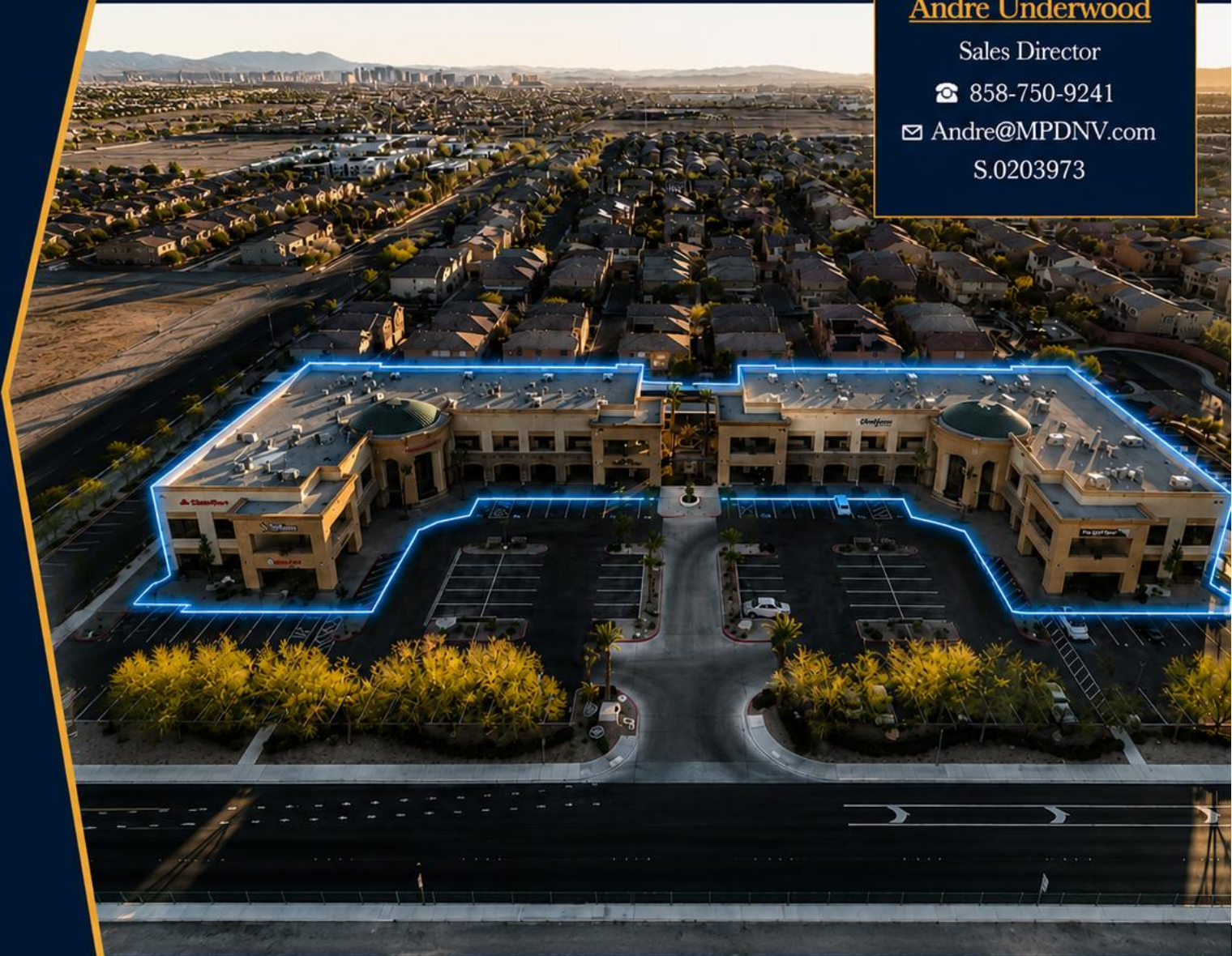
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Office Condos For Sale

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