

# FOR LEASE PARK 2000



RETAIL & OFFICE SPACE AVAILABLE  
6400 S. EASTERN AVENUE, LAS VEGAS, NV 89120

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CAST

# PARK 2000

## Demolition & Renovations Now Underway!



Park 2000 is located within the extremely under-served Airport Industrial & Office submarket, immediately adjacent to the Harry Reid International Airport and just minutes away from the Las Vegas Strip.

### TENANT IMPROVEMENT ALLOWANCE AVAILABLE

### Renovations Will Be Completed in Winter of 2024!

# PROPERTY PHOTOS



# PROPERTY HIGHLIGHTS

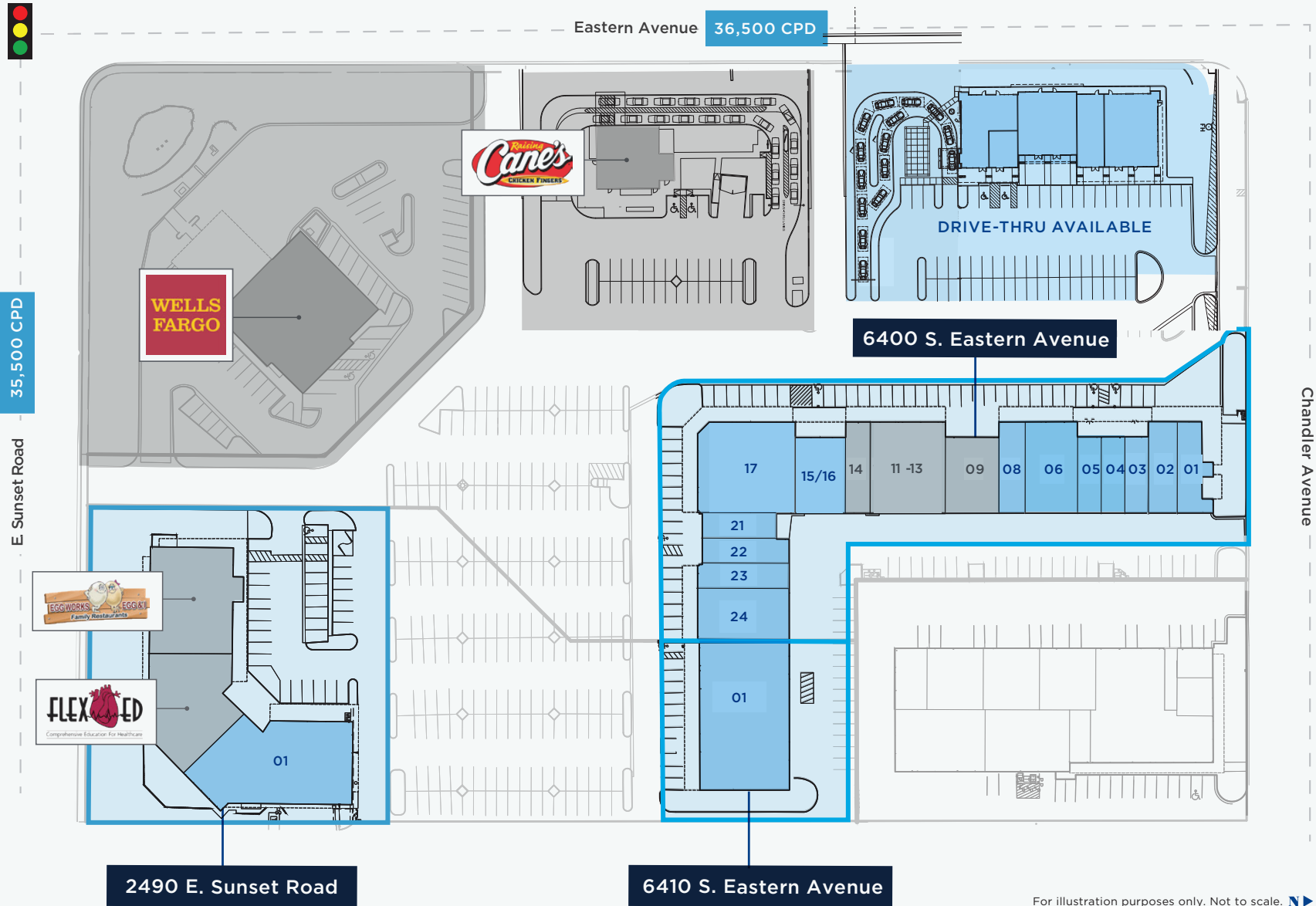
- Demolition & renovations underway now!
- Significant tenant improvement allowance incentives available
- Located directly across from Harry Reid International Airport within the Airport Industrial & Office Submarket
- Tenants include Egg Works, McDonalds, Raising Canes, Taco Bell, and more!
- Within close proximity to The Las Vegas Strip
- Zoned C2 with ample parking
- Raising Cane's coming soon!

# DEMOGRAPHICS

	3 MILE	5 MILE
Population	127,583	405,414
Households	51,475	167,429
Avg. HH Income	\$81,123	\$84,149



# OVERALL SITE PLAN



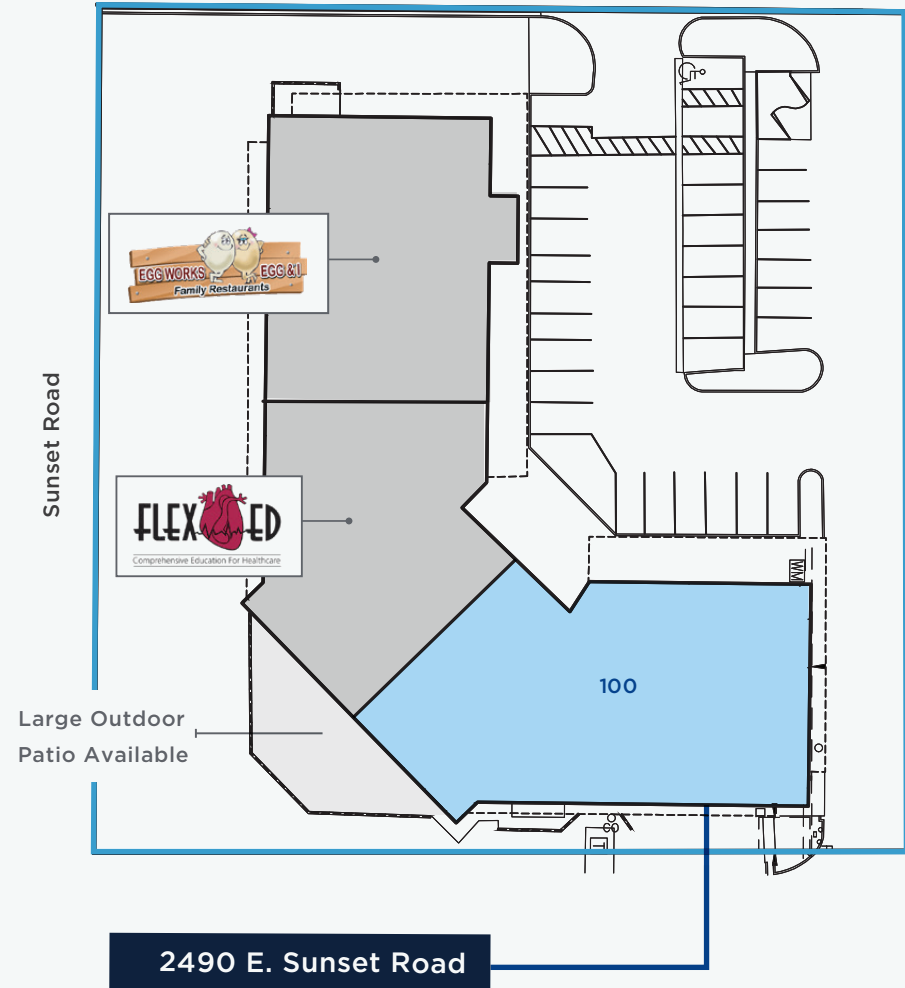
For illustration purposes only. Not to scale. ▶

■ = Vacant ■ = Leased

# AVAILABLE SPACES

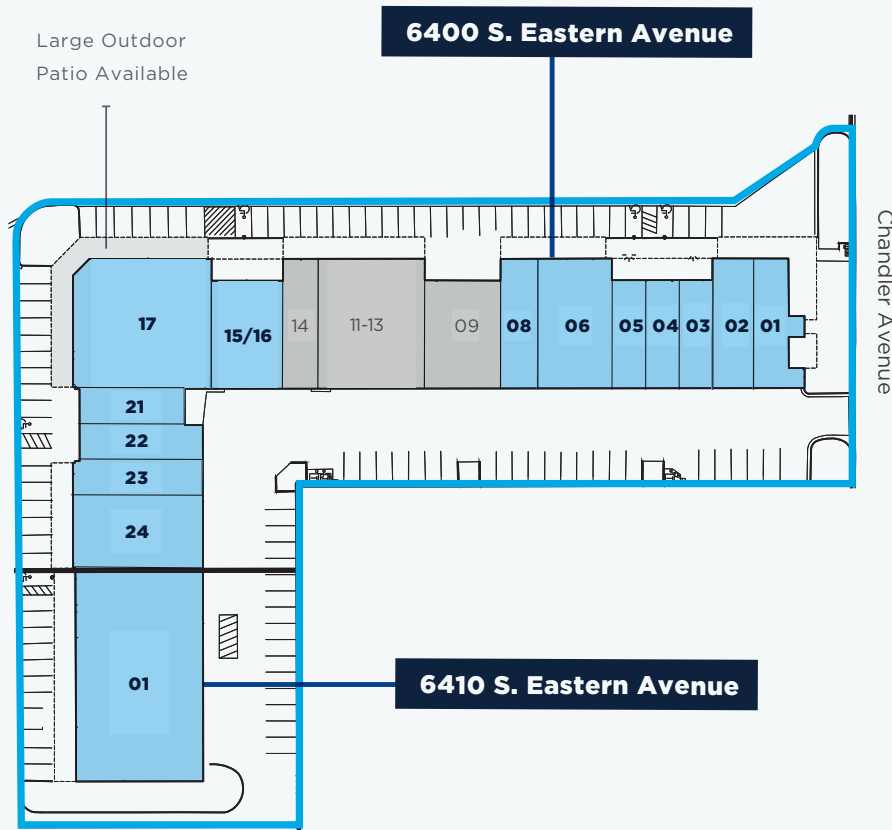
## 2490 E. SUNSET ROAD

UNIT NO.	TENANT	SF
100	Vacant	±7,706 SF (Demisable)
150	Flex Ed	±4,855 SF
200	Egg Works	±5,504 SF



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# AVAILABLE SPACES



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## 6400 S. EASTERN AVENUE

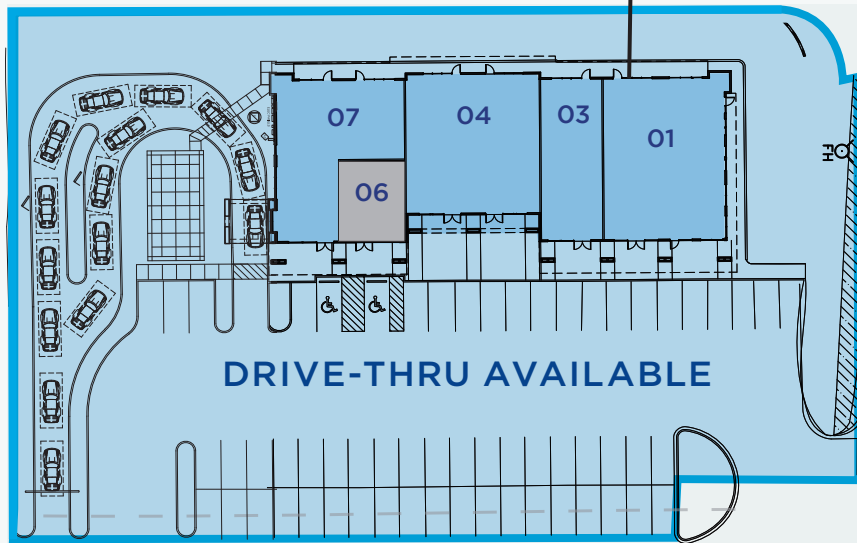
UNIT NO.	TENANT	SF
01	Vacant	±2,140
02	Vacant	±1,400
03	Vacant	±1,200
04	Vacant	±1,200
05	Vacant	±1,400
06	Vacant	±2,600
08	Vacant	±1,400
09	Lokahi Skin & Body Services	2,400
11-13	Abuzz Salon Suites	2,400
14	Psychmedics Corporation	1,400
15/16	Vacant	±2,400
17	Vacant	±5,148
21	Vacant	±1,000
22	Vacant	±1,200
23	Vacant	±1,400
24	Vacant: Pre-Existing Restaurant	2,800

## 6410 S. EASTERN AVENUE

01	Vacant Office Space	±8,186
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# AVAILABLE SPACES

6380 S. Eastern Avenue



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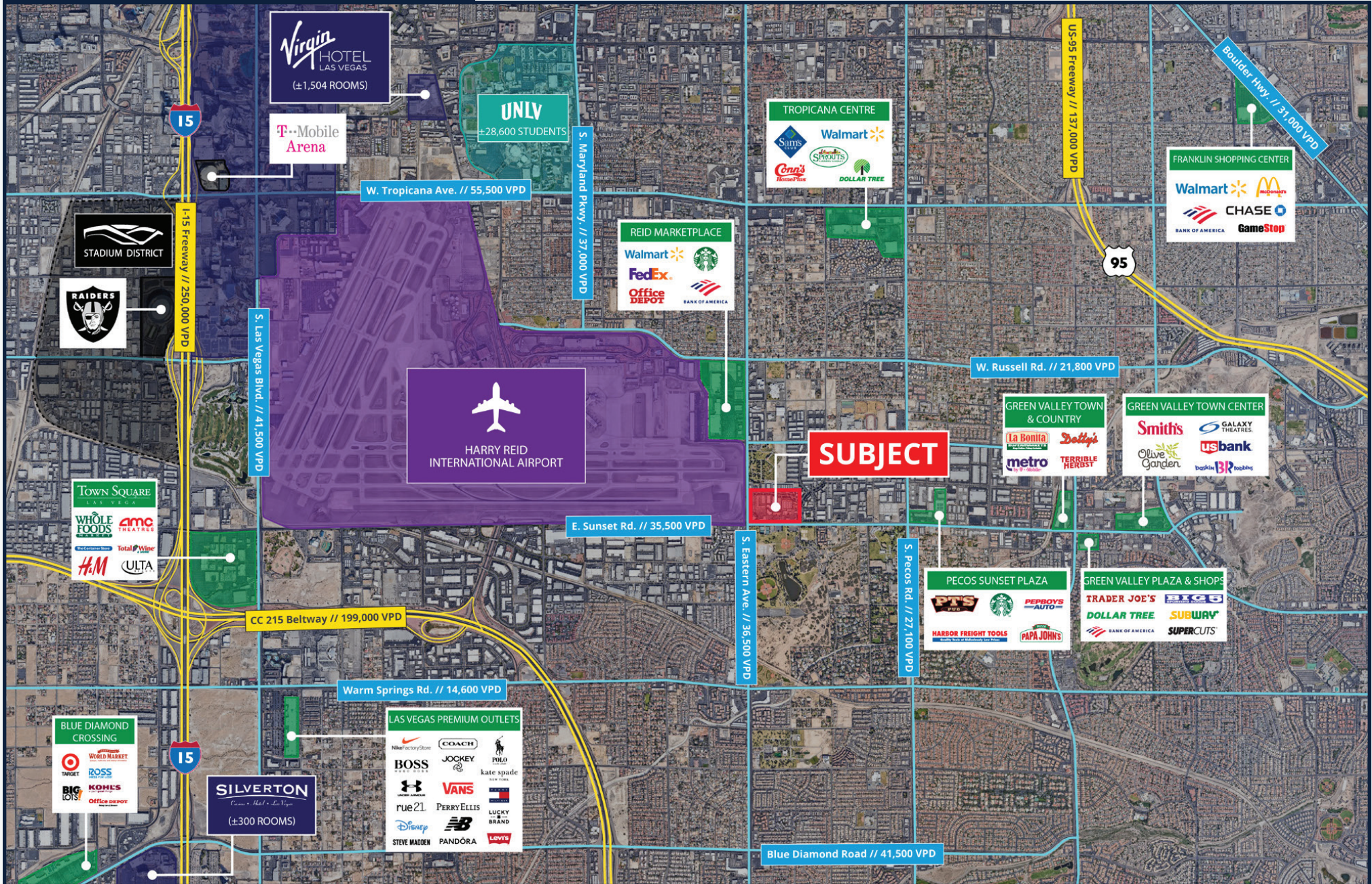
## 6380 S. EASTERN AVENUE

UNIT NO.	TENANT	SF
01	Vacant	2,156
03	Vacant	1,320
04	Vacant	2,496
06	Hungarian Mkt	621
07	Vacant	2,679





# TRADE AREA MAP



# AIRPORT SUBMARKET





**PARK 2000 | 6400 S. EASTERN AVENUE, LAS VEGAS, NV 89120**

# CAST



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