

# CLASS A SUBLEASE I-15 & SPEEDWAY BLVD.

**177,238**  
**Square Feet**



**NORTH LAS VEGAS**

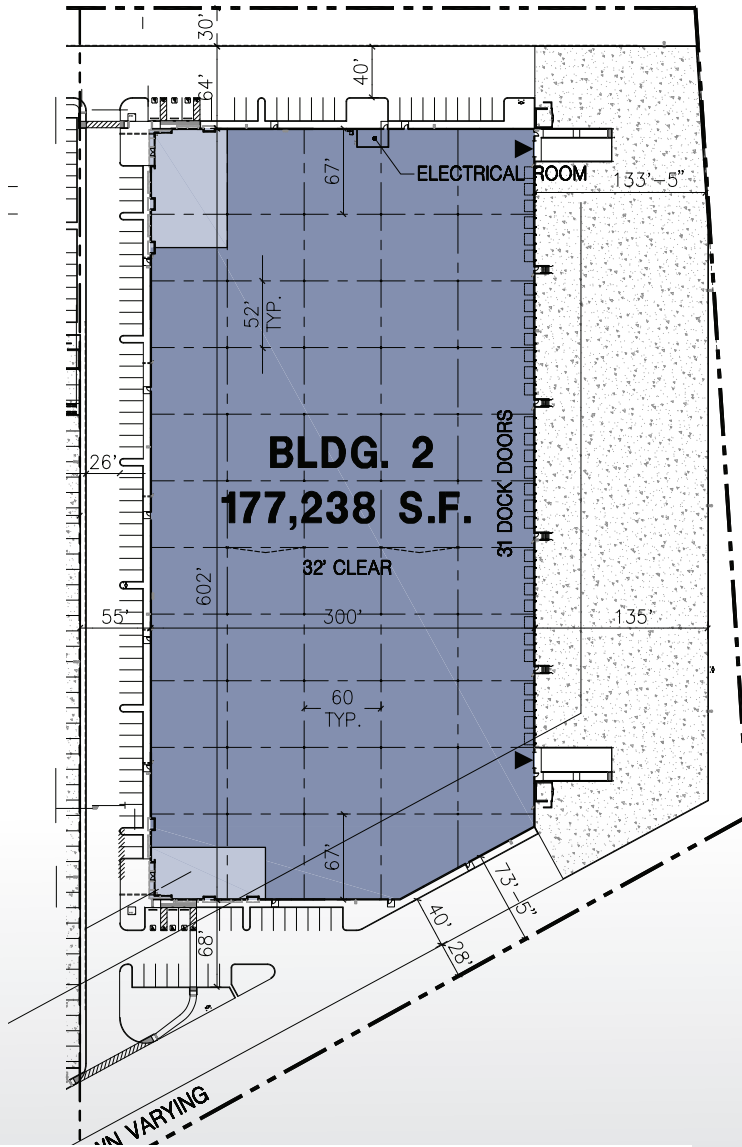
BUILDING 2: 6714 E NORTH BELT RD

**AVAILABLE NOVEMBER 2025 / CURRENTLY OCCUPIED**

±177,238 SF REAR LOADING / FULL BUILDING / 1+ YEARS REMAINING

**JOHN CARPENTER**  
PRINCIPAL

john@949group.com  
310-963-1414  
NV Lic B1001728



## BUILDING 2

6714 E NORTH BELT RD

- 177,238 SF Total - Full Building
- Office: Two Pods (NWC-2,678 SF & SWC-3,582 SF)
- Rear loaded configuration
- 32' clear height
- 31 (9' x 10') dock doors
- 2 (12' x 14') grade door
- 2,000 amps, 277/480v, 3-phase power
- 52' x 60' typical column spacing
- ESFR fire sprinklers
- 1.5% skylights
- ±135' concrete truck court with 60' concrete apron
- 6" thick concrete floors
- 104 parking stalls

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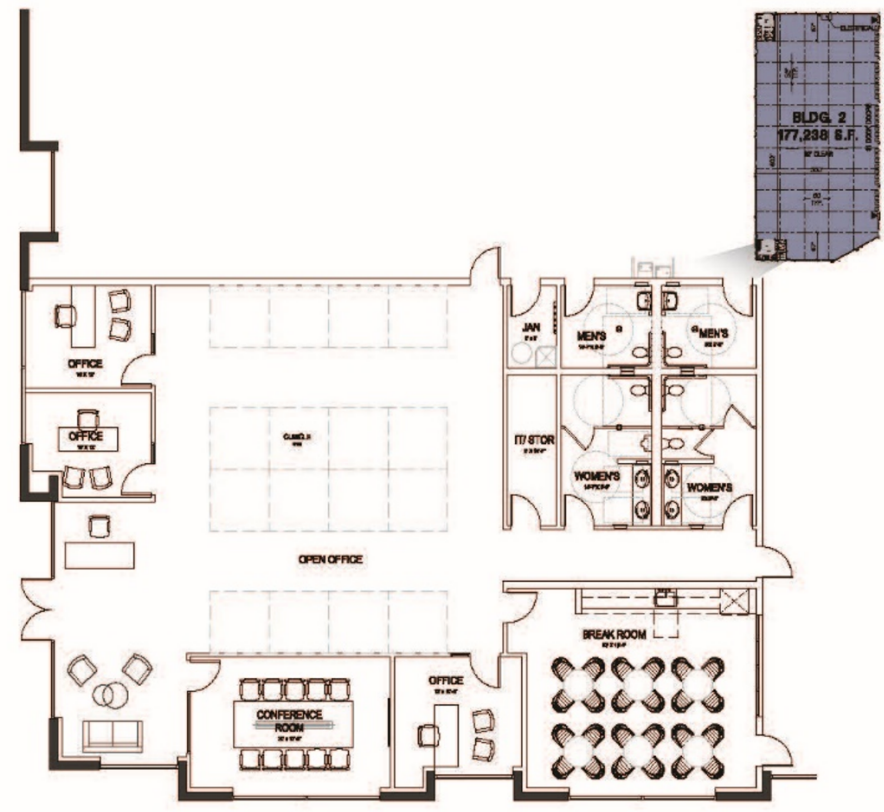
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# TWO OFFICE PODS

Northwest Corner: 2,678 SF



Southwest Corner: 3,582 SF



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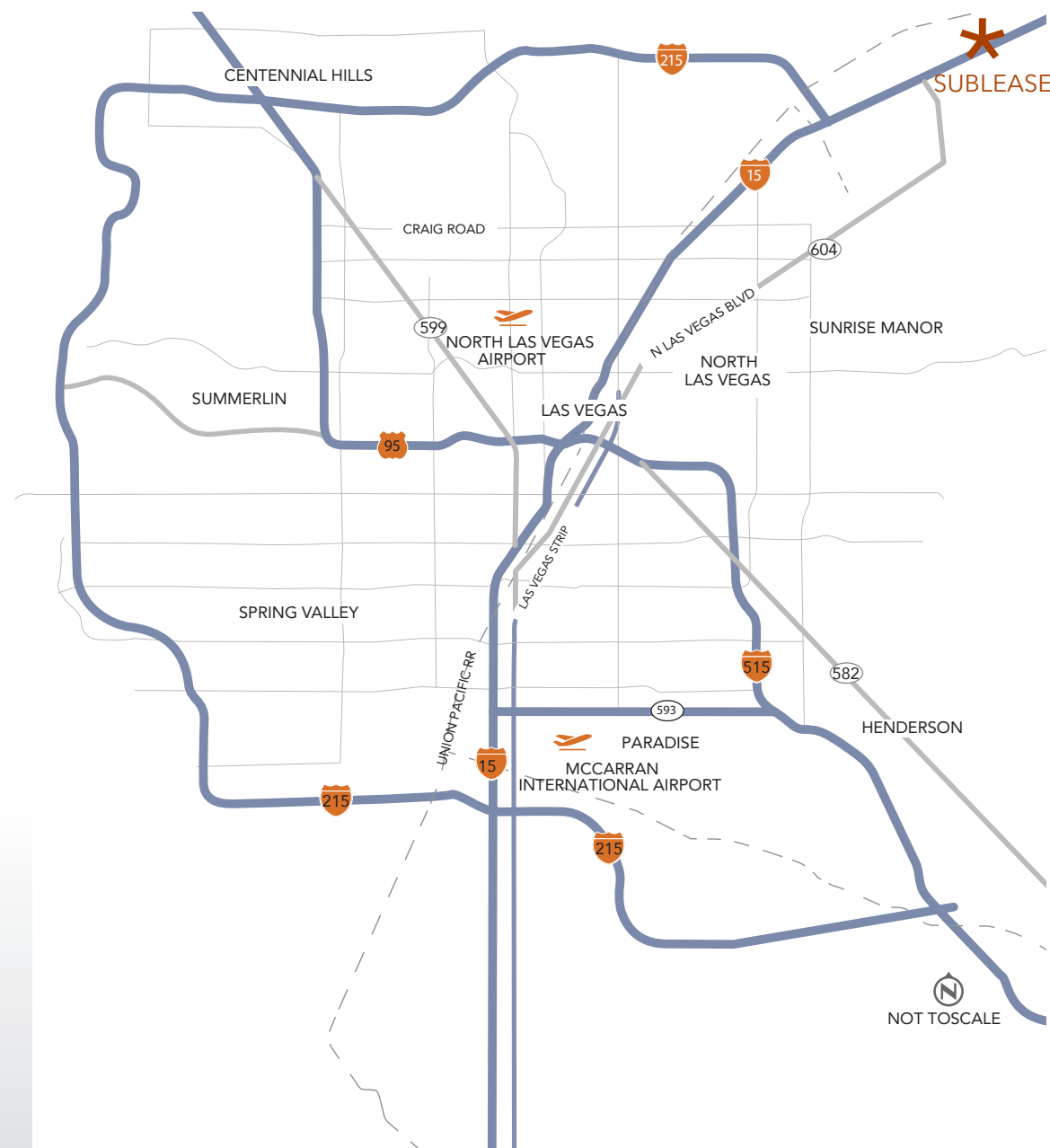
# LAS VEGAS BUSINESS FACTS

## BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

## NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax



## NORTH LAS VEGAS

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**THE 949 GROUP**

Real Estate Advisors

LOS ANGELES | SAN FRANCISCO | LAS VEGAS

177,238 SqFt

LEASED

NORTH LAS VEGAS

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