

Office Space for Lease

509 S. 6th St.
Las Vegas, NV 89101



FOR MORE INFORMATION, CONTACT:

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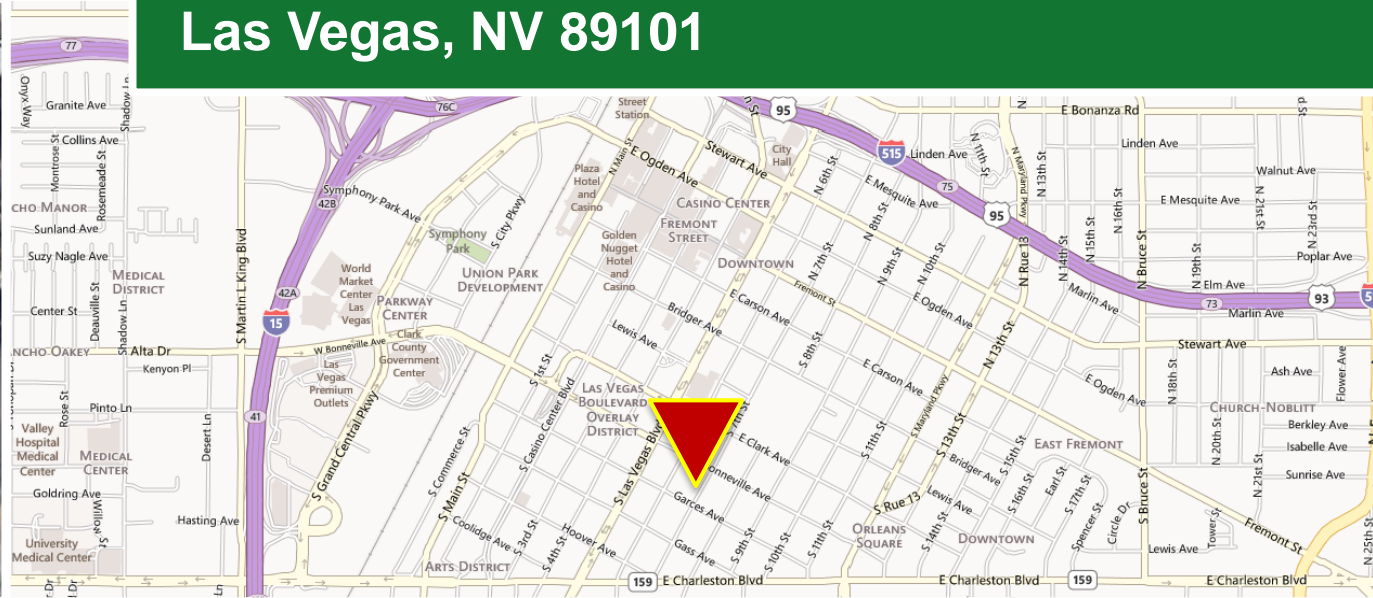
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- **Rate: \$1.25 psf Modified Gross**
- 2,194 Sq. Ft Building
- Separate 396 Sq. Ft Garage for Storage
- Six Private Offices
- New HVAC
- On-Site Parking / Street Parking
- Great Location, Adjacent to the Federal Courthouse

Summary

Located in the heart of downtown Las Vegas, the subject property is ideal for a start-up business needing 4-7 offices and support staff. The downtown location is exceptional for a professional business such as a law firm, accounting office, or similar business. Located in walking distance from the Las Vegas Court House and the New City Hall.

Property Demographics

	1 mi	3 mi	5 mi
Population	14,517	184,638	537,822
Avg. Household Income	\$22,143	\$29,971	\$34,206
Total Housing Units	6,975	66,243	185,826

Traffic Counts

Traffic Counts	
S. Las Vegas Blvd & Bonneville	19,119 VPD
S. Las Vegas Blvd & E. Clark	33,886 VPD
E. Bonneville & Bonneville	6,125 VPD

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