

LEASE

CENTENNIAL SQUARE RETAIL CENTER

6446 North Durango Drive Las Vegas, NV 89149



PROPERTY DESCRIPTION

6446 North Durango Drive serves as a thoughtfully appointed office property designed for sophistication and operational efficiency. Floor-to-ceiling glazing welcomes abundant natural light, while flexible floor plates accommodate collaborative workspaces and executive suites alike. Visitors are greeted by a gracious lobby leading to modern tenant amenities, while advanced mechanical and life safety systems keep operations uninterrupted. Covered and surface parking ensures convenient arrival, and well-maintained landscaping frames the contemporary architecture. With a focus on wellness, the property supports tenant productivity through design-forward finishes, secure access control, and reliable building services tailored to discerning office occupiers.

PROPERTY HIGHLIGHTS

- Prominent address with a polished presence along North Durango Drive
- Floor-to-ceiling glazing maximizes daylight in modern office suites

OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (NNN)
Number of Units:	1
Available SF:	1,385 SF
Lot Size:	3.5 Acres
Building Size:	14,786 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	166	792	4,226
Total Population	488	2,274	12,638
Average HH Income	\$130,889	\$121,439	\$117,105

Lance Hamrick
(702) 279-9666

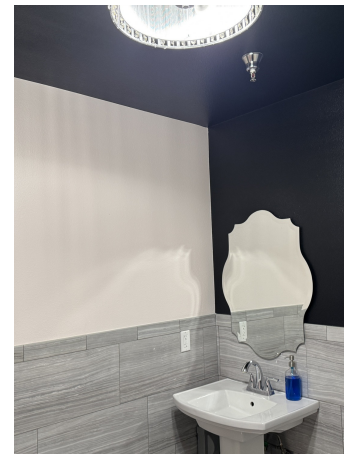


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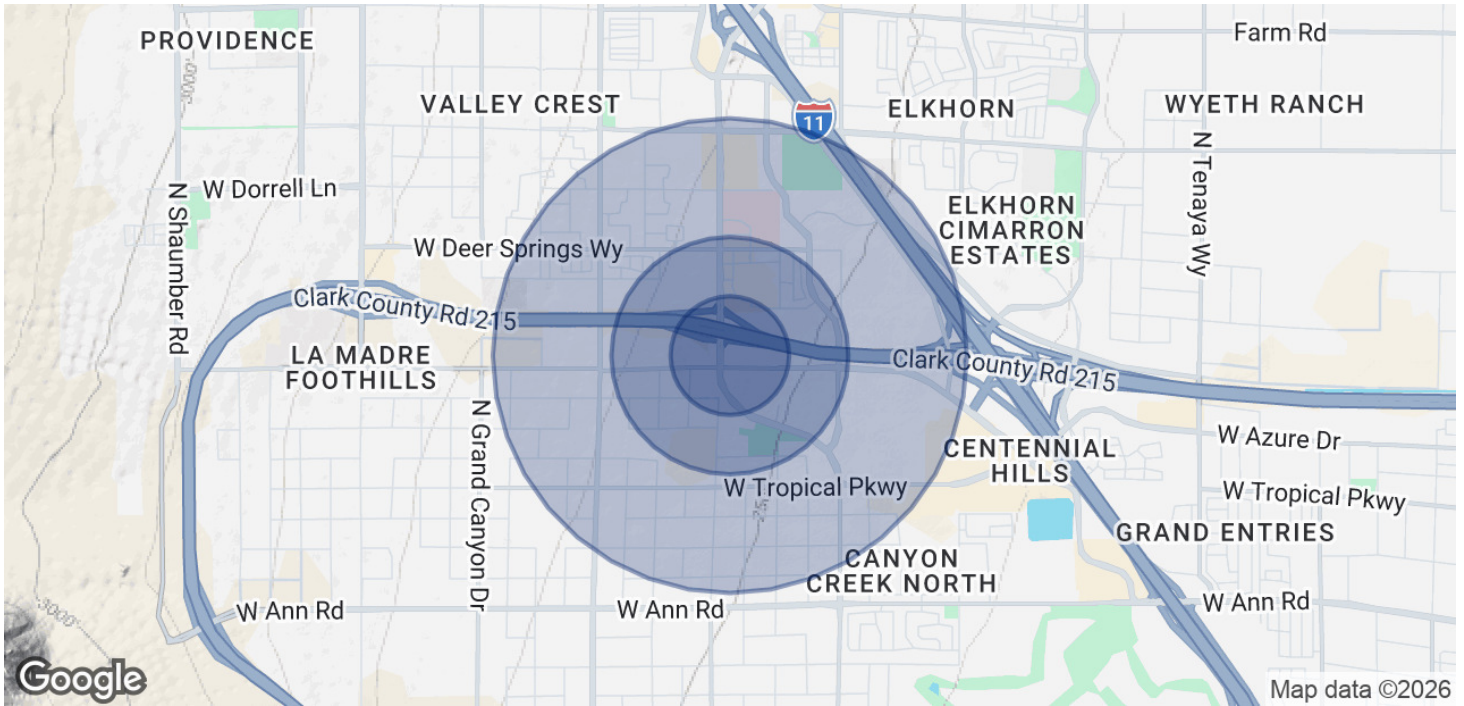


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	488	2,274	12,638
Average Age	38.9	36.8	35.2
Average Age (Male)	40.1	37.6	34.5
Average Age (Female)	37.7	35.8	35.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	166	792	4,226
# of Persons per HH	2.9	2.9	3
Average HH Income	\$130,889	\$121,439	\$117,105
Average House Value	\$647,234	\$598,182	\$542,775

2023 American Community Survey (ACS)

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