

Town Square

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

Contact Us

Brad Peterson

Senior Vice President
+1 702 369 4809
brad.peterson@cbre.com
Lic. S.0015152

Justin Witt

Vice President
+1 702 369 4837
justin.witt@cbre.com
Lic. S.0177680

Tanner Peterson

Vice President
+1 702 369 4895
tanner.peterson@cbre.com
Lic. S.0077689



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.

- + \$3.40/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



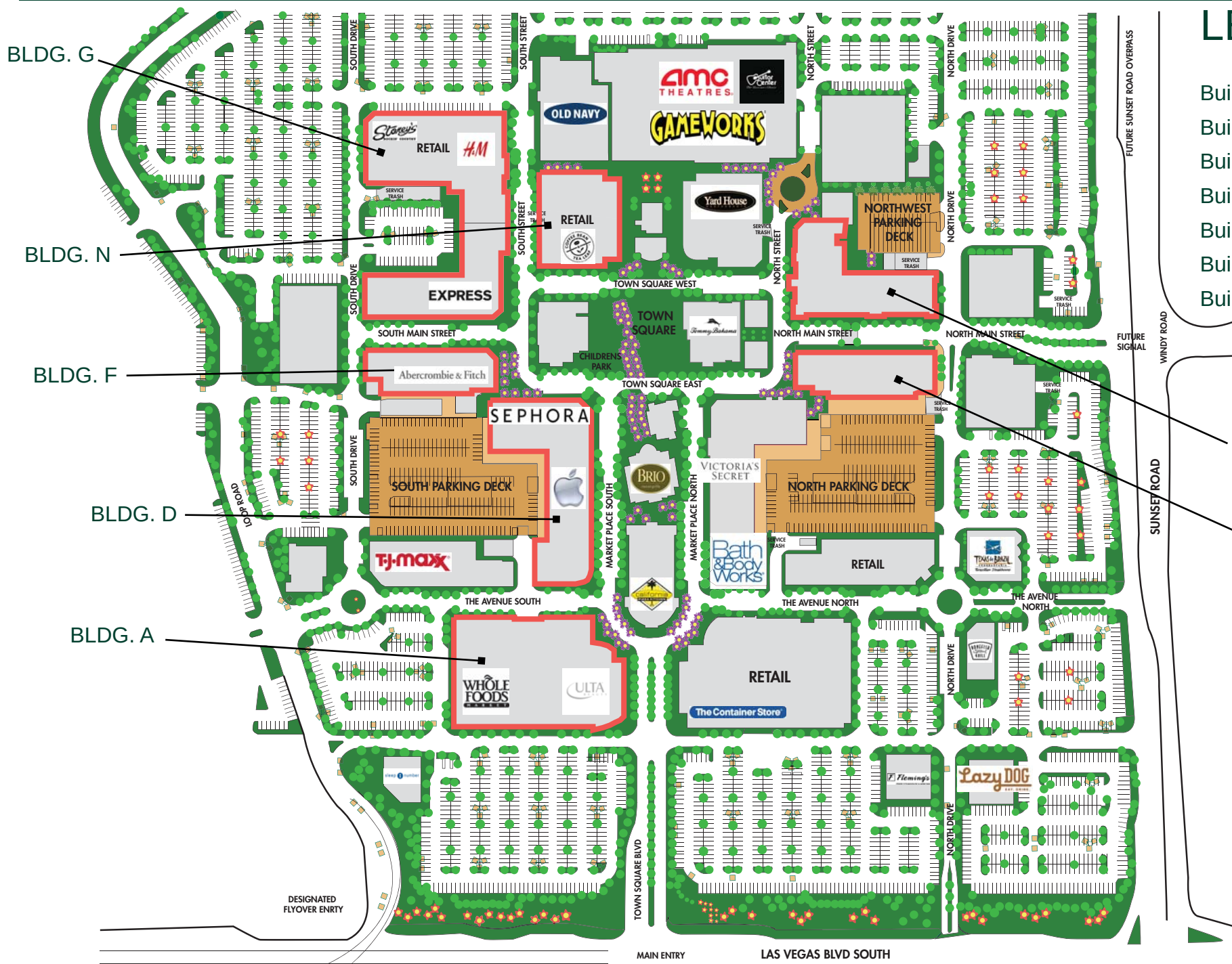
SITE MAP

LEGEND

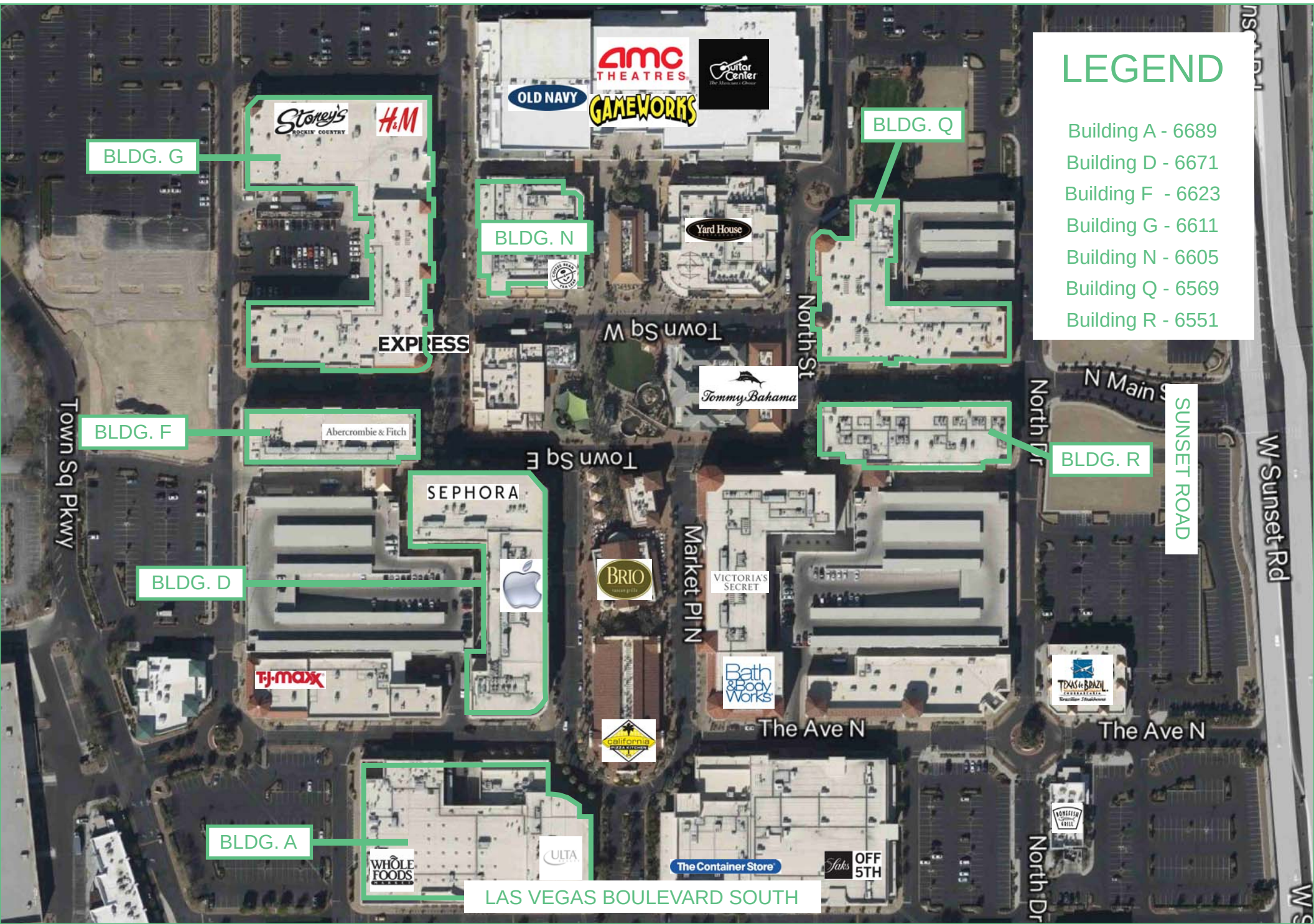
- Building A - 6689
Building D - 6671
Building F - 6623
Building G - 6611
Building N - 6605
Building Q - 6569
Building R - 6551

BLDG. Q

BLDG. R



SITE MAP



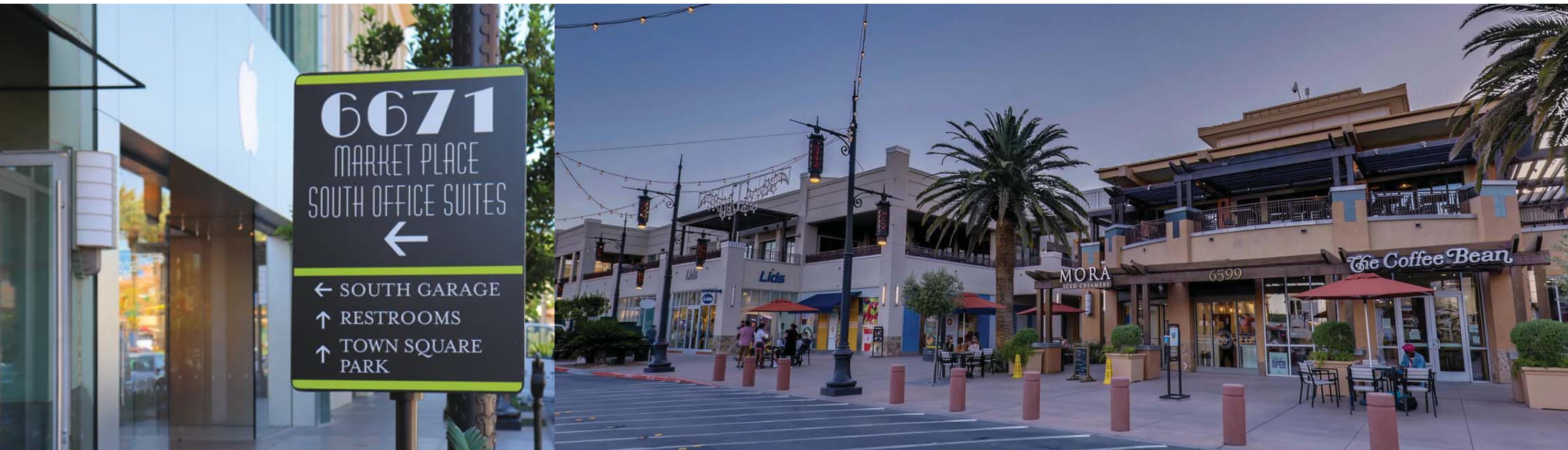
LEGEND

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

SUNSET ROAD

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



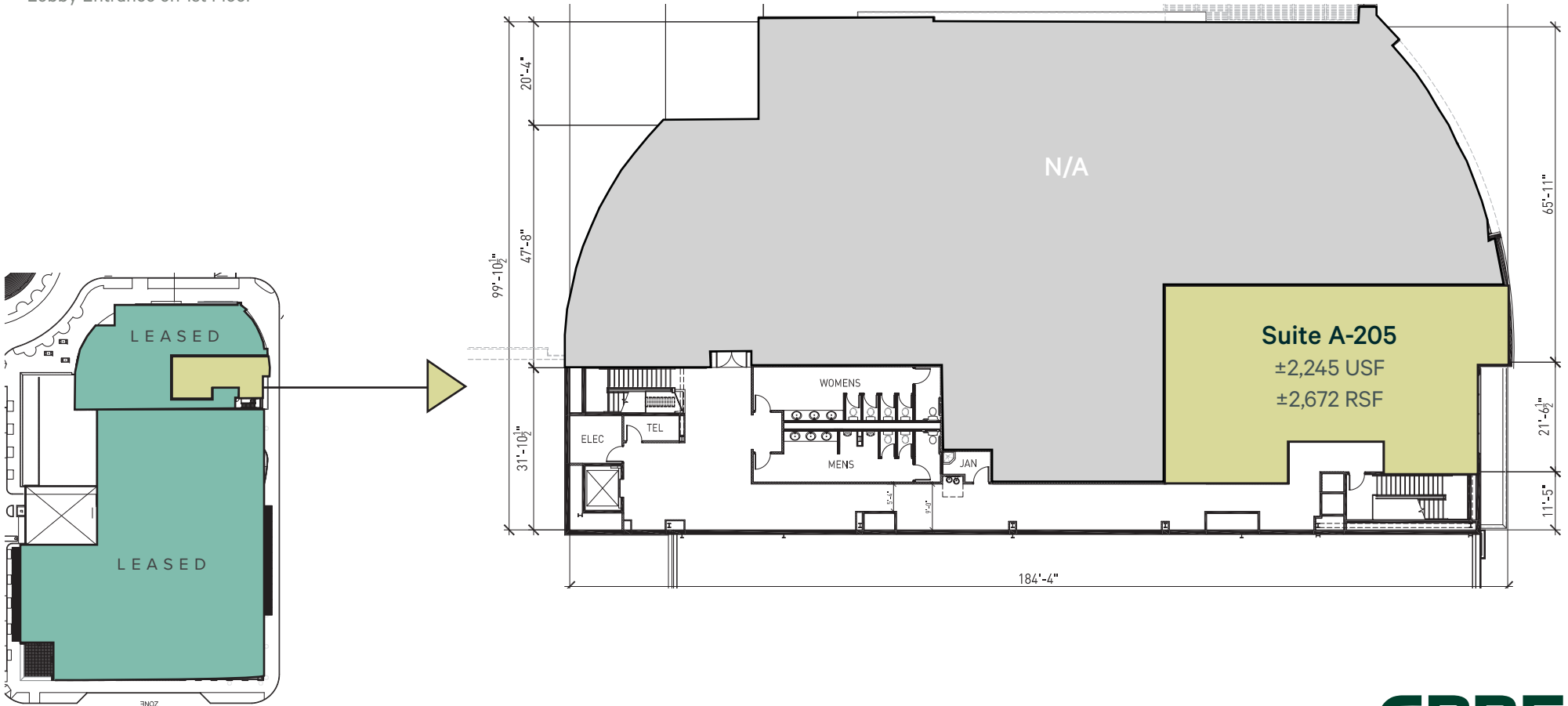
Town Square - Building A

6689 Las Vegas Boulevard South | Las Vegas, NV 89119

For Lease

About the Suite

- + \$3.40/RSF/Month Modified Gross
- + Shell Space
- + 2nd Floor Above ULTA
- + Lobby Entrance on 1st Floor

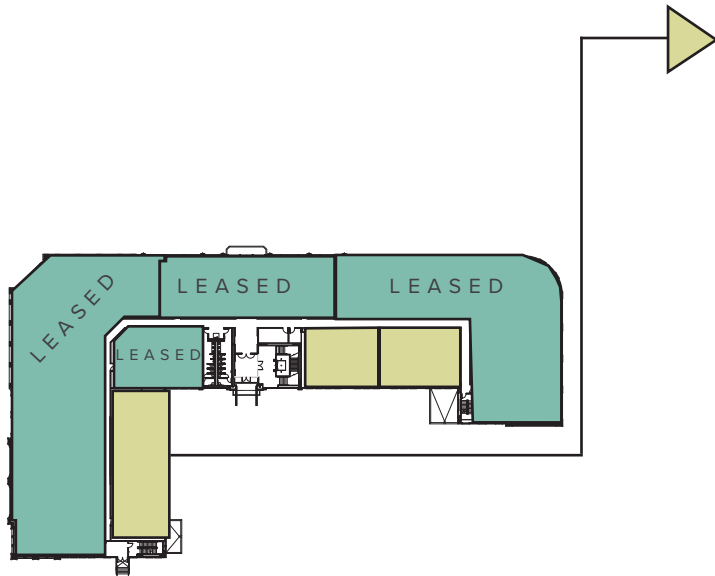


Town Square - Building D

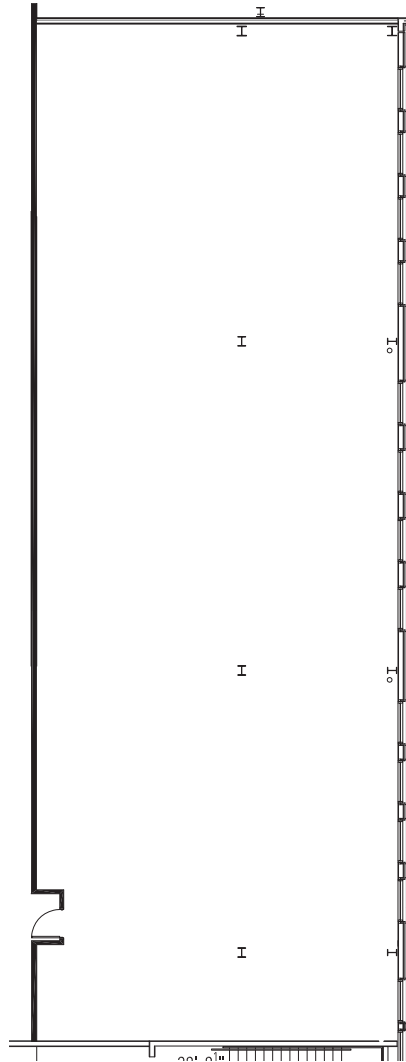
6671 Las Vegas Boulevard South | Las Vegas, NV 89119

About the Suite

- + \$3.25/RSF/Month Modified Gross
- + Currently in Grey Shell Condition



www.cbre.com/LasVegas



For Lease



Suite D-250

±4,183 USF

±4,853 RSF

CBRE

Town Square - Building D

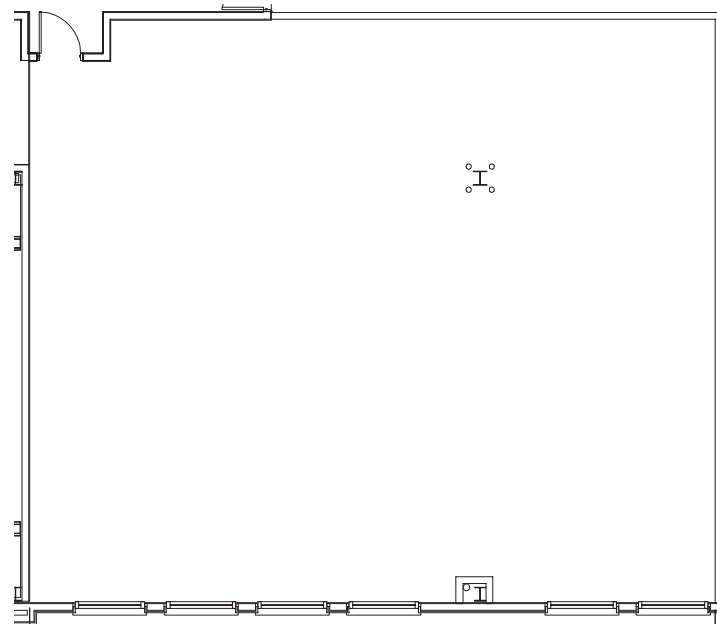
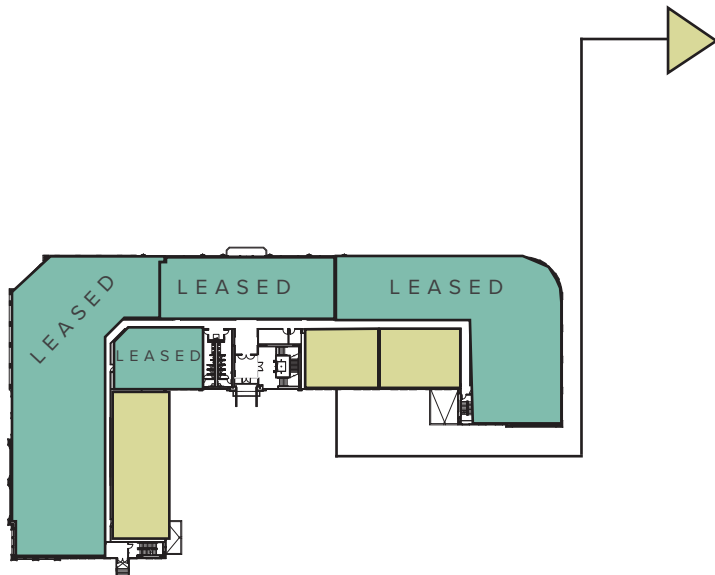
6671 Las Vegas Boulevard South | Las Vegas, NV 89119

About the Suite

+ \$3.40/RSF/Month Modified Gross

+ Currently in Grey Shell Condition

For Lease



Suite D-265

±2,096 USF

±2,361 RSF

Town Square - Building D

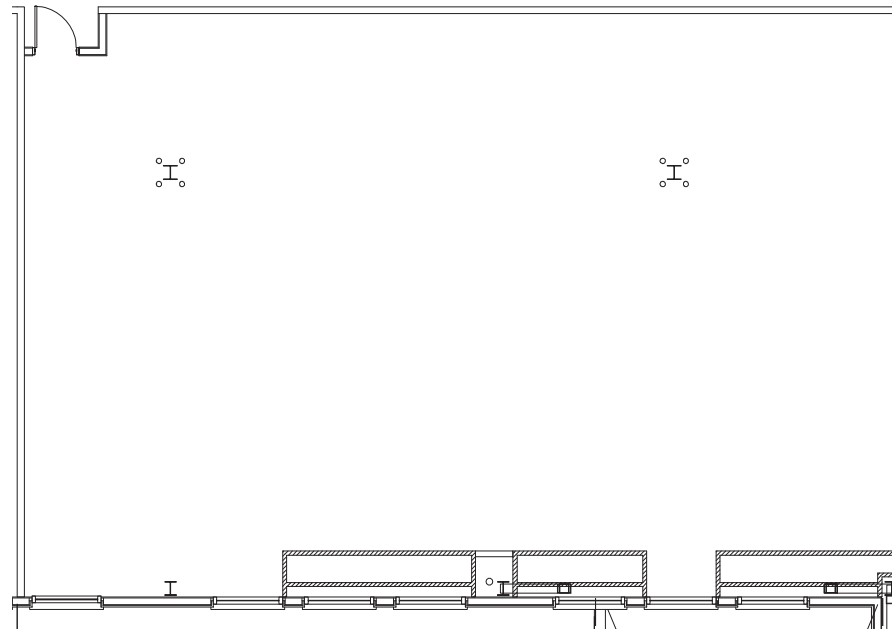
6671 Las Vegas Boulevard South | Las Vegas, NV 89119

For Lease

About the Suite

+ \$3.40/RSF/Month Modified Gross

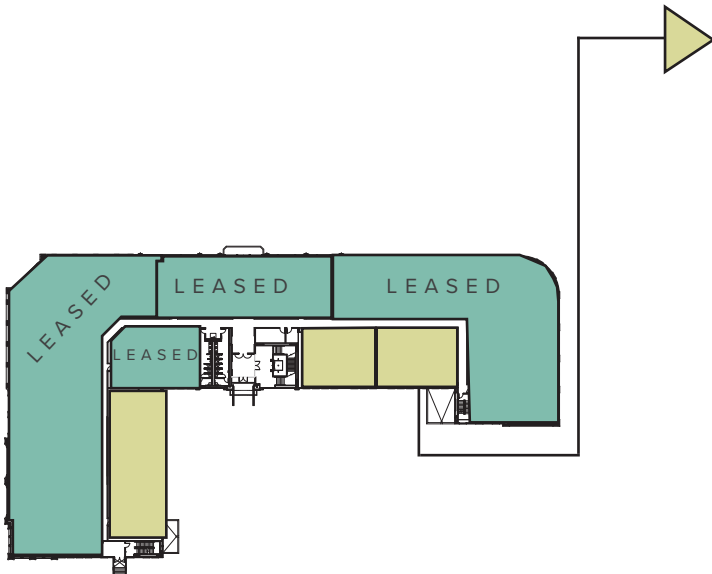
+ Currently in Grey Shell Condition



Suite D-270

±2,535 USF

±2,855 RSF



www.cbre.com/LasVegas

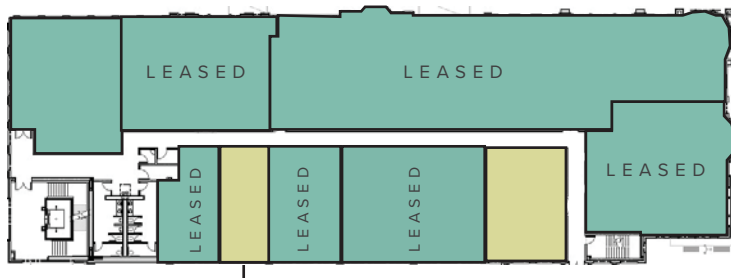
CBRE

Town Square - Building F

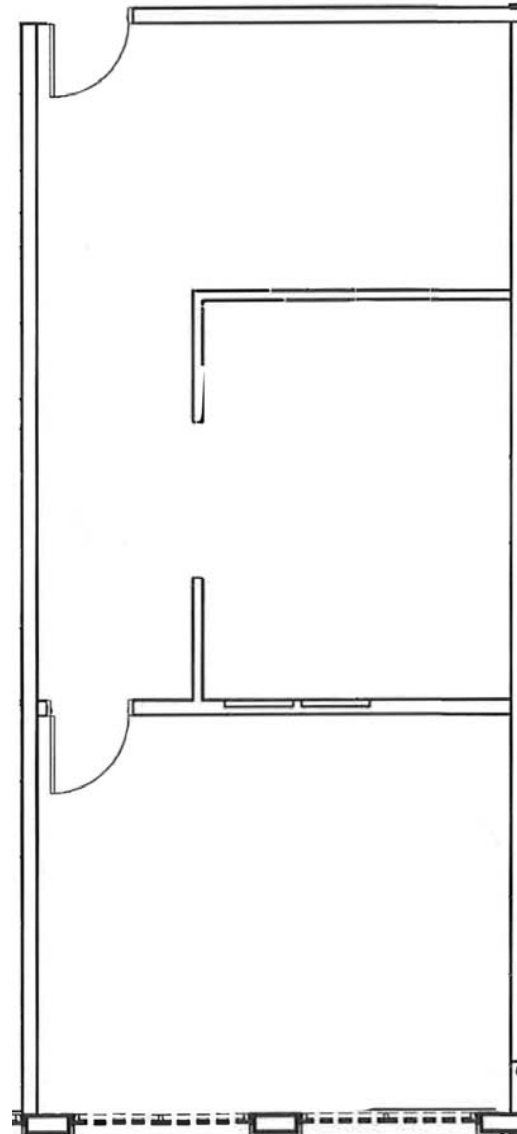
6623 Las Vegas Boulevard South | Las Vegas, NV 89119

About the Suite

- + \$3.40/RSF/Month Modified Gross
- + 2nd Generation Space
- + Reception Area
- + Conference Room Space
- + 1 Office



www.cbre.com/LasVegas



For Lease



Suite F-240

±745 USF

±903 RSF

CBRE

Town Square - Building F

6623 Las Vegas Boulevard South | Las Vegas, NV 89119

For Lease



About the Suite

- + \$3.40/RSF/Month Modified Gross
- + 2nd Generation Space
- + Reception Area
- + Conference Room
- + 1 Office
- + IT / Storage Room
- + Break Room
- + Large Open Bullpen Area

Suite F-255

±2,461 USF

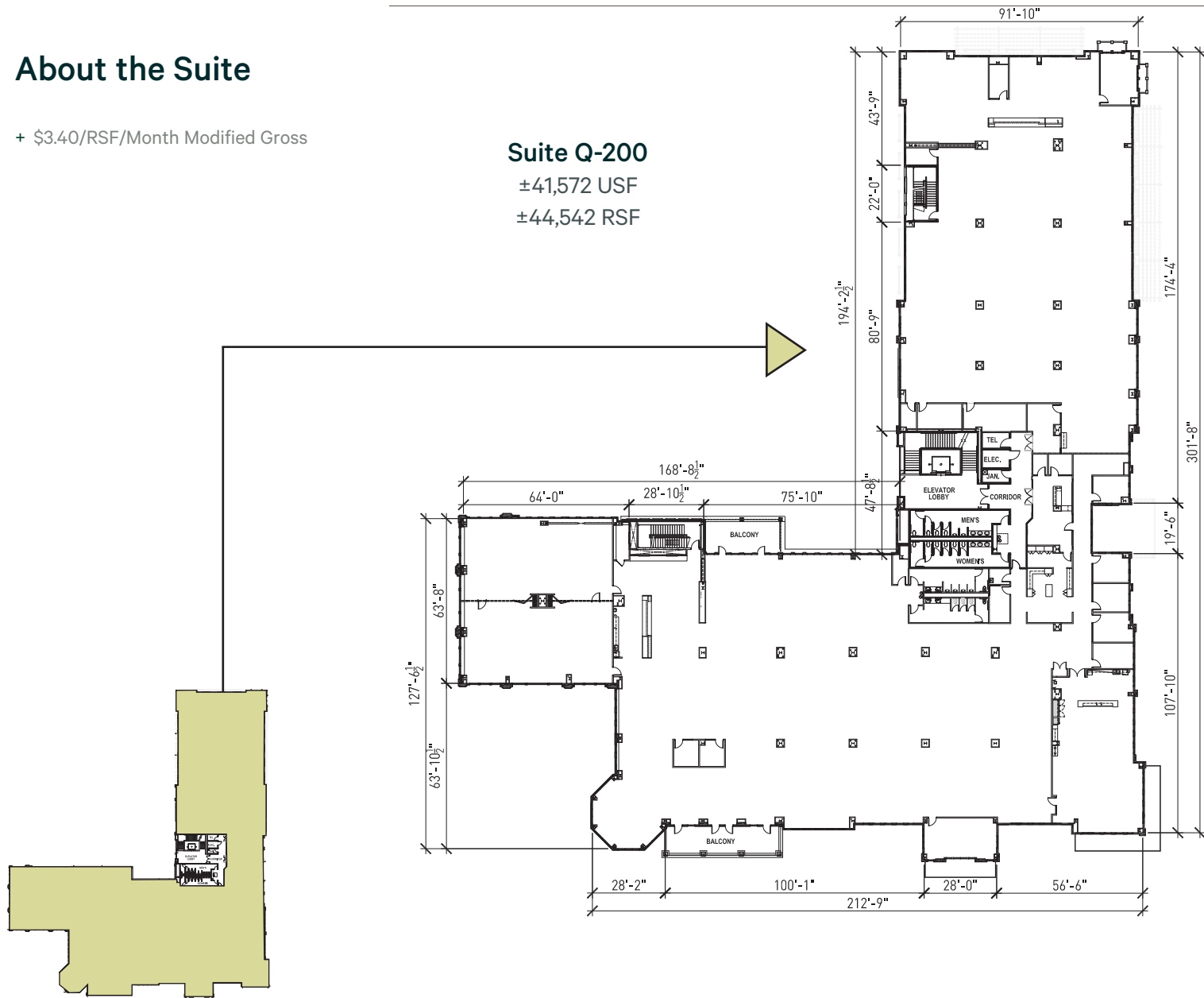
±2,984 RSF



6569 Las Vegas Boulevard South | Las Vegas, NV 89119

+ \$3.40/RSF/Month Modified Gross

±44,542 RSF



www.cbre.com/LasVegas



Contact Us

Brad Peterson

Senior Vice President
+1 702 369 4809
brad.peterson@cbre.com
Lic. S.0015152

Justin Witt

Vice President
+1 702 369 4837
justin.witt@cbre.com
Lic. S.0177680

Tanner Peterson

Vice President
+1 702 369 4895
tanner.peterson@cbre.com
Lic. S.0077689



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE