

Durango Village

6010 S. DURANGO DRIVE



LAS VEGAS, NV 89145

VIRTUAL TOUR



FOR LEASE

Taber Thill, SIOR

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License # NV-S.0051684

Stacy Shapiro, CCIM

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License # NV-S.0170030.PLLC

±11,320 SF

Suite 200 | Class A Modern Office Suite

Durango Village

PROPERTY DESCRIPTION

6010 S. Durango, Suite 200 offers a rare opportunity for professional and healthcare-adjacent organizations seeking a highly improved Class A environment in one of Southwest Las Vegas' fastest-growing business corridors. The $\pm 11,320$ SF turnkey office features a modern open-plan design, multiple private offices, conference rooms, collaborative meeting areas, employee lounge space, balconies, and abundant natural light, creating an ideal workplace for companies focused on employee experience, client engagement, and long-term growth.

Strategically positioned at the intersection of Durango Drive and Patrick Lane, the property benefits from immediate access to the 215 Beltway and is located near major employers, retail amenities, and multiple hospital campuses. The building's 5/1,000 parking ratio with 25 reserved covered spaces provides a level of parking convenience that is difficult to find in the Las Vegas office market.



Lease Rate: \$2.25 - 2.50 / SF NNN
CAM Charge: \$0.55 / SF (2026)



PROPERTY HIGHLIGHTS

ADDRESS	6010 S. Durango Drive Las Vegas, NV 89145
PROPERTY TYPE	Office or Medical
CONSTRUCTION TYPE	Steel Frame
BUILDING SIZE	$\pm 25,000$ SF
NUMBER OF FLOORS	2
ZONING	CP (Clark County)
MINIMUM DIVISIBLE SF	$\pm 11,320$ SF
MAXIMUM CONTIG SF	$\pm 11,320$ SF
TI ALLOWANCE	Negotiable
PARKING RATIO	5/1000
BUILDING HOURS	Monday - Friday: 7am-6pm Saturday - Sunday: Closed
UTILITIES	Suite 200 utilities are separately metered for tenant's exclusive use

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CORPORATE HEADQUARTERS

- Regional corporate headquarters
- Nevada division office
- Professional services headquarters
- Family office operations

BUSINESS SERVICES

- Accounting and CPA firms
- Wealth management and financial advisors
- Insurance brokerage firms
- Business consulting companies
- Private equity or investment firms

LEGAL & PROFESSIONAL

- Law firms
- Mediation and arbitration practices
- Title and escrow companies
- Engineering firms
- Architecture and design firms

TECHNOLOGY & CREATIVE

- Software development companies
- IT managed service providers
- Cybersecurity firms
- Digital marketing agencies
- Creative and media production groups

HEALTHCARE SUPPORT USES

Because the project is situated in the heart of the Southwest Medical Corridor and near several hospital campuses, it is particularly well suited for:

- Medical billing and coding companies
- Healthcare administration groups
- Telehealth providers
- Medical device sales organizations
- Healthcare staffing firms
- Behavioral health administration offices
- Clinical research organizations

Durango Village

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The existing layout allows tenants to occupy the space immediately with minimal capital investment while also providing flexibility for customization to support future operational needs.



- Move-in ready Class A improvements
- ±11,320 SF contiguous floorplate
- Executive image and modern finishes
- Excellent employee amenities
- Covered reserved parking
- Strong access to the 215 Beltway

- Southwest Las Vegas growth corridor
- Healthcare-adjacent business ecosystem
- Multiple conference and collaboration areas
- Ability to accommodate 50-80+ employees depending on configuration

Durango Village

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AVAILABLE SUITE

SUITE #	SF	CONDITION
200	±11,320 SF	2nd Gen Office



LEASE RATE:

\$2.25 - 2.50 / SF NNN



CAM CHARGE:

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VIRTUAL TOUR

FLOOR PLAN

Durango Village

6010 S. DURANGO DRIVE

Not To Scale. For Illustration Purposes Only.



Suite 200

±11,320 SF

VIRTUAL TOUR

■ = Available ■ = Not A Part



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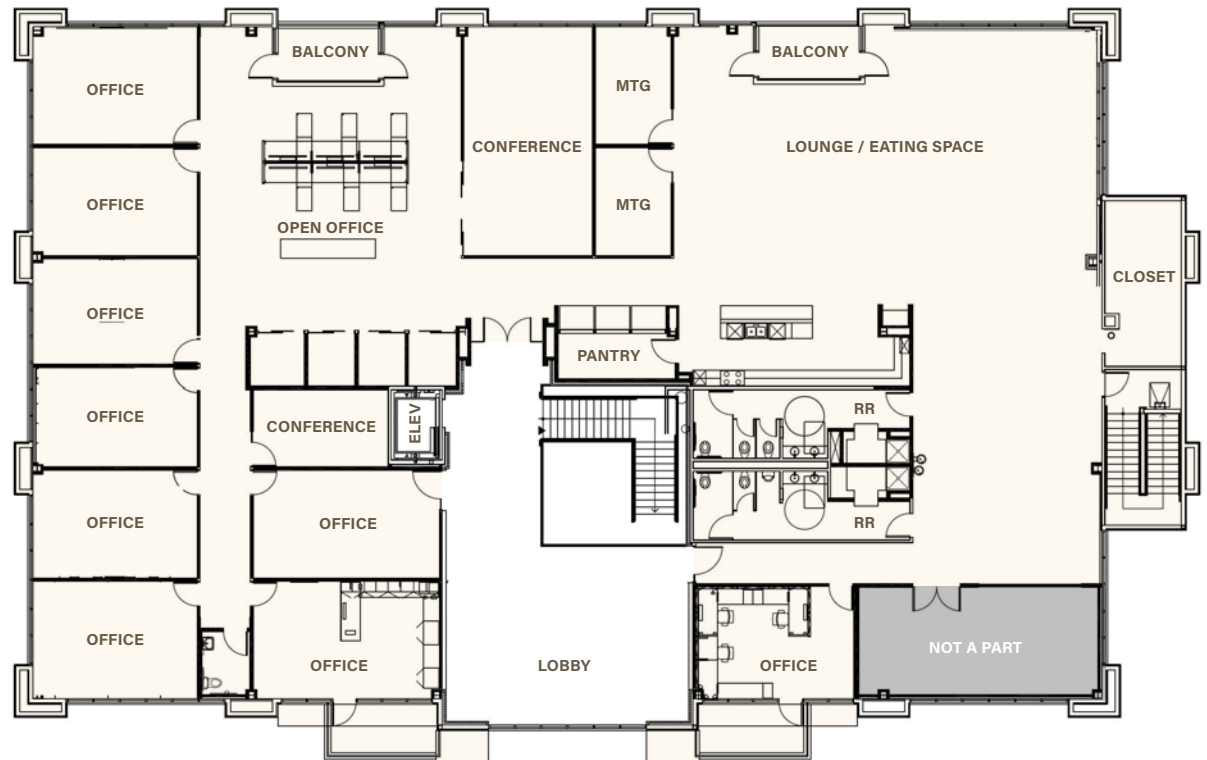
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OUT-PATIENT DEMAND & GROWTH

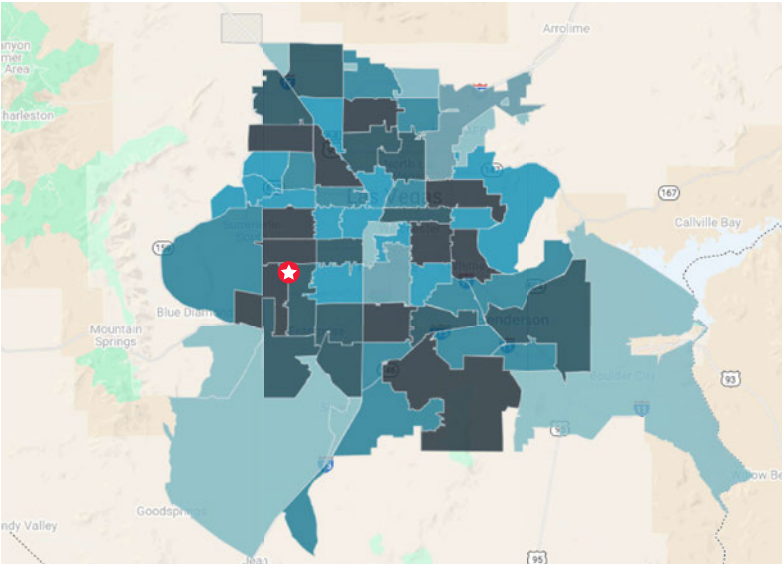
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Durango Village
6010 S. DURANGO DRIVE

OUT-PATIENT PHYSICIAN DEMAND

MEDICAL SPECIALTY	CURRENT PROCEDURE VOLUME		5-YEAR GROWTH		10-YEAR GROWTH	
	Las Vegas Metro	89145	Las Vegas Metro	89145	Las Vegas Metro	89145
Cardiology	652,750	16,636	11.4%	16.9%	23.5%	34.5%
Cosmetic Procedures	53,546	1,563	6.3%	6.3%	6.9%	5.7%
Dermatology	295,373	7,988	4.5%	7.1%	8.9%	13.5%
Endocrinology	15,027	423	26.3%	28.0%	41.3%	43.0%
ENT	220,928	6,171	9.3%	13.4%	18.7%	27.3%
Evaluation and Management	7,307,377	203,758	6.1%	8.1%	8.9%	12.2%
Gastroenterology	161,966	4,285	3.1%	6.9%	5.2%	11.6%
General Surgery	39,967	1,101	3.5%	5.4%	7.3%	10.3%
Gynecology	64,611	1,975	-3.7%	-5.8%	-5.3%	-9.9%
Lab	2,991,487	80,863	9.0%	11.6%	17.6%	22.8%
Miscellaneous Services	1,396,432	37,834	9.8%	13.6%	19.3%	26.9%
Nephrology	35,685	937	7.2%	11.5%	13.0%	20.2%
Neurology	115,416	3,242	5.8%	8.9%	11.5%	16.6%
Neurosurgery	6,269	179	4.7%	5.5%	14.3%	14.8%
Obstetrics	27,439	888	-5.1%	-10.2%	-7.7%	-16.8%
Oncology	101,387	2,635	8.3%	13.1%	16.8%	25.1%
Ophthalmology	593,040	14,881	9.6%	16.2%	18.4%	31.7%
Orthopedics	204,826	5,501	8.7%	12.0%	20.0%	26.2%
Pain Management	77,148	2,052	9.0%	12.9%	17.2%	24.2%
Physical Therapy/Rehabilitation	1,786,377	51,103	16.4%	17.1%	31.9%	32.1%
Podiatry	104,178	2,418	9.5%	19.3%	19.4%	40.5%
Psychiatry	955,781	28,274	17.4%	16.7%	24.8%	21.9%
Pulmonology	92,665	2,551	-5.1%	-2.4%	-11.5%	-7.2%
Radiology	1,980,993	53,819	5.1%	7.6%	10.6%	15.2%
Spine	13,698	370	13.6%	16.7%	22.7%	28.3%
Thoracic Surgery	4,457	117	3.6%	7.6%	8.3%	15.7%
Trauma	50,112	1,311	5.9%	10.0%	11.6%	19.7%
Urology	64,987	1,664	0.9%	5.6%	4.5%	13.0%
Vascular	109,516	2,789	11.0%	16.6%	22.2%	33.6%

OUT-PATIENT PROCEDURE GROWTH



★ Subject Property County

Volume Estimate

- 0–160,713
- 164,597–318,071
- 374,822–461,331
- 467,566–639,852

89145

2024 Volume	537,325
2029 Volume	595,728
2034 Volume	641,022
5-Year Growth	10.9%
10-Year Growth	19.3%



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the Helios Health & Wellness Development, which include 89030, 89031, 89032, 89081, 89084, 89085, 89106, 89101, 89115, 89130, and 89131. For more info on the Advisory Board, visit www.advisory.com



SUBJECT

LAS VEGAS STRIP

PROPERTY HIGHLIGHTS

- Fronting Durango Drive and Patrick Lane in booming Southwest Las Vegas.
- Strategically positioned at midpoint between Southern Hills, Dignity San Martin, & Spring Valley Hospital Campuses, directly across the street from the planned Intermountain Pediatric Hospital.
- High physician demand projected in multiple specialties over the next 10 years.
- Ideal parking ratio 5/1000 for office or medical uses with 25 covered reserved parking spaces.
- TI allowances available for credit tenants with long term leases.



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CAM CHARGE:

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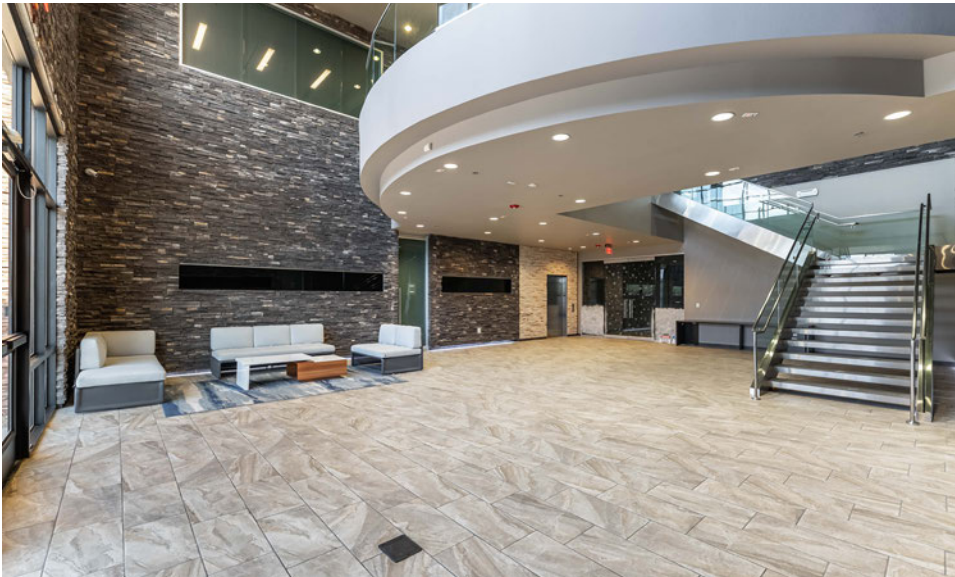
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SITE PHOTOS

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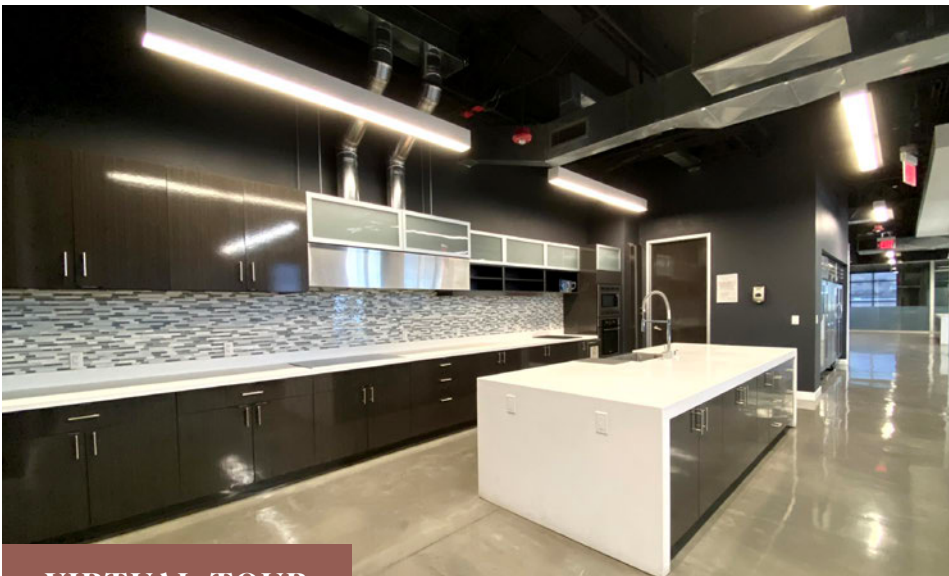


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SUITE 200 PHOTOS

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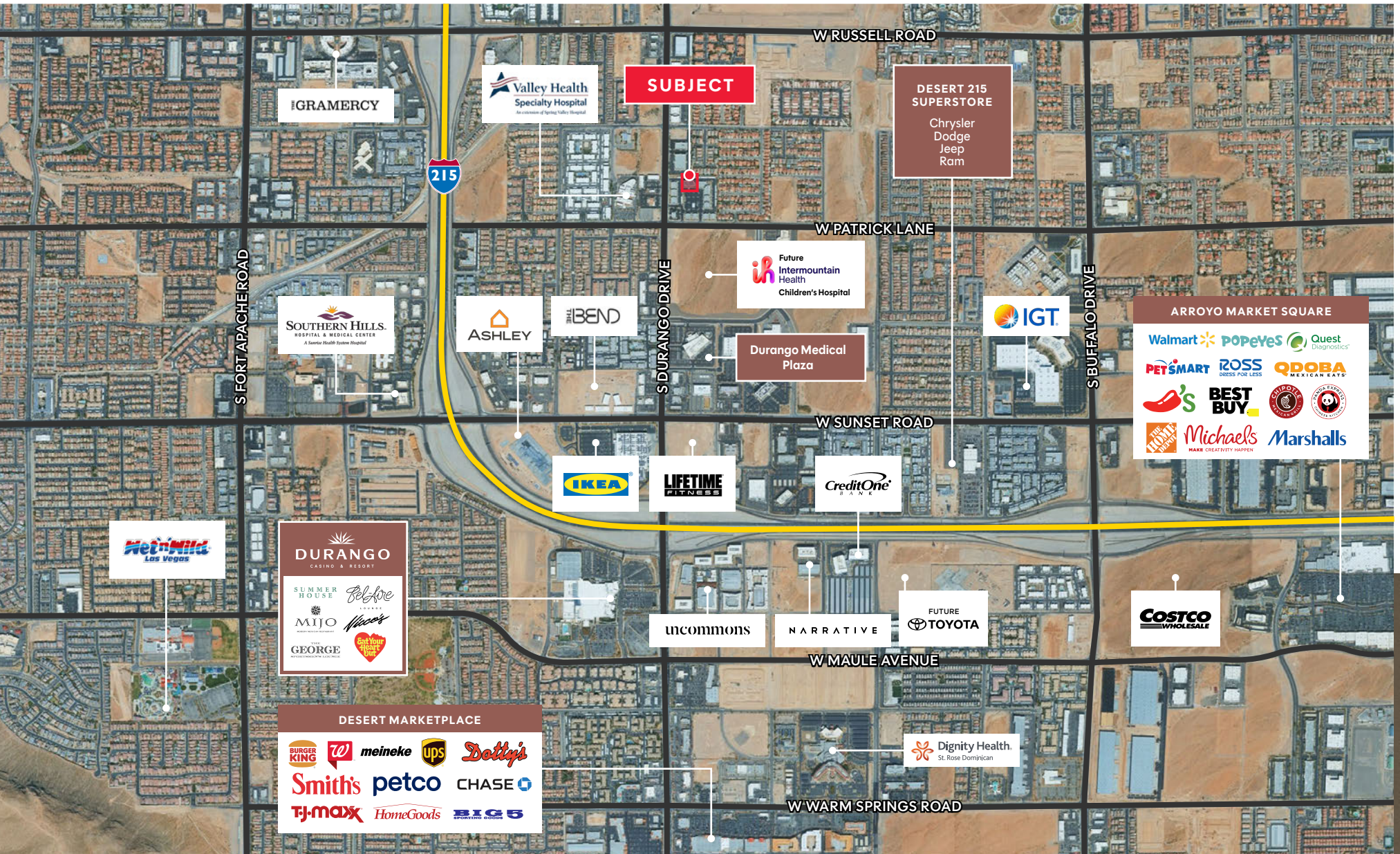


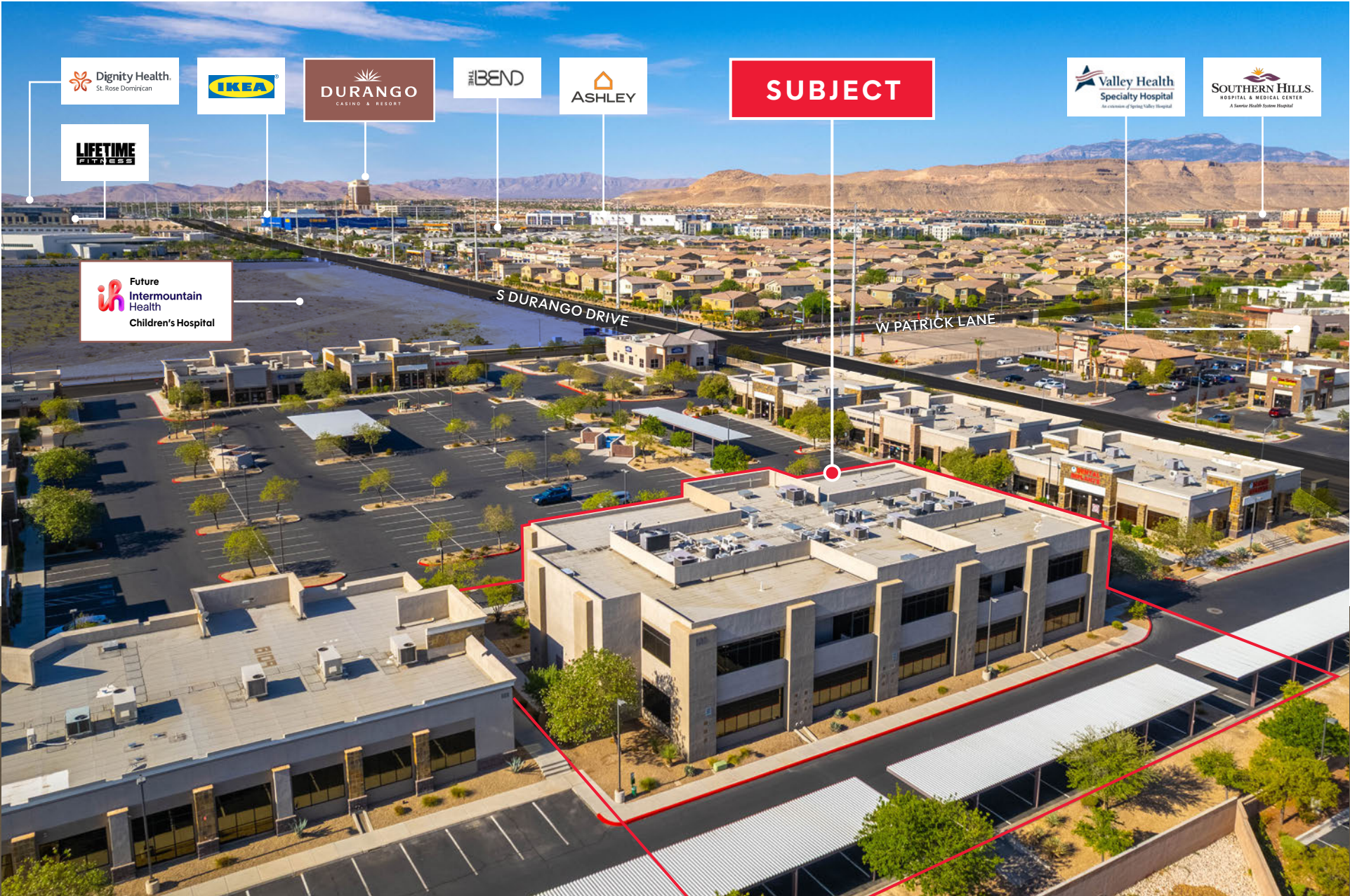
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TRADE AREA MAP



Strategically located in the heart of the Southwest Las Vegas Medical Corridor





Market Overview

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.



Overall Las Vegas Office Market Stats

46.0M SF

Total Office Inventory
(Q1 2026)

10.8%

Total Vacancy
(Q1 2026)

Top 3

Metros in the U.S.
for Job Creation
(Bloomberg, 2022)

513K SF

Net Absorption
(Q1 2026)

\$2.79/SF

Overall Asking Rent
(Q1 2026)

#1

Convention & Trade
Show Venue in the U.S.

Market Overview

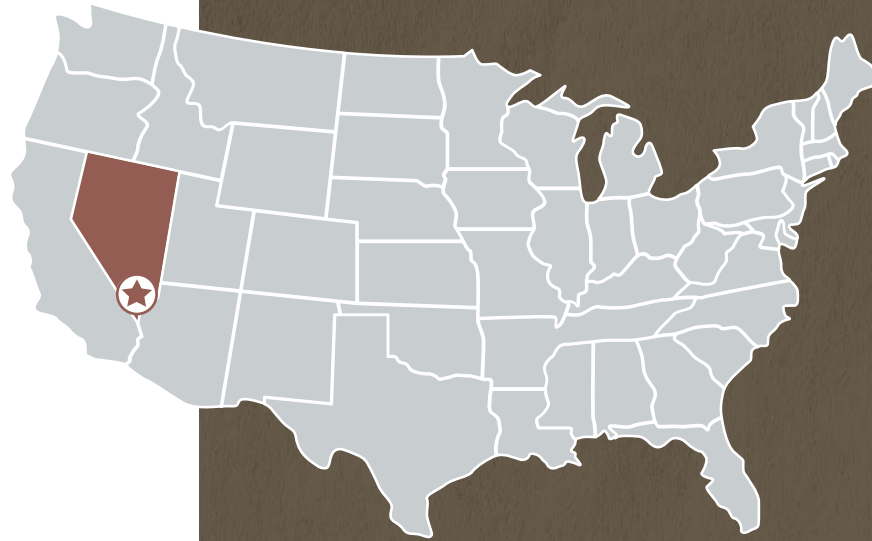
CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates

TOP TRADE SHOWS IN LAS VEGAS



Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



#1 Trade Show Destination
for 29 consecutive years

Trade Show News Network

Business Facts

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

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