

Town Square

6605-6689 Las Vegas Boulevard South
Las Vegas, NV 89119
www.cbre.com/LasVegas

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Town Square

6605-6689 Las Vegas Boulevard South | Las Vegas, NV 89119

For Lease

About the Property

Town Square is comprised of ±226,766 square feet of office space and almost a million square feet of retail space. Located on Las Vegas Boulevard at the major intersection of the Interstate 15 and 215 Beltway, Town Square is the primary shopping and entertainment location of the southern Las Vegas Valley. With both unparalleled on-site amenities and excellent access to all parts of town. Town Square is the ultimate one-stop shop destination for success.

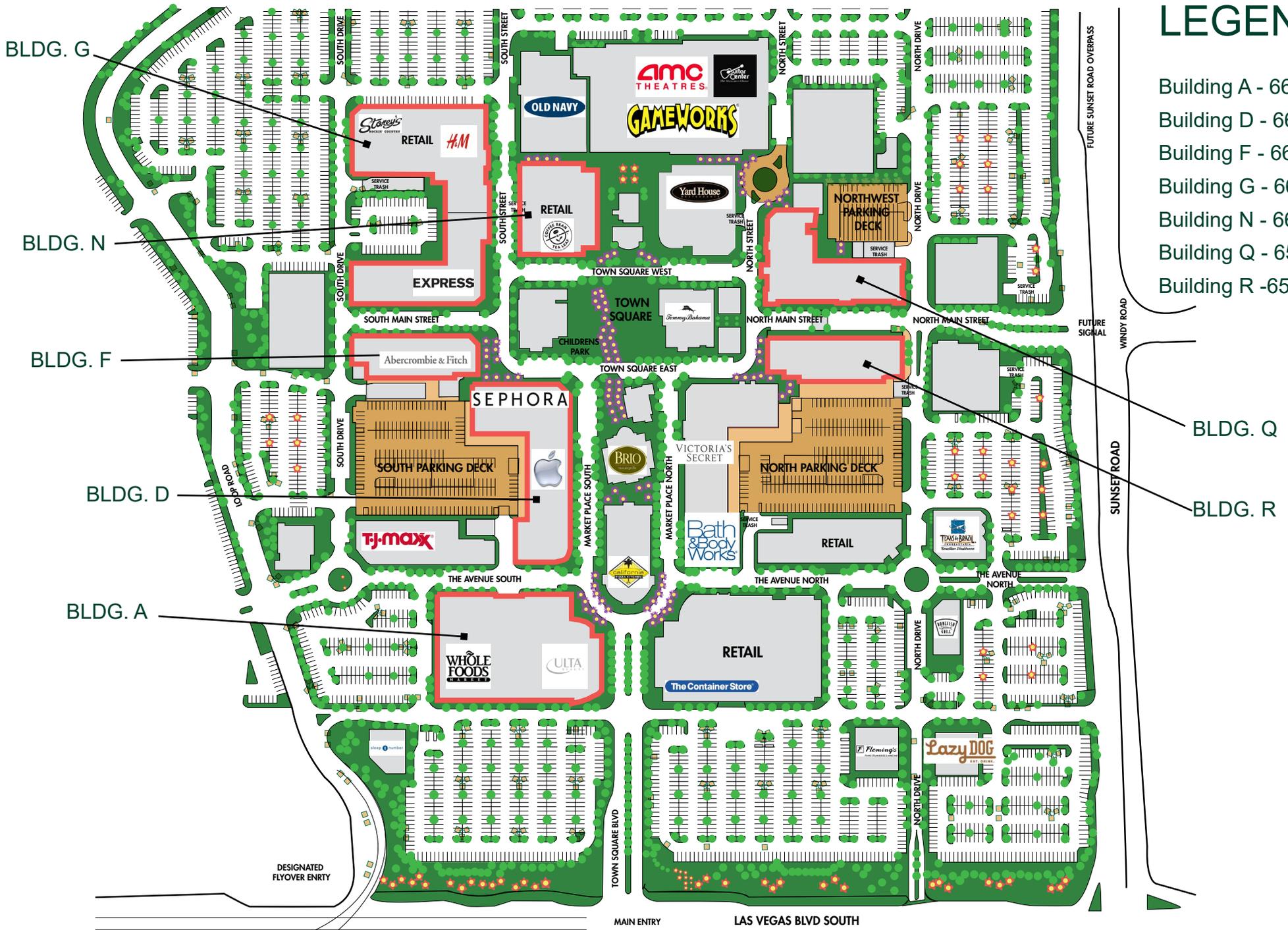
- + \$3.10/RSF/Month Modified Gross
- + 4:1000 parking ratio with parking structures
- + Unparalleled on-site amenities
- + Office above retail spaces with views
- + UV Lighting was installed on all rooftop HVAC Intellipaks for buildings D, F and A to sanitize and sterilize the air
- + Addition of pre-coolers on Intellipaks to support extreme heat conditions. Pre-coolers also support cooling higher fresh air volumes in high heat conditions improving the environmental quality for all office occupants



SITE MAP

LEGEND

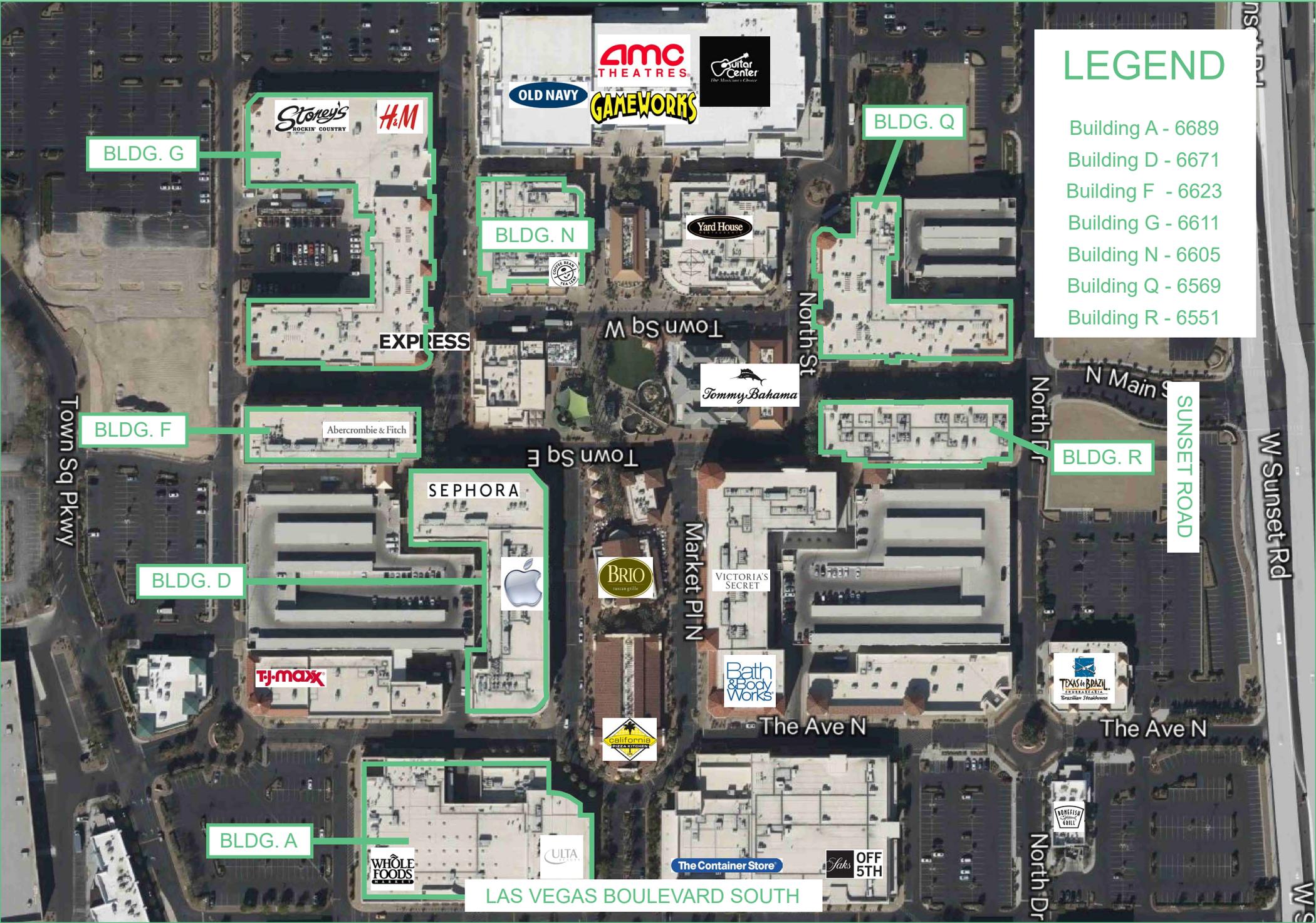
- Building A - 6689
- Building D - 6671
- Building F - 6623
- Building G - 6611
- Building N - 6605
- Building Q - 6569
- Building R - 6551



BLDG. Q

BLDG. R

SITE MAP



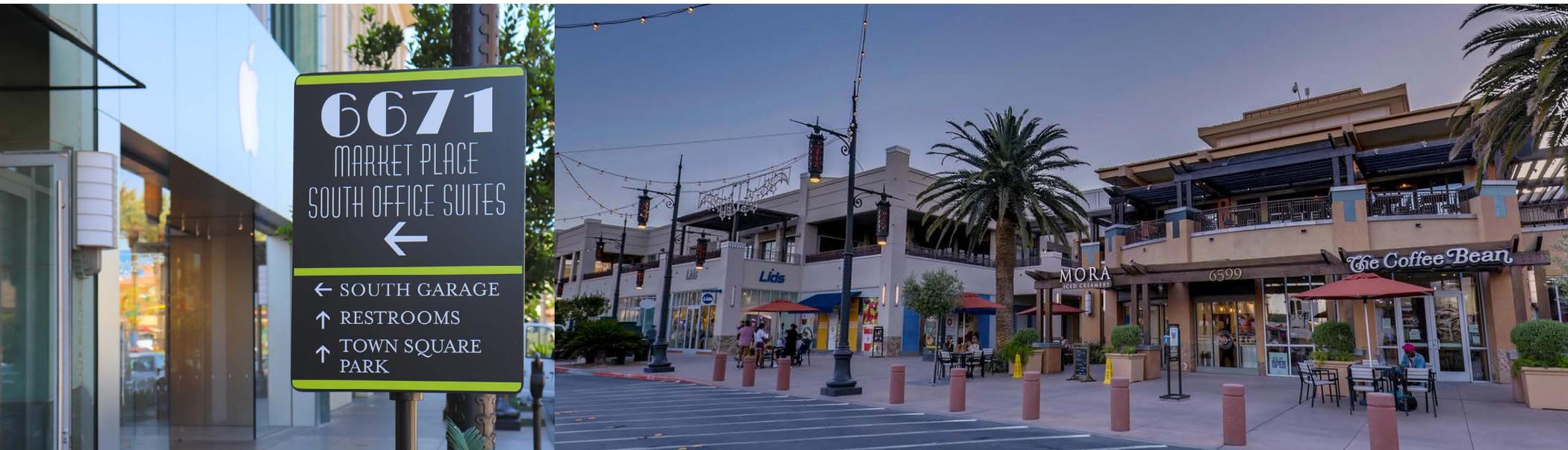
LEGEND

- Building A - 6689
- Building D - 6671
- Building F - 6623
- Building G - 6611
- Building N - 6605
- Building Q - 6569
- Building R - 6551

LAS VEGAS BOULEVARD SOUTH

ON-SITE AMENITIES

| ENTERTAINMENT | DINING | SHOPPING | OFFICE TENANTS |
|--------------------------|---------------------------------------|---------------------|--|
| AMC Town Square 18 | Yard House | Apple | Goosehead Insurance |
| Children's Park | Bonefish Grill | Abercrombie & Fitch | Dimopoulos Law Firm |
| Town Square Park | Brio Italian Grille | Express | Freedom Forever |
| Dinosaur Outpost | California Pizza Kitchen | H&M | Kimley Horn |
| Popstroke | Fleming's Prime Steakhouse & Wine Bar | Hollister Co. | Keller Williams |
| Stoney's Rockin' Country | Lazy Dog Restaurant & Bar | Kay Jewelers | Regus |
| Velocity Esports | P.F. Chang's China Bistro | Whole Foods | Moet Hennessy |
| Cactus Coaster | Texas de Brazil | Ulta Beauty | Regus |
| Wiseguys Comedy Club | Tommy Bahama's Marlin Bar | The Container Store | Wilson, Elser, Moskowitz, Edelman & Dicker LLP |
| | | | |



Town Square - Building A

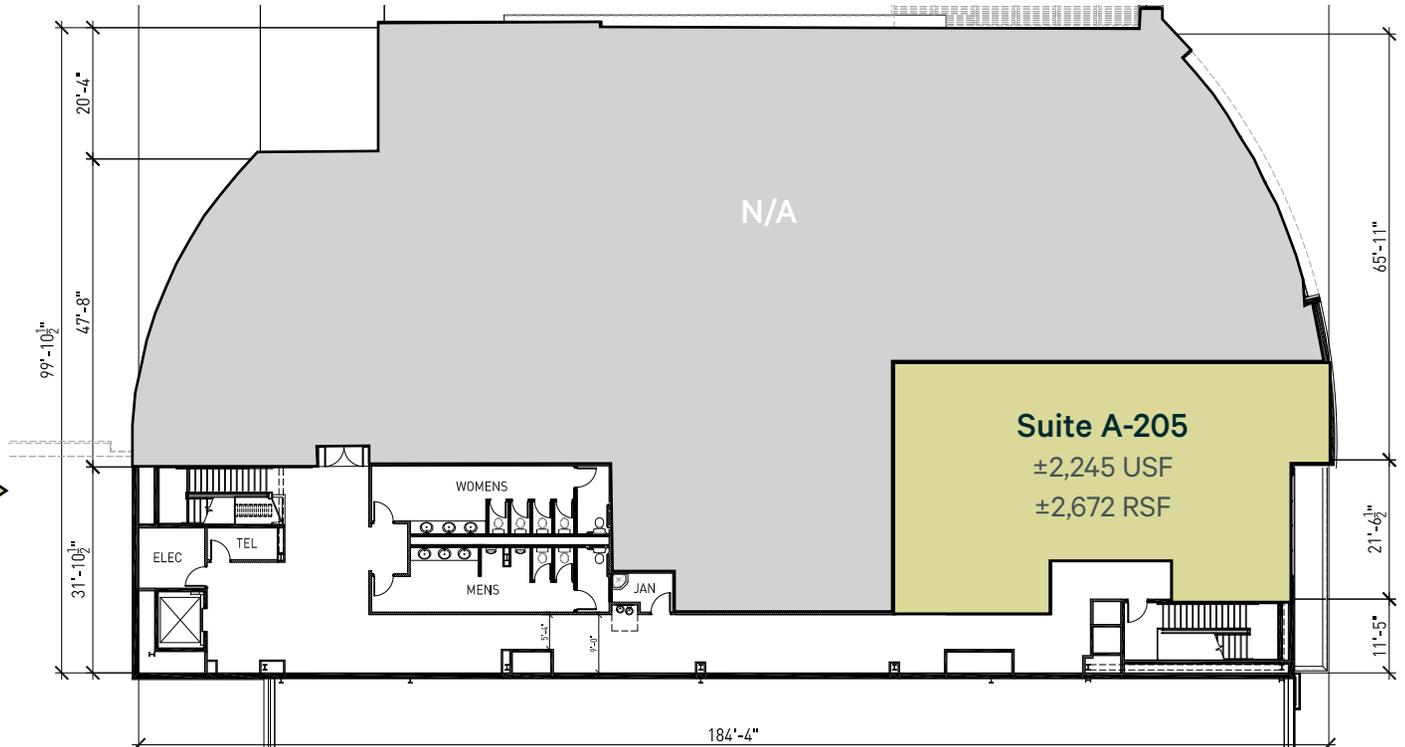
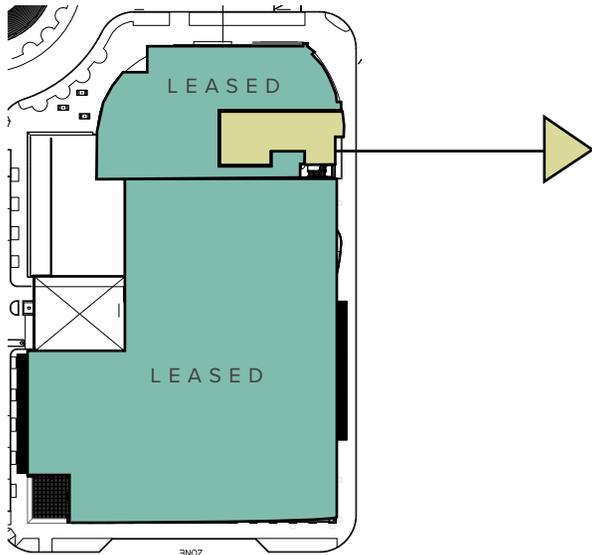
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For Lease



About the Suite

- + \$3.10/RSF/Month Modified Gross
- + Shell Space
- + 2nd Floor Above ULTA
- + Lobby Entrance on 1st Floor

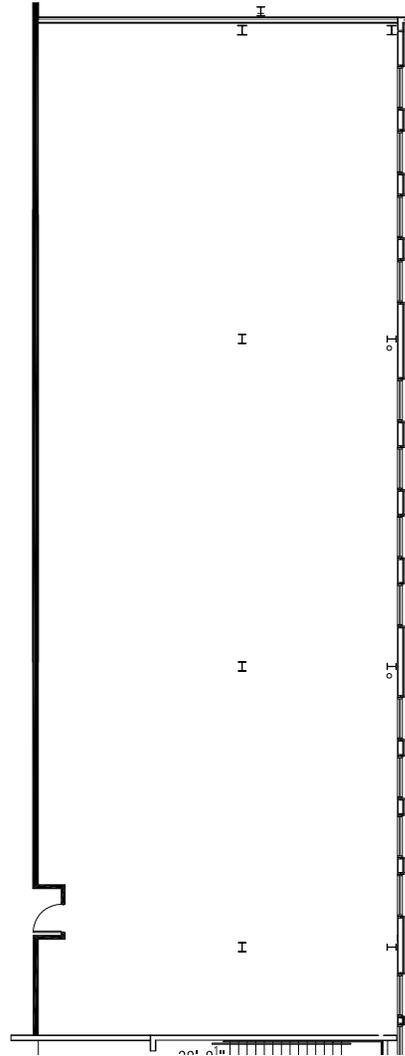
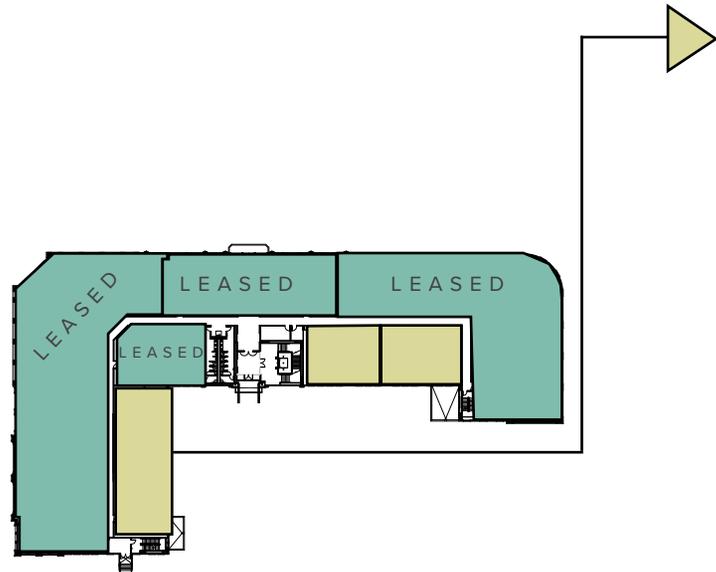


Town Square - Building D

6671 Las Vegas Boulevard South | Las Vegas, NV 89119

About the Suite

- + \$3.10/RSF/Month Modified Gross
- + Currently in Grey Shell Condition



For Lease



Suite D-250

±4,183 USF

±4,853 RSF

Town Square - Building D

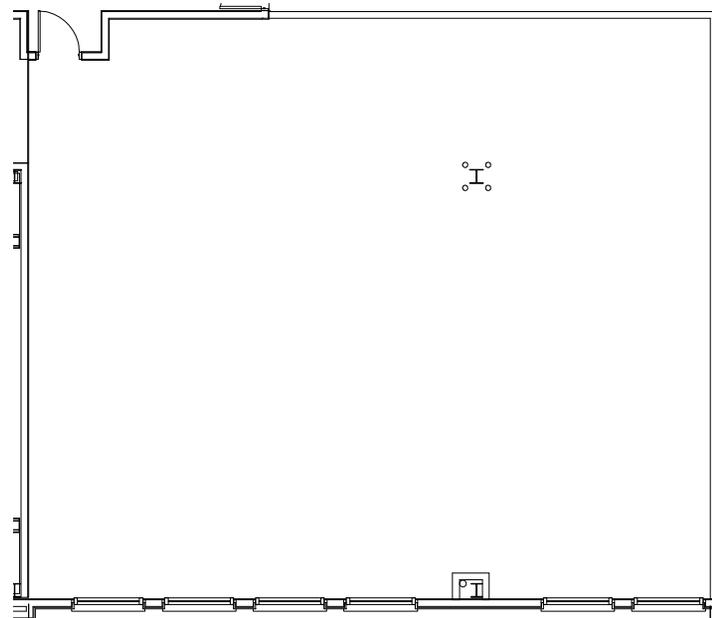
6671 Las Vegas Boulevard South | Las Vegas, NV 89119

About the Suite

+ \$3.10/RSF/Month Modified Gross

+ Currently in Grey Shell Condition

For Lease



Suite D-265

±2,096 USF

±2,361 RSF



Town Square - Building D

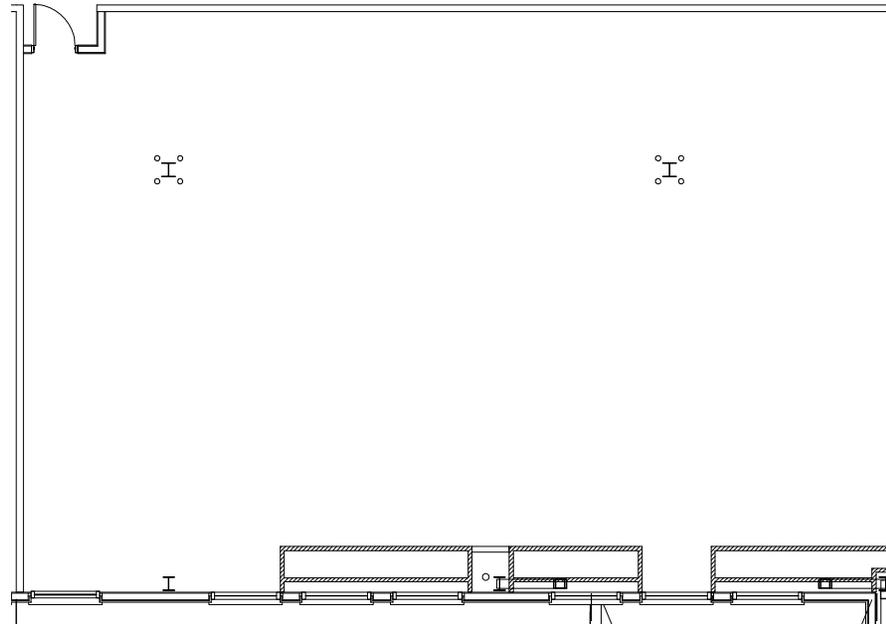
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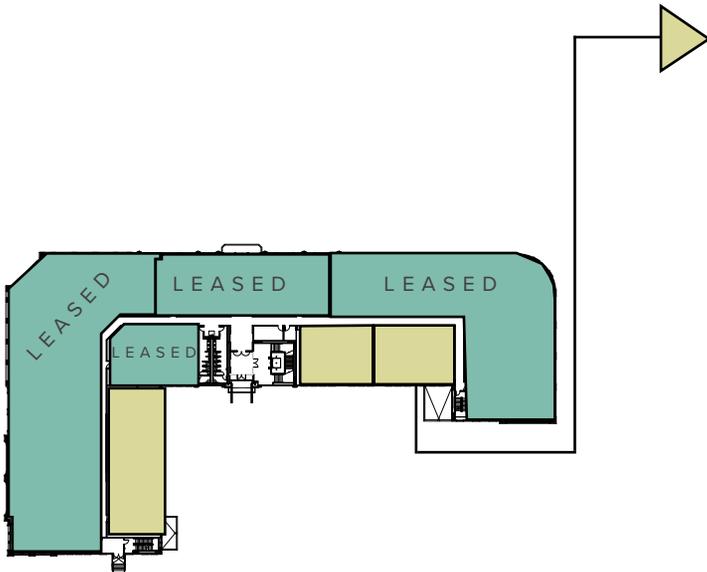


About the Suite

- + \$3.10/RSF/Month Modified Gross
- + Currently in Grey Shell Condition



Suite D-270
±2,535 USF
±2,855 RSF



Town Square - Building F

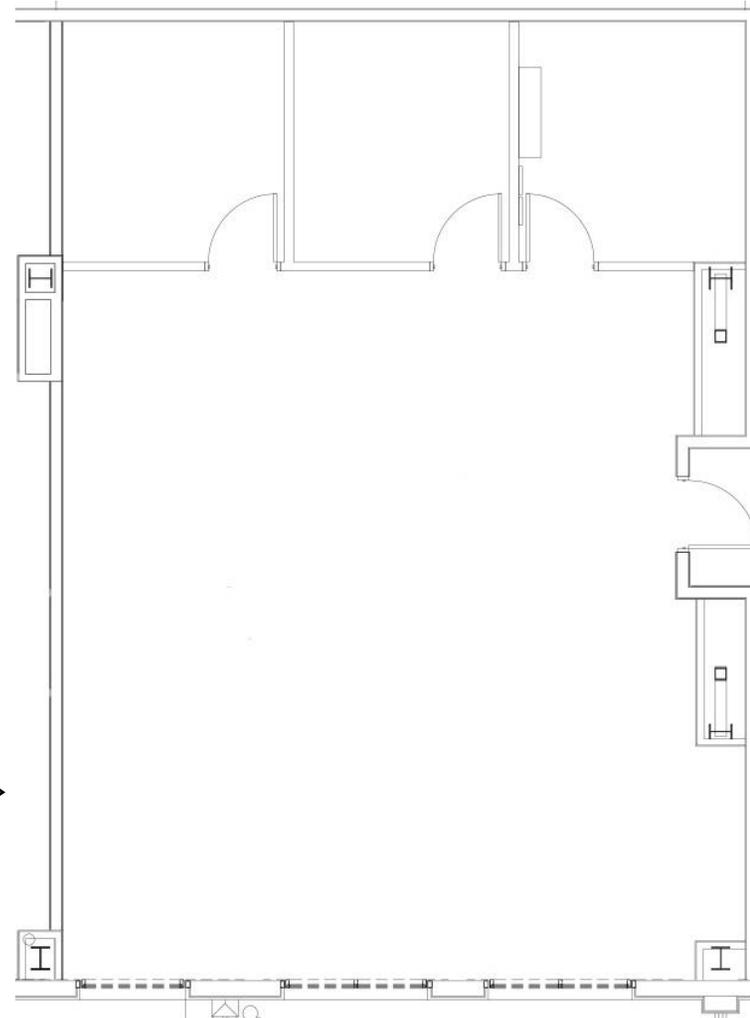
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For Lease



About the Suite

- + \$3.10/RSF/Month Modified Gross
- + 2nd Generation Space
- + Bullpen
- + 3 Offices



Suite F-225

±1,289 USF

±1,563 RSF

Town Square - Building F

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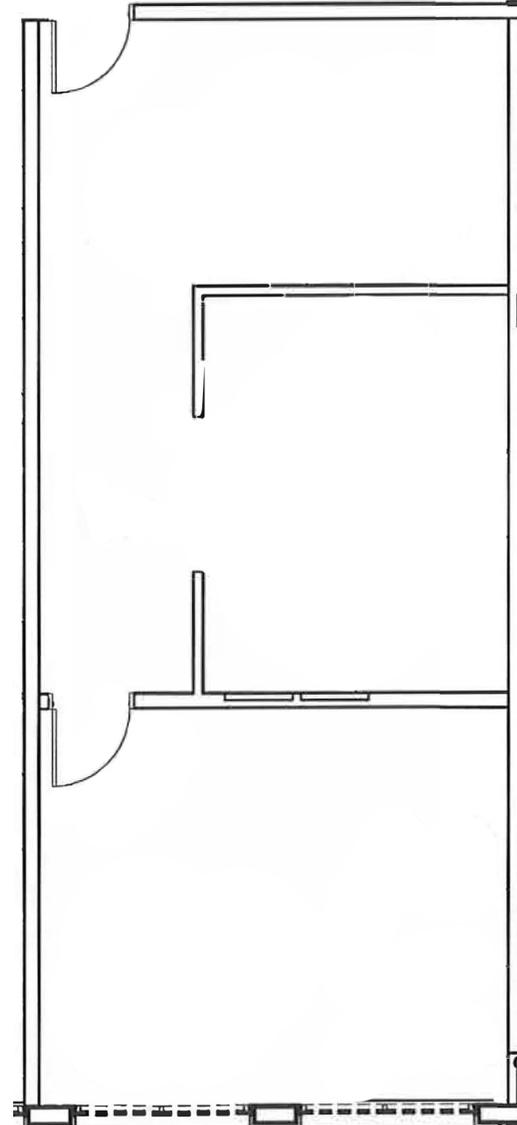
About the Suite

- + \$3.10/RSF/Month Modified Gross
- + 2nd Generation Space
- + Reception Area
- + Conference Room Space
- + 1 Office



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For Lease



Suite F-240

±745 USF
±903 RSF



Town Square - Building F

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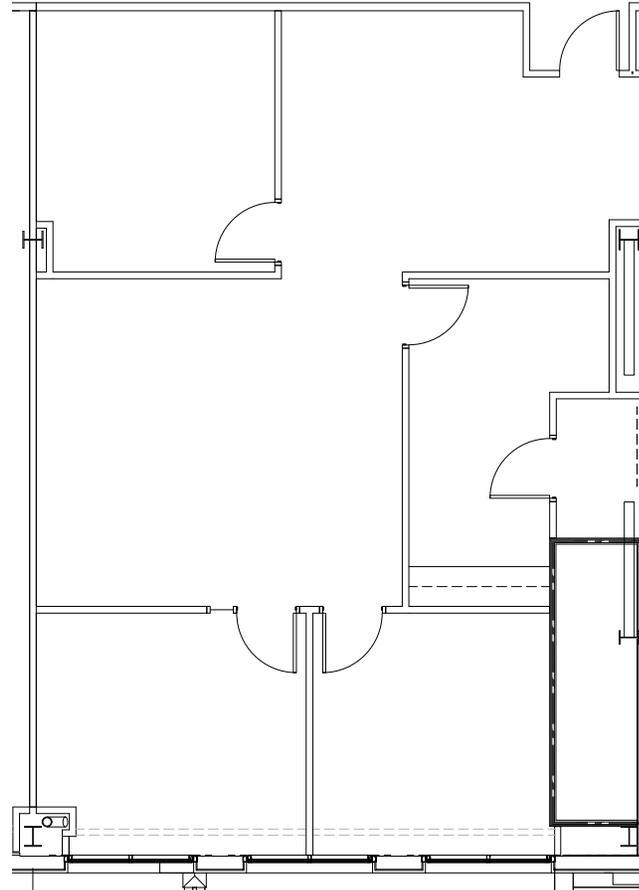
About the Suite

- + \$3.10/RSF/Month Modified Gross
- + 2nd Generation Space
- + 3 Offices
- + Copy Room
- + Small Reception Area
- + Small Open Area



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For Lease



Suite F-360

±1,232 USF

±1,484 RSF

Town Square - Building F

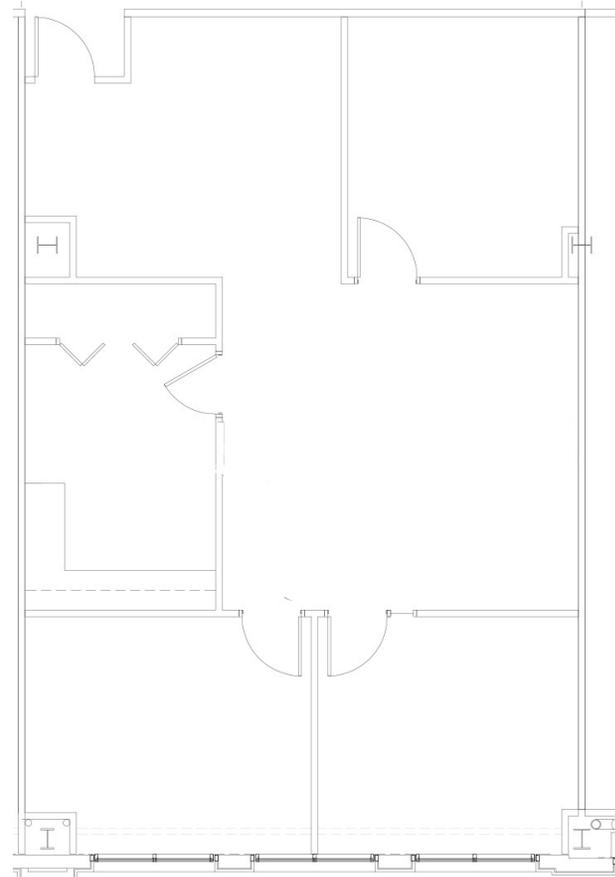
6623 Las Vegas Boulevard South | Las Vegas, NV 89119

About the Suite

- + \$3.10/RSF/Month Modified Gross
- + 2nd Generation Space
- + Reception
- + Bullpen
- + 3 Offices
- + Breakroom



For Lease



Suite F-370

±1,201 USF

±1,367 RSF



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CBRE

Town Square - Building F

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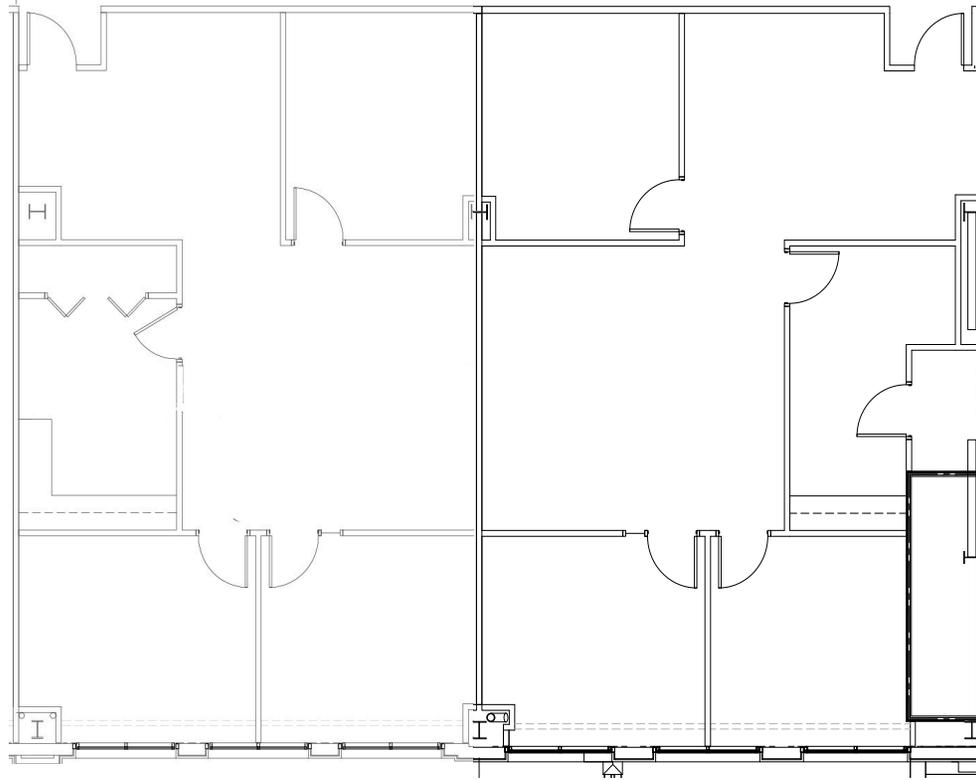
For Lease



About the Suite

+ \$3.10/RSF/Month Modified Gross

+ Suites F360 & F370 Combined



F-360/370
±2,433 USF
±2,851 RSF



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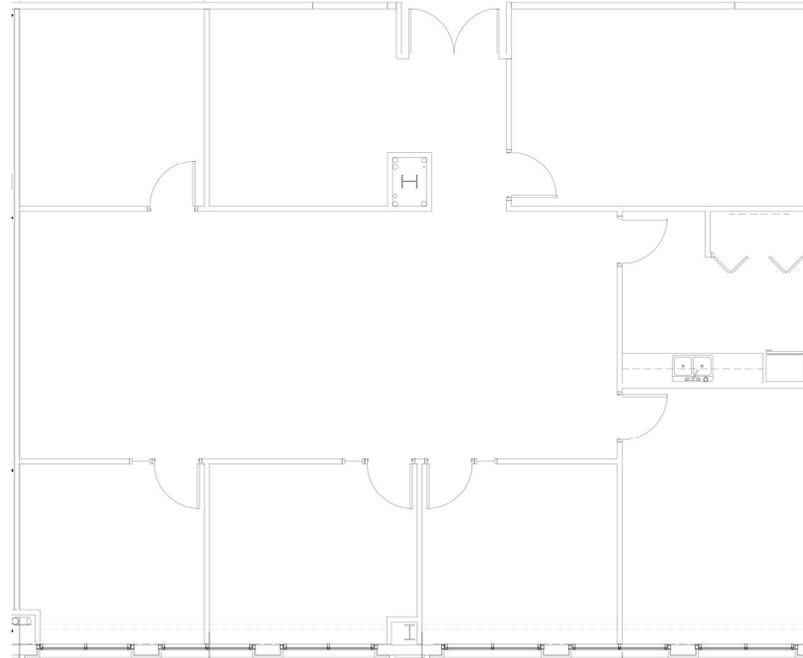


Town Square - Building F

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About the Suite

- + \$3.10/RSF/Month Modified Gross
- + 2nd Generation Space
- + Reception
- + Bullpen
- + 5 Offices
- + Conference Room
- + Breakroom



For Lease

Suite F-380

±2,244 USF

±2,555 RSF



Contact Us

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