

For Lease

Shea at Spring Mountain



LOGIC



6280 Spring Mountain Rd.
Las Vegas, NV 89146

Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Bart Debuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Elena Otter
Client Relations Representative
702.604.3388
eotter@logicCRE.com



\$2.30 PSF NNN
Lease Rate



± 2,320 SF
Available Square Footage



CP
Commercial Professional Zoning



Chinatown
Submarket

Property Highlights

- ± 2,320 SF single-story office building located in Chinatown at Shea at Spring Mountain
- Conveniently positioned between Rainbow Blvd. and Jones Blvd. with 32,000 CPD
- Dual-design layout originally configured as two (2) suites with two (2) reception areas
 - Two (2) central HVAC units (one for each side)
 - Conference rooms for meetings and presentations
 - Four (4) separate office spaces
 - Two (2) restrooms
 - IT/Storage rooms for equipment and files
 - Abundant parking with both covered and uncovered options
 - Two separate entrances for flexible access
- Ideal for professional uses including medical, dental, attorney, insurance, and real estate offices

Demographics

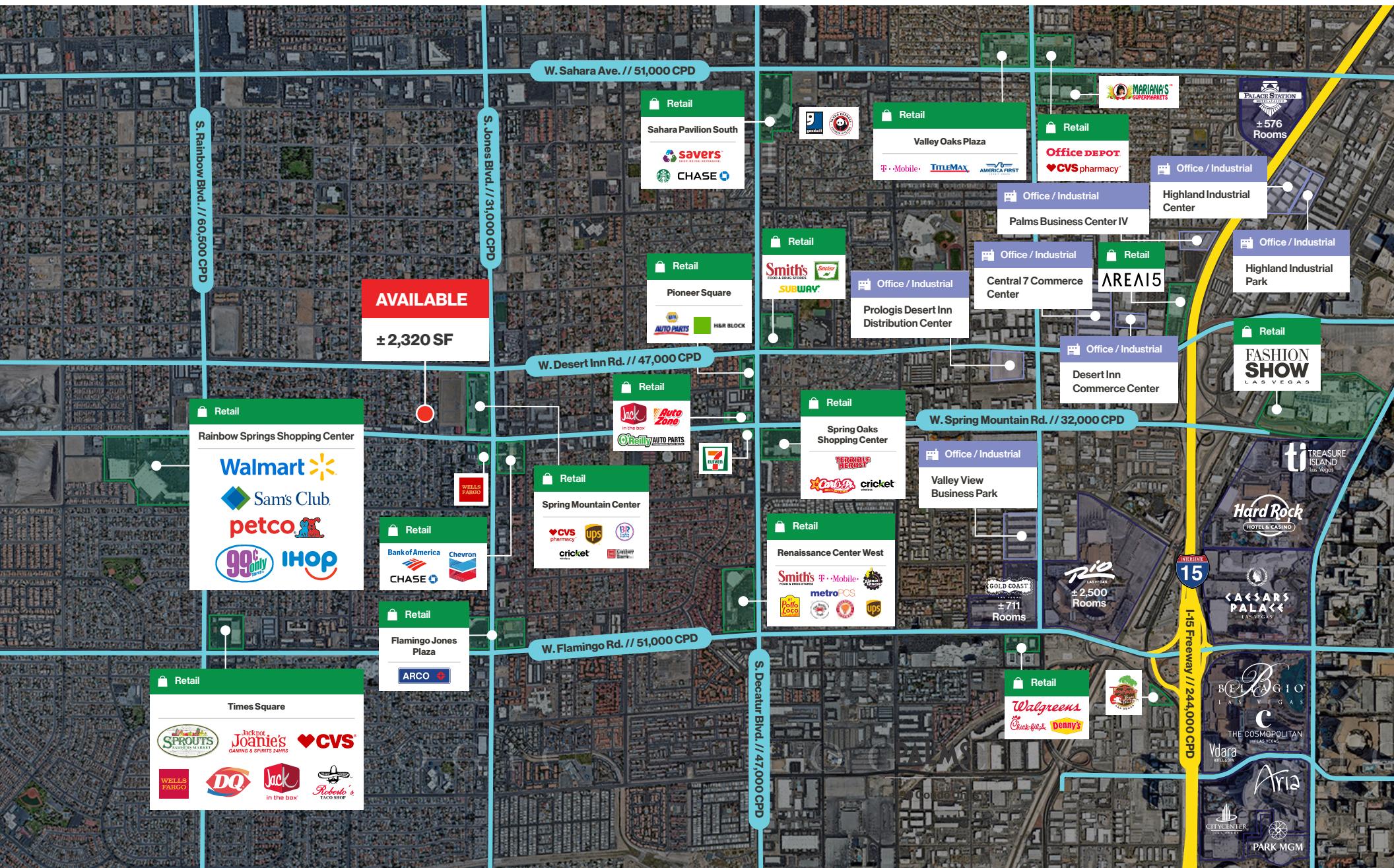
	1-mile	3-mile	5-mile
--	--------	--------	--------

2025 Population	13,723	180,697	442,177
-----------------	---------------	----------------	----------------

2025 Average Household Income	\$103,986	\$87,971	\$92,918
-------------------------------	------------------	-----------------	-----------------

2025 Total Households	5,271	73,765	184,431
-----------------------	--------------	---------------	----------------

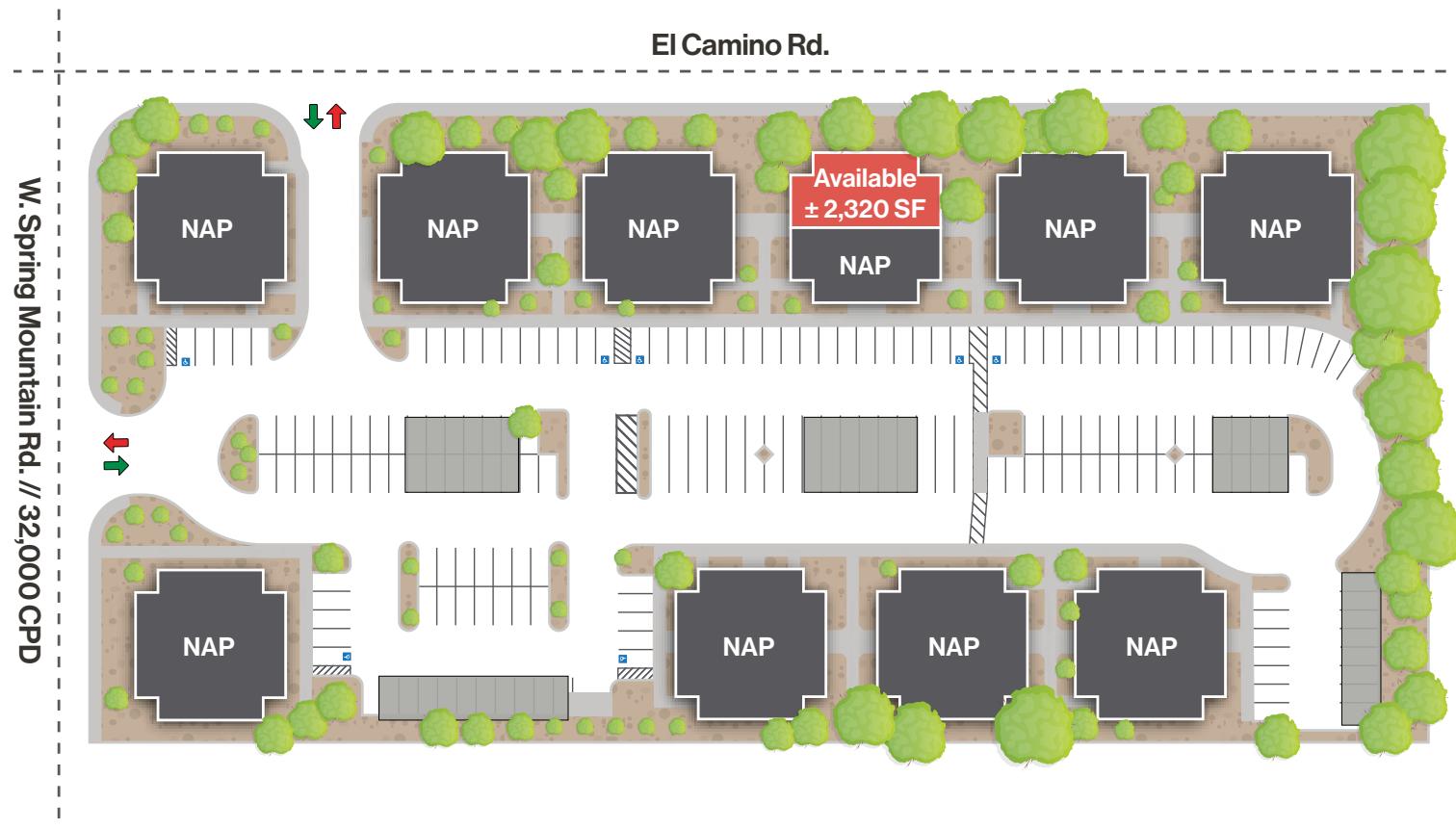




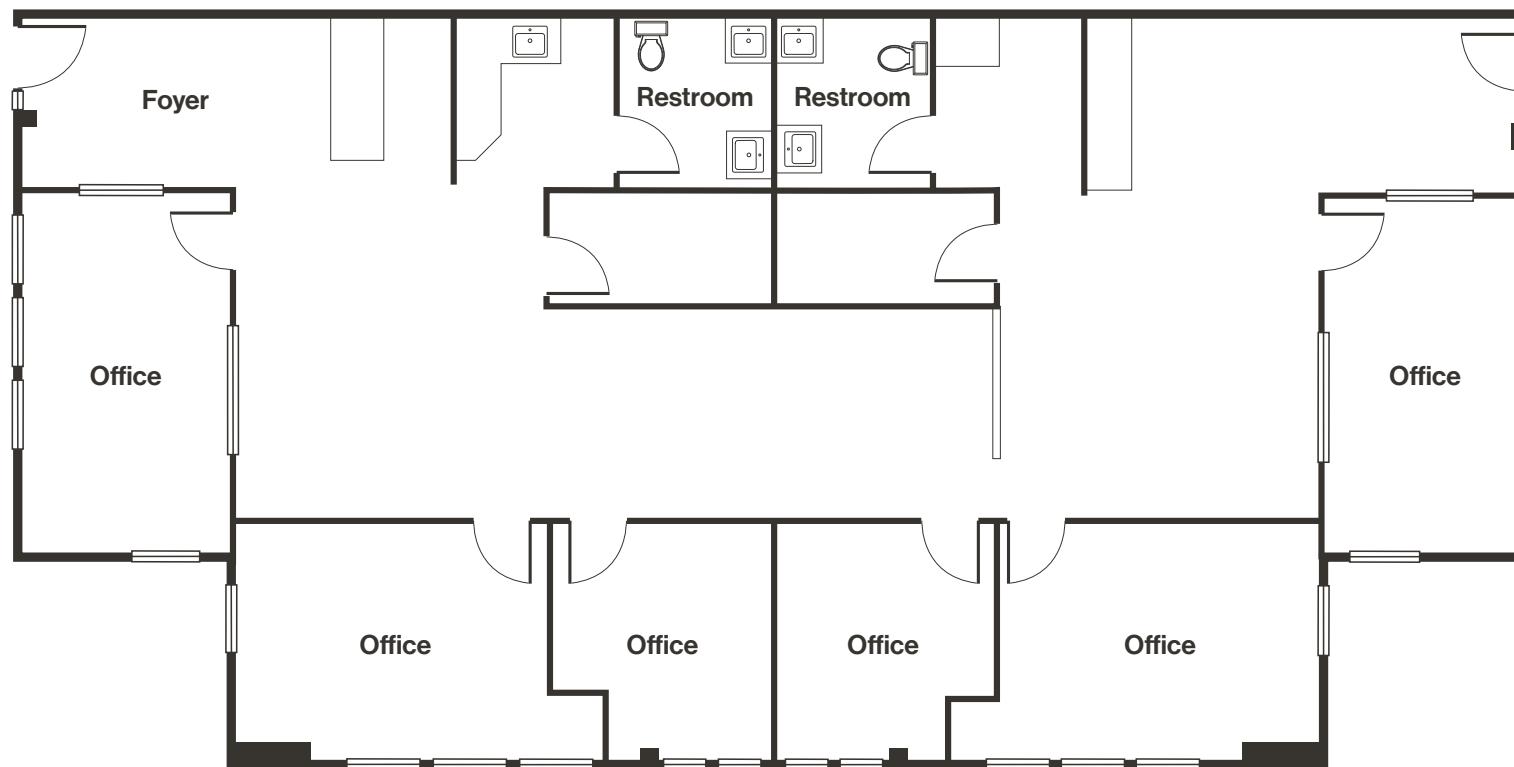


Site Plan

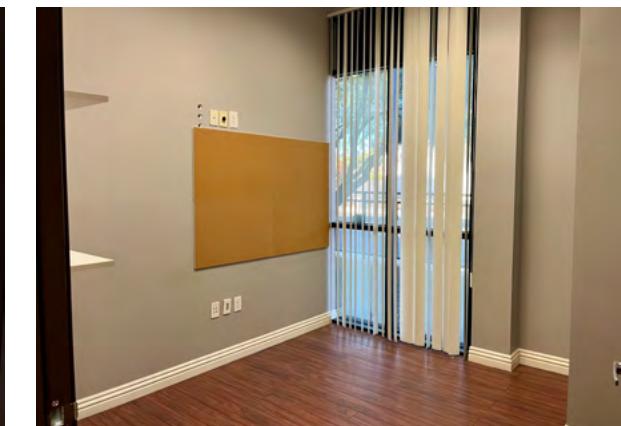
■ Available ■ NAP



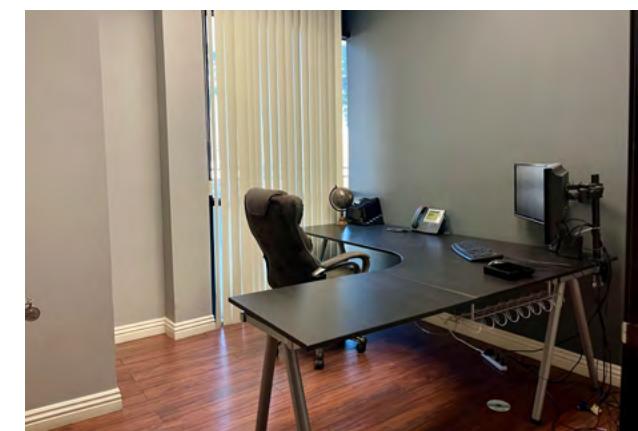
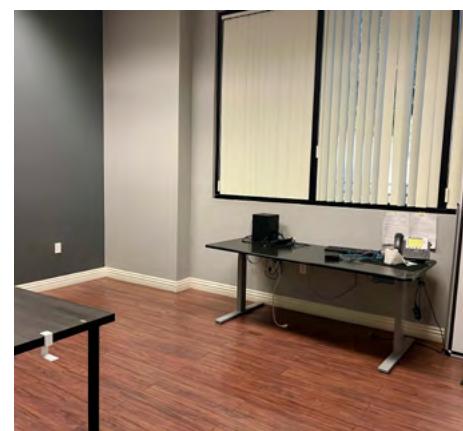
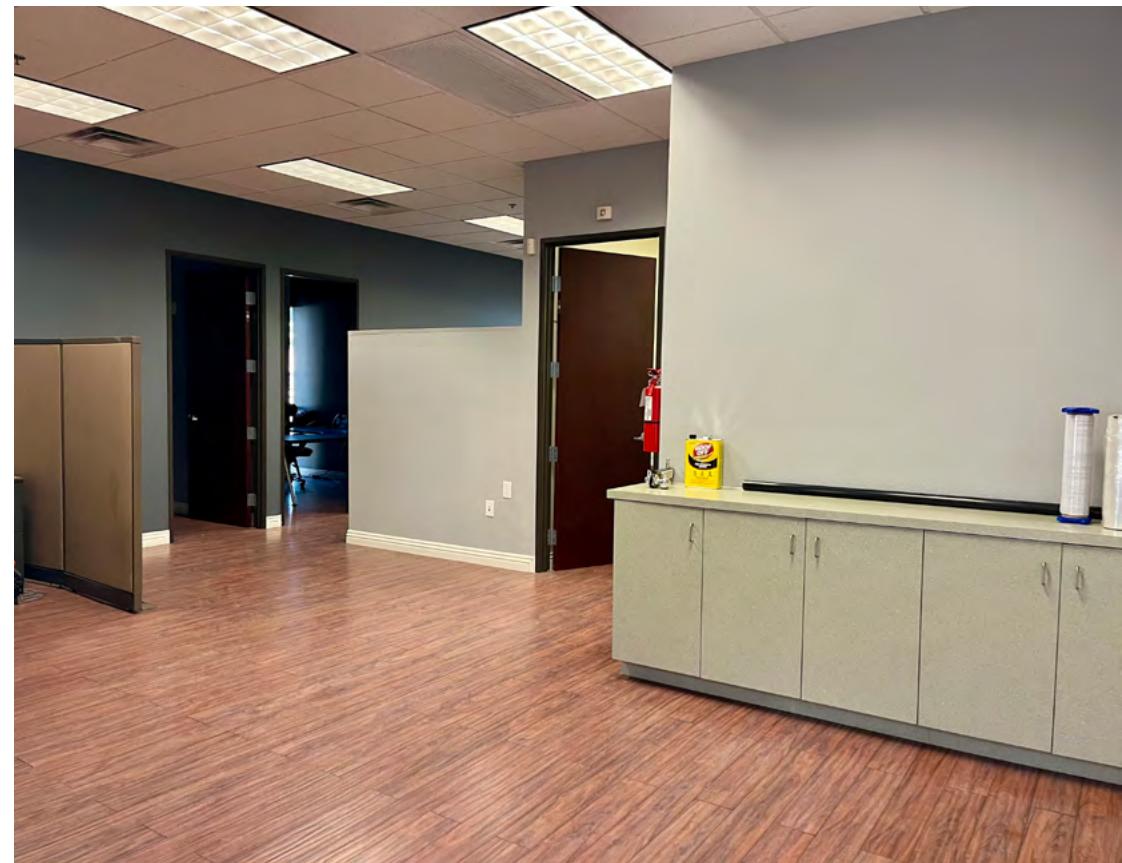
Floor Plan | ±2,320 SF



Property Photos



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

For inquiries please reach out to our team.

Jason Otter

Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Cooper Powell

Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Bart Debuono

Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Elena Otter

Client Relations Representative
702.604.3388
eotter@logicCRE.com

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.