

TOWN  
SQUARE  
NORTH



6543 & 6551  
SOUTH LAS VEGAS BOULEVARD

CBRE



## PROPERTY OVERVIEW

Located on the World Famous Las Vegas Strip, Town Square is the premier mixed use development in Southern Nevada. Comprised of approx. 355,000 sf of Office Space and over 1 Million square feet of Retail Space. It provides a vibrant mix of shopping, restaurants, cafes, entertainment, & Office space in an open-air urban environment with a beautiful, family friendly, central park. With easy access to the I-215 Beltway, the I-15, and Las Vegas Blvd. it provides for an ideal central location for employees and guests. Outside of the on-site amenities, it is also near McCarran International Airport, University of Nevada Las Vegas, the future Las Vegas Raiders Stadium, T-Mobile Arena, & all of the other amenities that the "Strip" has to offer.





# HIGHLIGHTS



Las Vegas Blvd  
Address



Vibrant Mixed-Use  
Project



Easy access  
anywhere in the  
Town via the I-215  
and I-15 interchange



Covered  
Parking  
Structure



Child Care  
available at the  
Las Vegas Artsy  
Nannies



Car detailing with  
Elite Mobile Car Wash



# AMENITIES



## ENTERTAINMENT

AMC Town Square  
Movie Theatres,  
GameWorks, Lucky Events,  
Pinot's Palette, Raiders  
Preview Center, Stoney's  
Rockin' Country



## DINING & SPECIALTY FOODS

Blue Martini, Bonefish Grill,  
Brio Tuscan Grille, California  
Pizza Kitchen, Double Helix  
Wine & Whiskey Lounge,  
Fleming's Prime Steakhouse  
& Wine Bar, Kabuki Japanese  
Restaurant, McFadden's,  
Miller's Ale House, Texas de  
Brazil, Whole Foods Market,  
Yard House



## SHOPPING

Abercrombie & Fitch,  
Apple Store, AT&T, Banana  
Republic, Bath & Body Works,  
Express, H&M, Hollister, MAC,  
Saks Fifth Avenue Off 5th,  
Sephora, Sleep Number,  
Sunglass Hut, The Container  
Store, ULTA Beauty, Verizon,  
Victoria's Secret, Whole Foods

Abercrombie & Fitch



BANANA REPUBLIC



EXPRESS



HOLLISTER



Saks Fifth Avenue

SEPHORA

sleep number.

sunglass hut



The Container Store

verizon VICTORIA'S SECRET



## OFFICE TENANTS

Tesla, The Las Vegas Raiders,  
Regus Executive Suites,  
LV Stadium Company,  
Biometrica Systems, LLC,  
Caric Sports Management,  
Crosspoint Financial,  
Kimley-Horn and Associates,  
Inc., Lucas Group, Nevada  
Teachers of tomorrow, Rescue  
Lawyers, Robert K Futterman &  
Associates, Schwartz Flansburg  
PLLC



Regus



CARIC SPORTS MANAGEMENT

CROSSPOINT

Kimley»Horn

today's talent. tomorrow's success.™ LUCASGROUP

NEVADA TEACHERS of Tomorrow



RKF ROBERT K. FUTTERMAN & ASSOCIATES LLC.

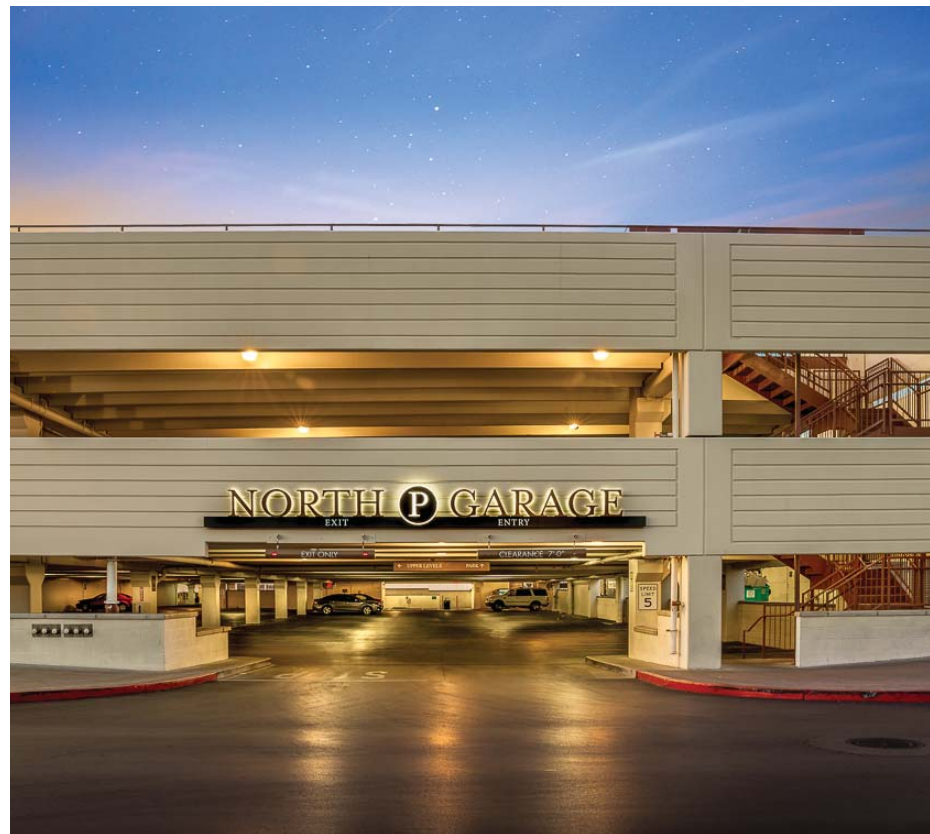
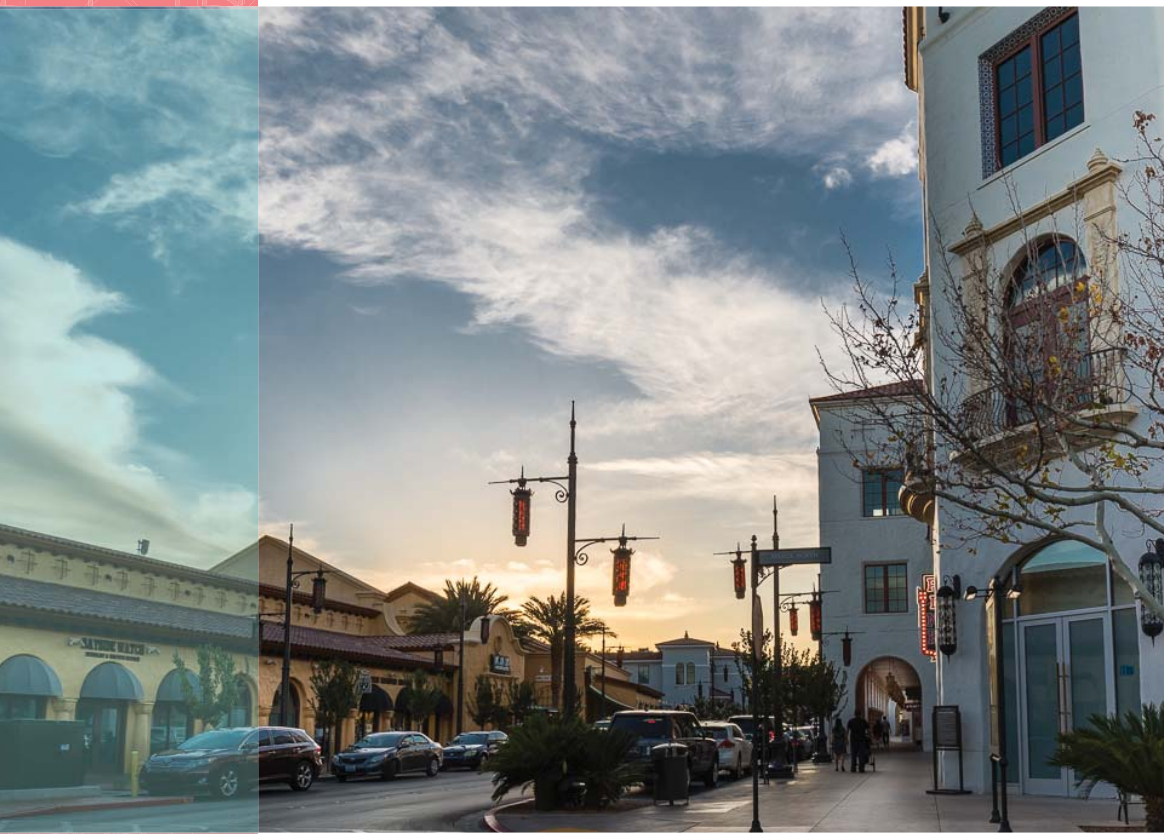
SCHWARTZ FLANSBURG



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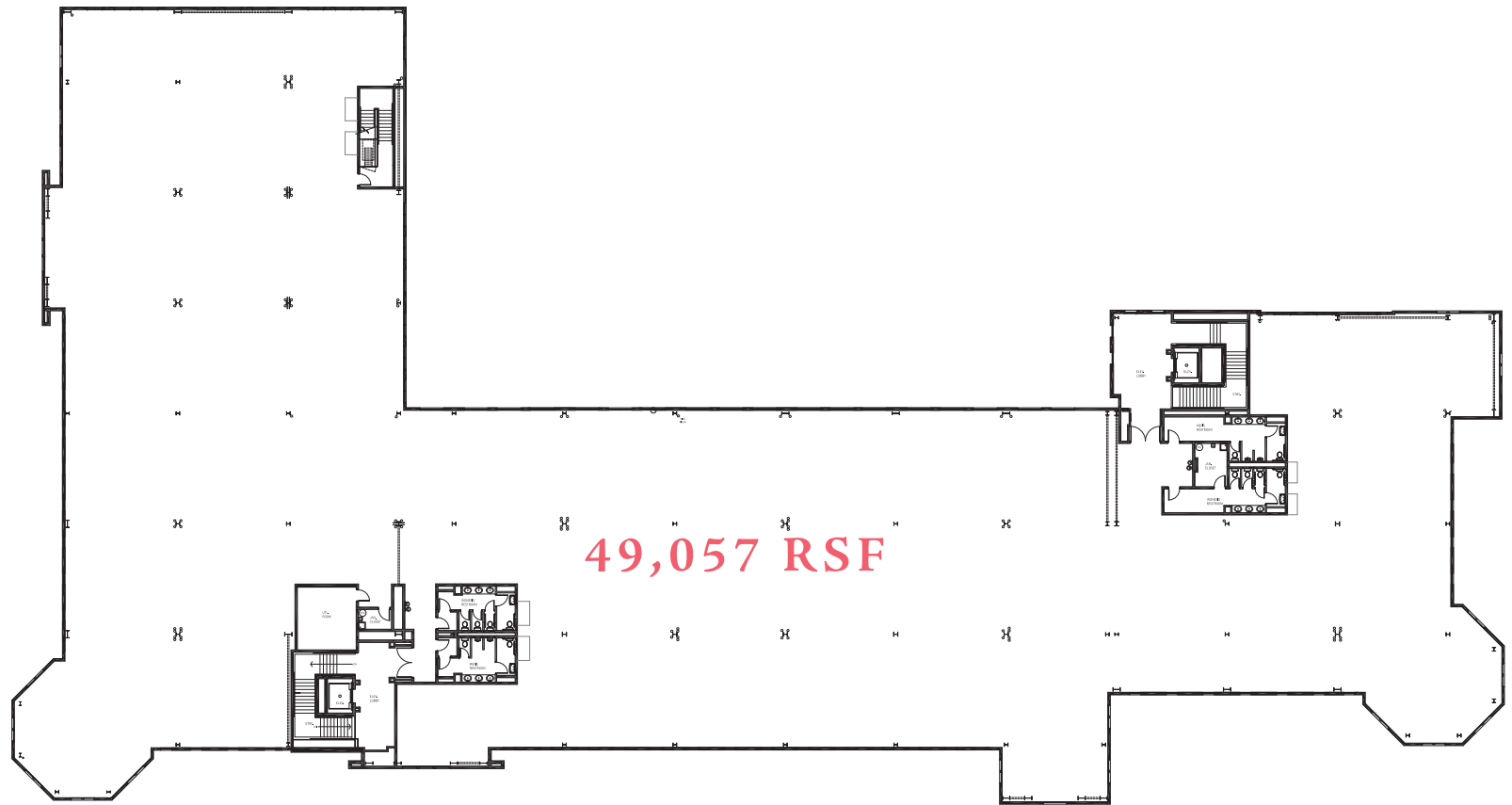
## AVAILABILITY

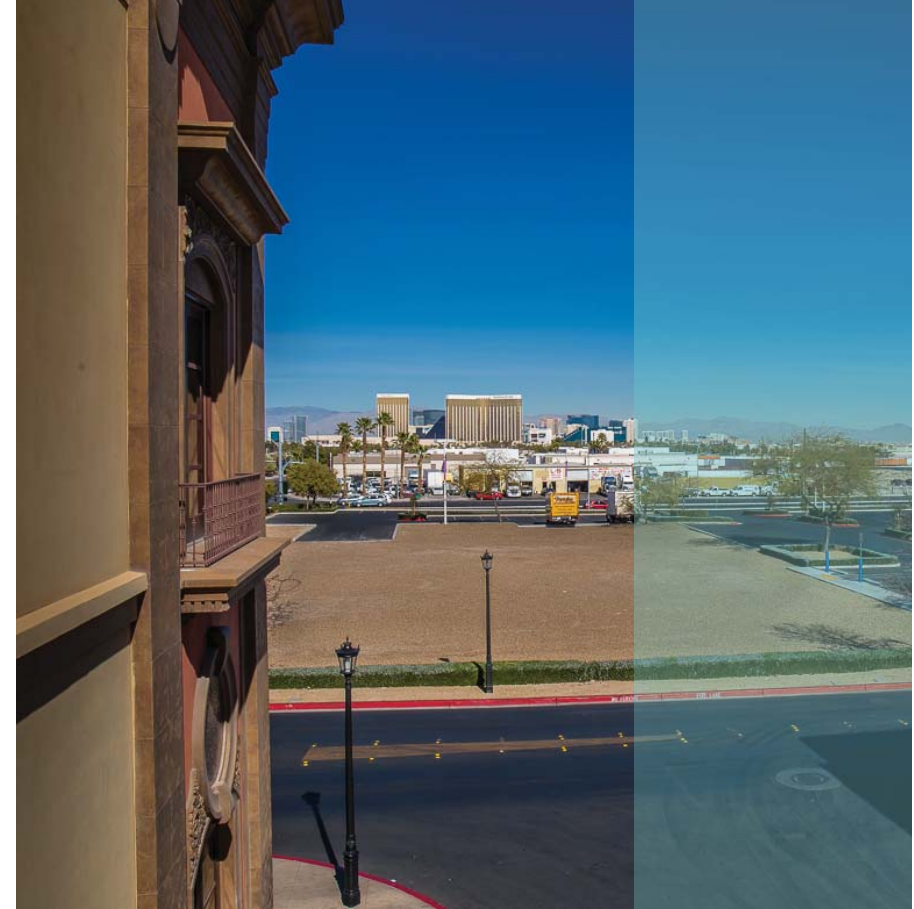
**BUILDING H** - Building H is located at 6543 S. Las Vegas Blvd. There are two levels of Office space above retail. The total square footage on the 2nd and 3rd floors is  $\pm 102,276$  RSF with the 2nd floor consisting of approx. 53,219 RSF and the 3rd floor consisting of approx. 49,057 RSF. The spaces are all currently in shell condition and divisible.





# FLOOR PLAN | BUILDING H: THIRD FLOOR

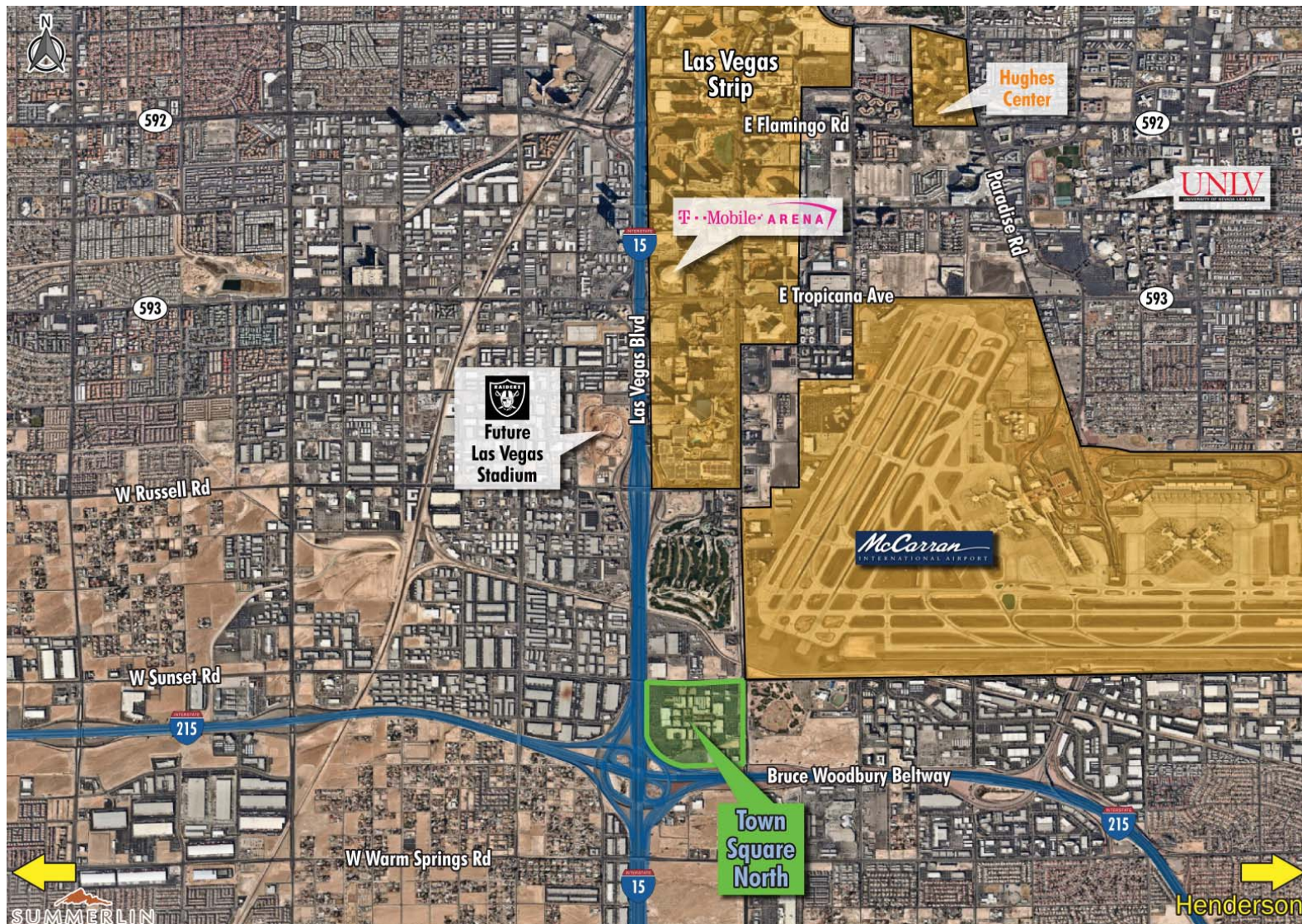






# LOCATION MAP

Town Square North boasts the perfect central location at the south end of the Las Vegas Strip next to the I-215 & I-15 Freeways. It is across the street from McCarran International Airport and in close proximity UNLV, the future Las Vegas Raiders Stadium, T-Mobile Arena, and numerous dining, shopping entertainment, and hotel accommodations should you need to leave the premises.





A decorative graphic for "TOWN SQUARE NORTH" is centered in the image. It features the text "TOWN SQUARE NORTH" in a white, serif font, enclosed within a light blue rectangular frame with ornate, white, scrollwork-like borders. The background of the entire image is a photograph of a street scene in Las Vegas, showing a row of historic-style buildings with red and green facades on the left, a paved street with a red curb in the foreground, and a park area with trees and a lamppost on the right under a blue sky with scattered clouds.

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