



## FOR LEASE

# RED ROCK BUSINESS CENTER

6140-6180 Brent Thurman Way  
Las Vegas, NV 89148

**Pete Janemark, CCIM**

Senior Vice President

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NV #S.76731



# PROPERTY SUMMARY



## OFFERING SUMMARY

BUILDING SIZE:	74,010 SF
AVAILABLE SF:	997 - 13,462 SF
LOT SIZE:	4.63 Acres
YEAR BUILT:	2009
ZONING:	CG - Commercial General
APN:	163-32-711-001

## PROPERTY OVERVIEW

The Red Rock Business Center is a prominent two story office center at the heart of the bustling 215 curve business district, with views of the mountains and surrounding communities. This is a quality property with excellent parking, access and amenities. The property features freeway frontage and signage via two large monument signs and ample freeway signage opportunity. The property features two opposing identical buildings with exterior covered walkways and storefront access from the visitor parking lot. Each building features its own elevator and the buildings are separated by a courtyard/break area.

## LOCATION OVERVIEW

The property is located in the most desirable and fastest growing part of the Las Vegas area. Developments like Durango Station, UnCommons, The Narrative, and The Bend are immediate neighbors, and IKEA is next door. The area also features several hospitals and a plethora of medical services. Food and service alternatives feature all major brands, from fast food restaurants, to five-star dining and entertainment. Banks and other institutions are placing their headquarters in this area because of its central placement between Summerlin, Henderson, Harry Reid International Airport, and the Henderson Executive Airport. Interstate 15 is accessible via a 5-minute drive which connects the property to Southern California and Salt Lake City.

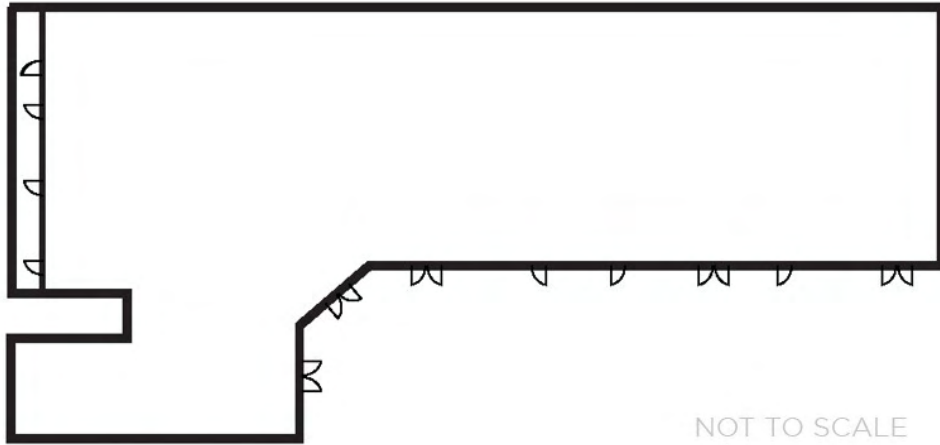
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## ADDITIONAL PHOTOS



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## 6140 BRENT THURMAN WAY - SUITE 260 - ±7,741 SF



### SUITE DESCRIPTION

Suite 260 is in grey-shell condition, awaiting your customized floor plan.



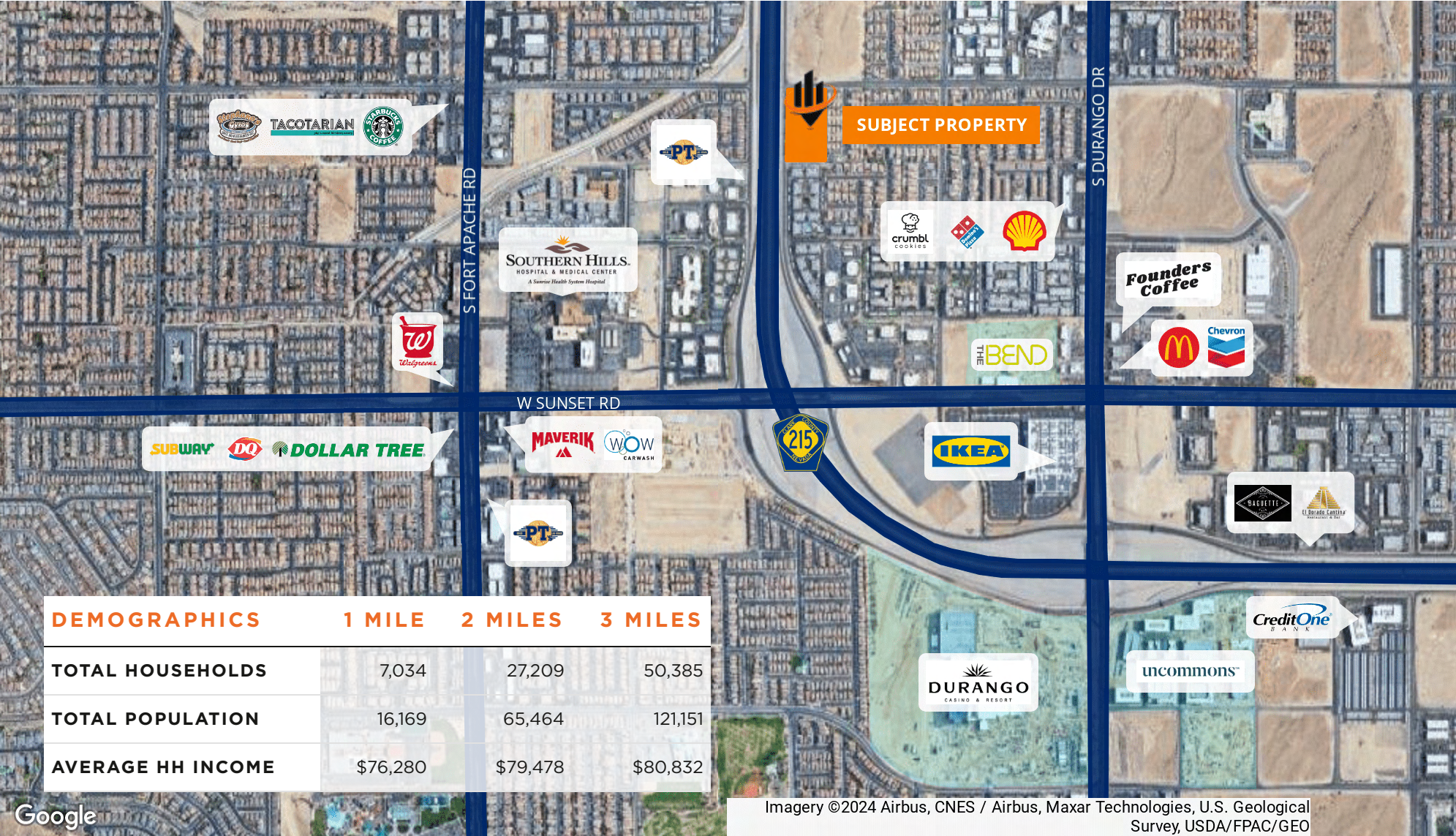
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RETAILER MAP



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