

# 509 S. 6TH STREET

Las Vegas, NV 89101

AVAILABLE  
For Lease

**\$0.99 PSF INTRODUCTORY RATE!**



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## Property Highlights

- Building includes two offices and two restrooms
- The property was recently renovated
- Functional for all professional uses
- Located in Downtown Las Vegas
- Easy access to City Hall, the Federal Courthouse, Regional Justice Center, and the I-15 and I-11 Freeways
- Lot size: ±0.16 AC

## Lease Details



**\$1.25 PSF NNN**

Lease Rate



**±935 SF**

Space Available

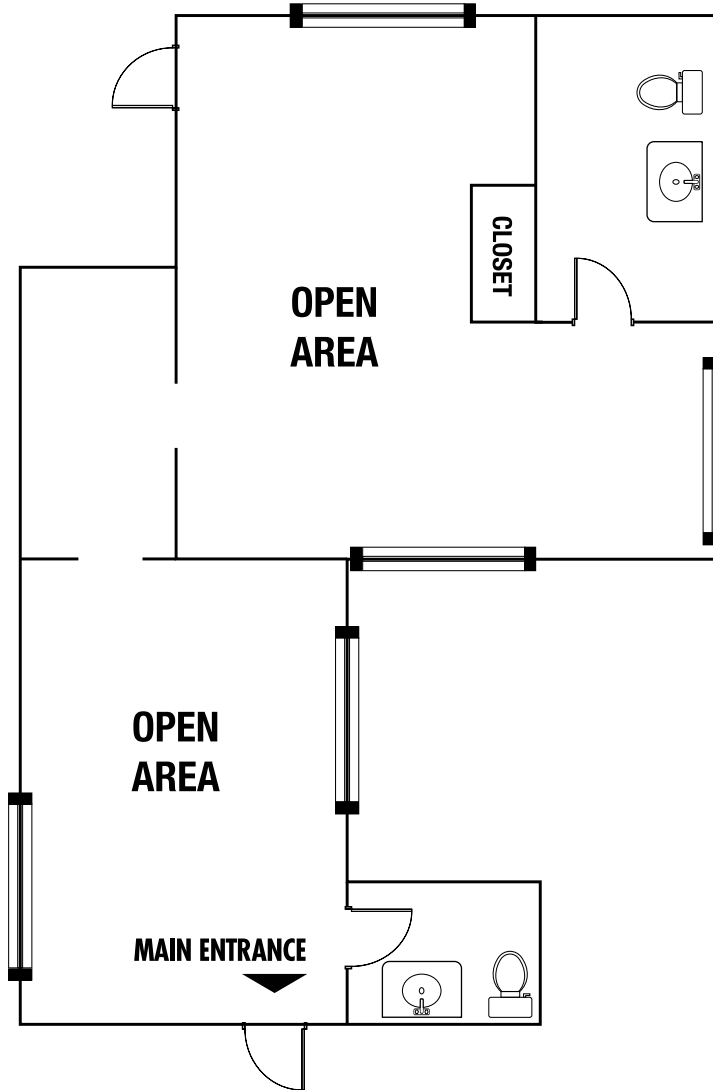


**Downtown**

Submarket

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b> 2025 Population	±17,568	±184,804	±533,136
<b>Average Household Income</b> 2025 Average Household Income	\$68,538	\$70,517	\$72,088



### Lease Details



**\$1.25 PSF NNN**  
Monthly Lease Rate



**\$0.40 PSF**  
CAM Charges



**±935 SF**  
Available Space

### Suite Details

- + **Building #** 2
- + **Availability** Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

## Property Photos





## Distance to Landmarks

- I-11 FWY:  $\pm 0.75$  miles
- I-15 FWY:  $\pm 1.25$  miles
- Harry Reid International Airport:  $\pm 12.1$  miles
- The Strip:  $\pm 4.0$  miles

## Nearby Amenities

- Blocks away from Las Vegas City Hall, Las Vegas Municipal Courts, Las Vegas Justice Court, and the Federal Courthouse
- Close proximity to the World Market Center and the Las Vegas North Premium Outlets
- Driving distance to renowned medical facilities including Valley Hospital Medical Center and UMC campus
- Easy access to a multitude of dining and retail options along the famed Las Vegas Strip

# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts



**±7,892**

Land Area  
(Square Miles)



**2,265,461**

Population  
(County Data per Census)



**298**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



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## Market Overview

# Downtown Las Vegas

## Quick Facts

 **10,476**

**Est. Population**  
(as of 2025)

 **9,480**

**Pop. Density**  
(per square mile)

## Synopsis

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Parkway on the east and Sahara Avenue on the south.




The Downtown area is comprised of the following eight districts:

- Fremont East Entertainment
- Arts
- Symphony Park
- Las Vegas Medical
- Civic & Business
- Founders
- Downtown Casino & Resort
- Market Corridor

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# Nevada Tax Advantages

## NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

### Nevada Tax System:

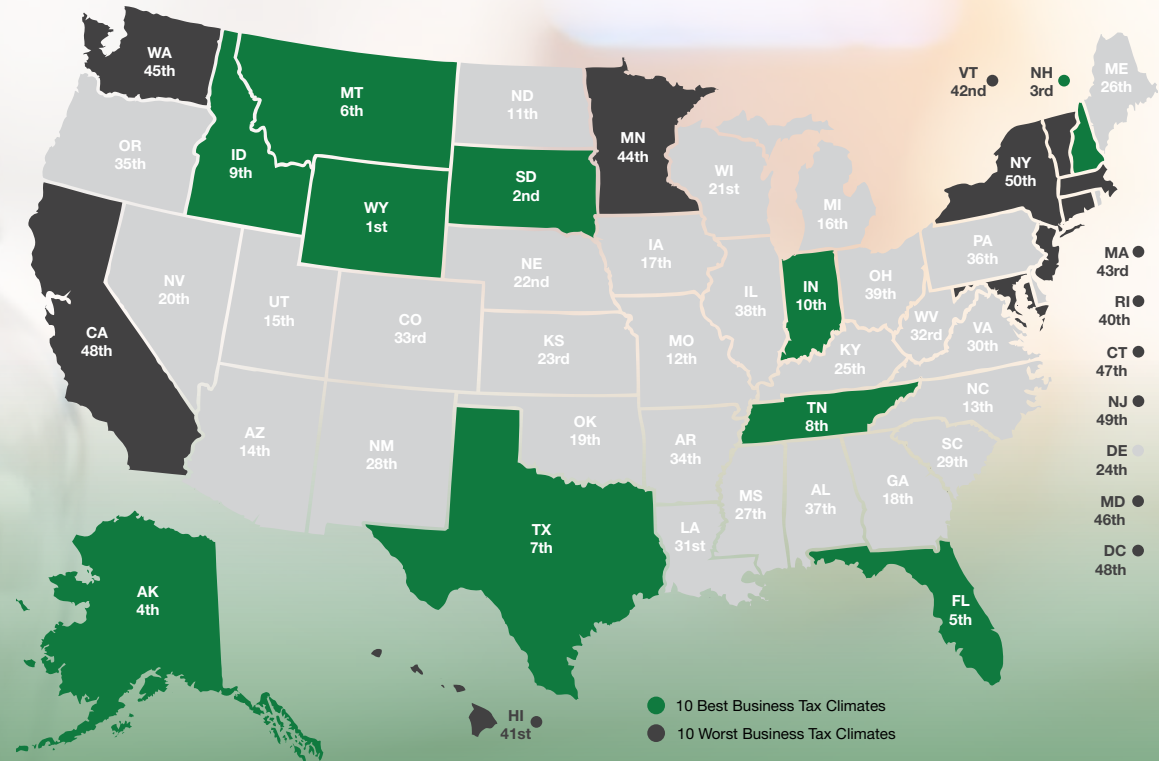
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)

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## 2025 State Business Tax Climate Index



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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## Market Overview

# Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

## Innovation Ecosystem

- In 2016, **Las Vegas established an Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

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## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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