

RESORT CORRIDOR

OFFICE FOR LEASE



S. FORT APACHE RD.

W. PATRICK LN.



LOGIC

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**6060 & 6064
FORT APACHE RD.**

6060 & 6064 FORT APACHE RD.

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Currently under construction, set to be completed in September of 2019, this property will consist of two buildings: Building A at +/- 11,800 SF and Building B at +/- 10,600 SF. Both single-story office buildings will serve as the focal point for the Southern Palms Office Park, which is situated just off South Fort Apache Rd. With high traffic and visibility as well as elegant surroundings, this is a perfect spot for medical or professional offices.

The office park enjoys close access to the CC-215 Beltway, and is within minutes from three major hospitals. Southern Hills Hospital is a mere 0.67 miles away, Mountain's Edge Hospital is 2.5 miles from the location, and Dignity Health-St. Rose Dominican San Martin Campus is 3 miles away.

There are also several high-end retail and service centers in the area, all of which feature major tenants from across the nation. Over 300,000 residents reside within a 5-mile radius from the property, with large business and population growth expected in the coming years.

Surrounded by award-winning master-planned communities such as The Summit, The Ridges, Spanish Hills, Spanish Trails, and The Cliffs, this property is in a prime location for business, and promises to become a major hub in the highly sought-after Southwest Las Vegas submarket.

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LEASING DETAILS

For Lease:

\$1.95 PSF NNN

Space Available:

**+/- 10,600 - 22,400
SF**

Max Contiguous:

+/- 11,800 SF



NORTH ELEVATION BLDG. 01



WEST ELEVATION BLDG. 01



WEST ELEVATION BLDG. 02

PROPERTY HIGHLIGHTS

- Situated in the highly sought-after, rapidly growing Southwest Las Vegas office submarket, with 300,000+ residents within a 5-mile radius, and expecting 10% growth over the next 5 years
- Within minutes of the St. Rose Dominican, Mountain's Edge, and Southern Hills Hospitals
- Quick access to all of Las Vegas via the CC 215 Beltway, which is just under a mile from the office park
- In the heart of a prestigious area, surrounded by respected communities such as The Summit, The Ridges, Spanish Hills, Spanish Trails, and The Cliffs
- Gray shell office buildings ready for tenant specifications & improvements

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2019 Population	25,817	123,377	311,336
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	9,671	47,480	120,604
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$81,096	\$87,454	\$88,505

Updated: 09.16.19





