

THE CENTER

AT LAKE MEAD



Office + Retail Available for Lease

6120-6190 W LAKE MEAD BLVD | LAS VEGAS, NV 89108



CUSHMAN &
WAKEFIELD



KRAEMER
LAND COMPANY

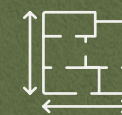


WHERE THE COMMUNITY COMES TO YOU



Some of the best business happens close to home. The Center at Lake Mead is a fully renovated, mixed-use campus in the heart of Northwest Las Vegas — where your Las Vegas locals live, where your team wants to work, and where the infrastructure exists to support what modern operations demand.

A highly visible location on a signalized intersection with ±109,554 SF across two anchor buildings and street-front retail, this is a campus designed for tenants who expect more — **more power, more connectivity, more parking, and a community looking for your brand.**



109,554 SF mixed-use campus
on 8.98 acres, renovated 2021



Powered with 2,500-amp,
277/480V, 3-phase



Merv 13 filtration in place



7:1,000 parking ratio

Location Highlights

Unobstructed street visibility from W Lake Mead Blvd. and N Jones Blvd.

Direct access to I-11, I-15, and Summerlin Parkway

Minutes from North Summerlin and established medical corridors

Availability

Two large anchor suites
suited for office, data center,
or large-format retail

Four retail suites ranging
from 1,138 SF – 1,425 SF

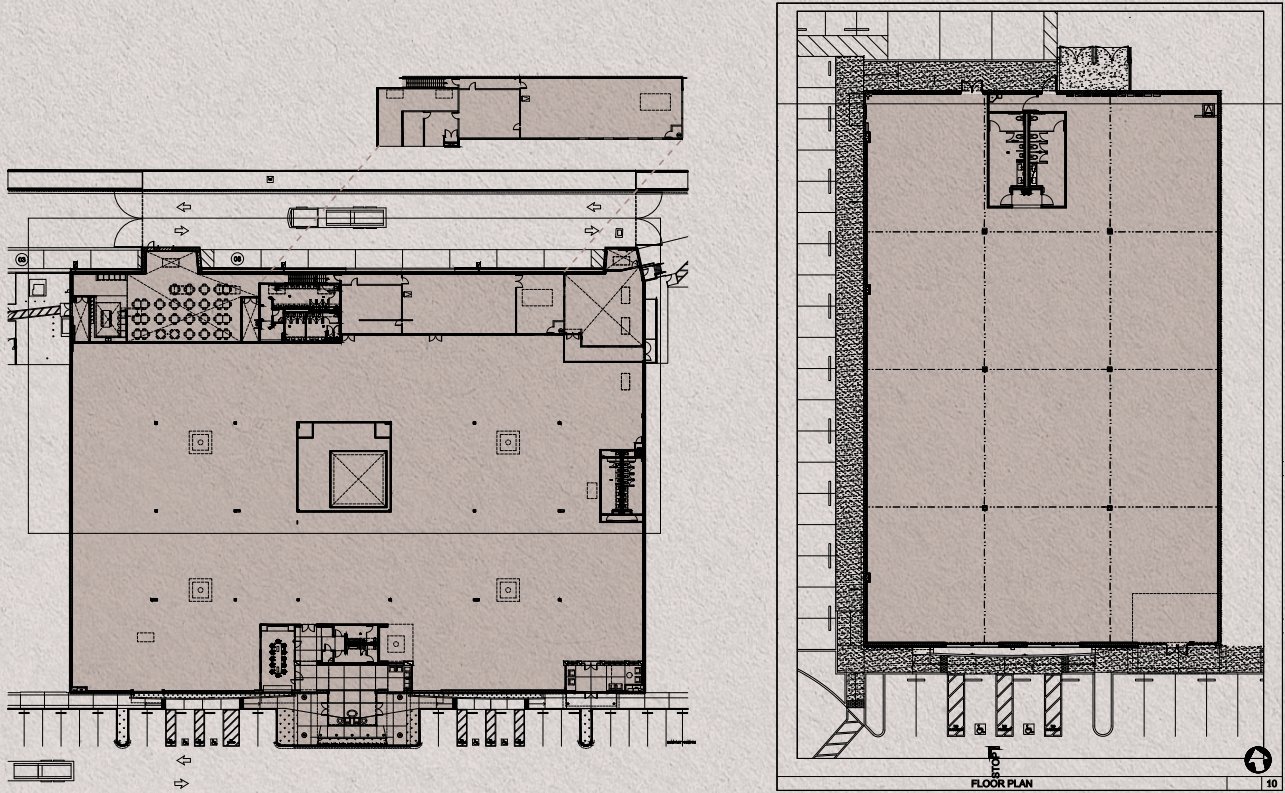
FIND YOUR PLACE
AT THE CENTER



Suite 6140 | 59,764 SF

[VIEW VIDEO](#)

Suite 6150 | 16,920 SF



Availabilities

	SIZE	TENANT	TAKE TOUR		SIZE	TENANT	TAKE TOUR
SUITE 6110 RETAIL	2,266 SF	MO BETTAH'S HAWAIIAN		SUITE 6136 RETAIL	1,425 SF		VIEW VIDEO
SUITE 6112 RETAIL	2,400 SF	STARBUCKS		SUITE 6140 OFFICE	59,764 SF		VIEW VIDEO
SUITE 6120 RETAIL	1,289 SF	JACKSON HEWITT		SUITE 6150 OFFICE	16,920 SF		
SUITE 6122 RETAIL	2,494 SF	ABSOLUTE DENTAL		SUITE 6160 RETAIL	3,573 SF	CONNECT WITH PHYSICIANS	
SUITE 6128 RETAIL	1,264 SF		VIEW VIDEO	SUITE 6168 RETAIL	1,138 SF		
SUITE 6130 RETAIL	1,245 SF	PIZZA HUT		SUITE 6168 RETAIL	1,251 SF	CITY PHARMACY	
SUITE 6132 RETAIL	1,263 SF		VIEW VIDEO	SUITE 6168 RETAIL	1,138 SF	FOLK LANDSCAPE ARCHITECTS	
SUITE 6134 RETAIL	1,559 SF	BUENA VISTA OPTOMETRY		SUITE 6190 RETAIL	5,745 SF	ARCHWELL HEALTH	



Air Quality & Filtration

A high-performance also means wellness. The Center at Lake Mead's MERV-13 filtration system was designed to support the health, comfort, and productivity of everyone at the center — whether you're running a medical operation, a technical facility, office team, or a customer-facing retail environment.

- MERV-13 filtration with Bipolar Ionization and UV coil treatment to minimize airborne particles
- Simultaneous heating and cooling across all thermal zones for consistent comfort control
- Modulating capacity that adjusts to real-time building demand
- Redundant condenser banks to protect against downtime and temperature disruption
- Infrastructure pre-configured to accommodate future data center cooling loads

MORE POWER. MORE COMMUNITY.

The Center at Lake Mead is purpose-built to support operations that demand more. With 2,500-amp, 277/480-volt, 3-phase electrical service and redundant telecom feeds throughout the campus, the infrastructure here is ready for tenants whose power needs drive the conversation.

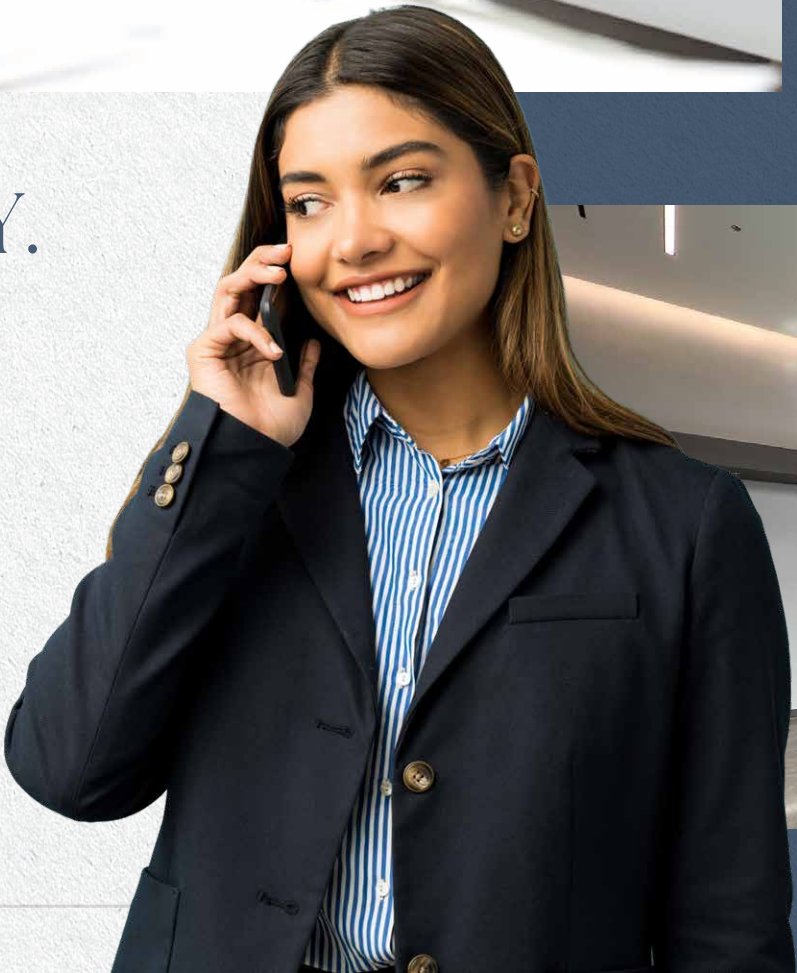
2,500-amp, 277/480V, 3-phase, 4-wire electrical service

Redundant fiber telecom feeds to multiple on-site locations

Dedicated data room capacity of 2,000+ SF at 100+ watts per SF power density

High-efficiency LED lighting with integrated digital controls and automatic daylight dimming

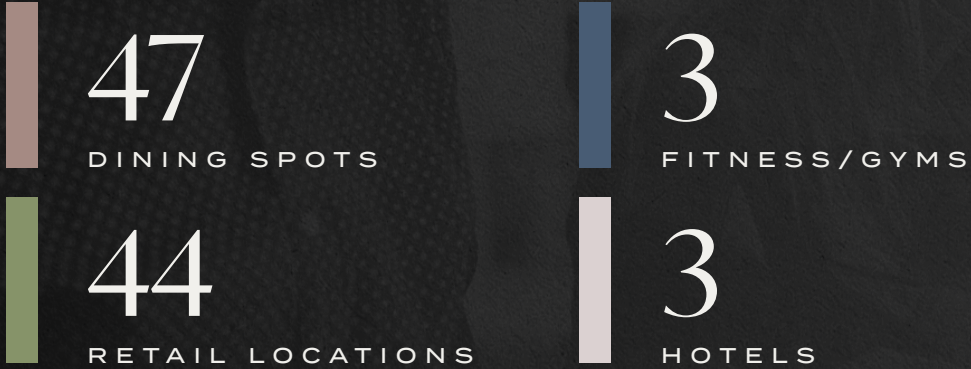
Open floor plan operations areas at 24+ watts per SF power density



97 REASONS TO BE HERE

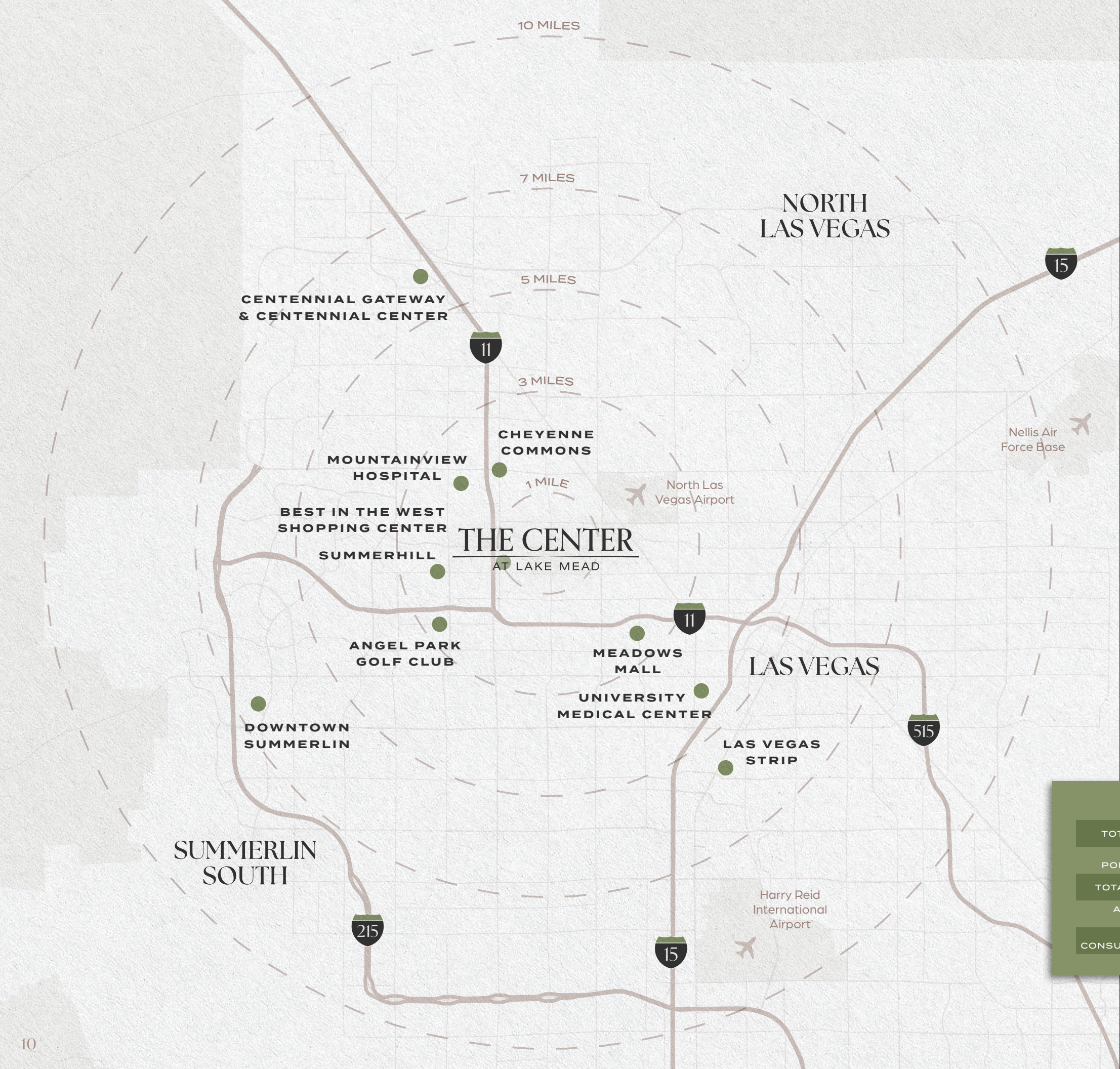
With a wide variety of dining options, retail destinations, fitness centers, and hotels, the community surrounding The Center at Lake Mead has already established itself as a trusted, high-activity corridor.

For incoming tenants, that means built-in foot traffic and neighbors looking for your brand from day one.



On-Site Retailers





A CENTRALIZED DESTINATION

The Center at Lake Mead places you where Northwest Las Vegas already lives. Anchored by immediate access to I-11, I-15, and Summerlin Parkway, the campus sits within easy reach of the region's most established medical corridors, retail destinations, and residential communities — making it as convenient for your customers as it is for your team.

Neighboring medical centers include University Medical Center, Valley Hospital, and MountainView Hospital. Nearby retail destinations include Centennial Center, Best in the West, Meadows Mall, and Downtown Summerlin. On-site, Starbucks, Absolute Dental, Pizza Hut, and Buena Vision are already serving the community — with best-in-class retail and office tenants like you on their way.

Drive Times

- North Las Vegas Airport: 7 MINUTES
- MountainView Hospital: 9 MINUTES
- Downtown Summerlin: 17 MINUTES
- Las Vegas Strip: 18 MINUTES
- Harry Reid International Airport: 22 MINUTES

	2026	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles
TOTAL POPULATION		28,990	196,351	450,173	902,557	1,524,770
PROJECTED POPULATION (2031)		29,438	202,209	467,337	936,011	1,593,540
TOTAL HOUSEHOLDS		10,285	72,716	170,849	347,013	576,495
AVG. HOUSEHOLD INCOME		\$94,575	\$104,563	\$116,985	\$104,496	\$108,890
AVG. ANNUAL CONSUMER SPENDING*		\$13,575	\$15,218	\$17,043	\$17,476	\$18,219

*Average annual consumer spending is calculated from the following spending categories: apparel & services, entertainment & recreation, food at home, food away from home, and personal care.

FOR MORE
INFORMATION,
PLEASE
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