

OWNER-USER OPPORTUNITY

Harry Reid International Airport submarket (LAS)

Owner Retiring

Below Replacement Cost

Rare Small Office Ownership!



6240 McLeod Dr. #100

Las Vegas, NV 89120

Wes Drown, CCIM

REMAX COMMERCIAL

702-287-6553

wes@officelv.com

TROPHY OFFICE CONDO
Las Vegas, NV 89120

2381 SF

RE/MAX
COMMERCIAL®



Wes Drown, CCIM

Commercial Office Expert

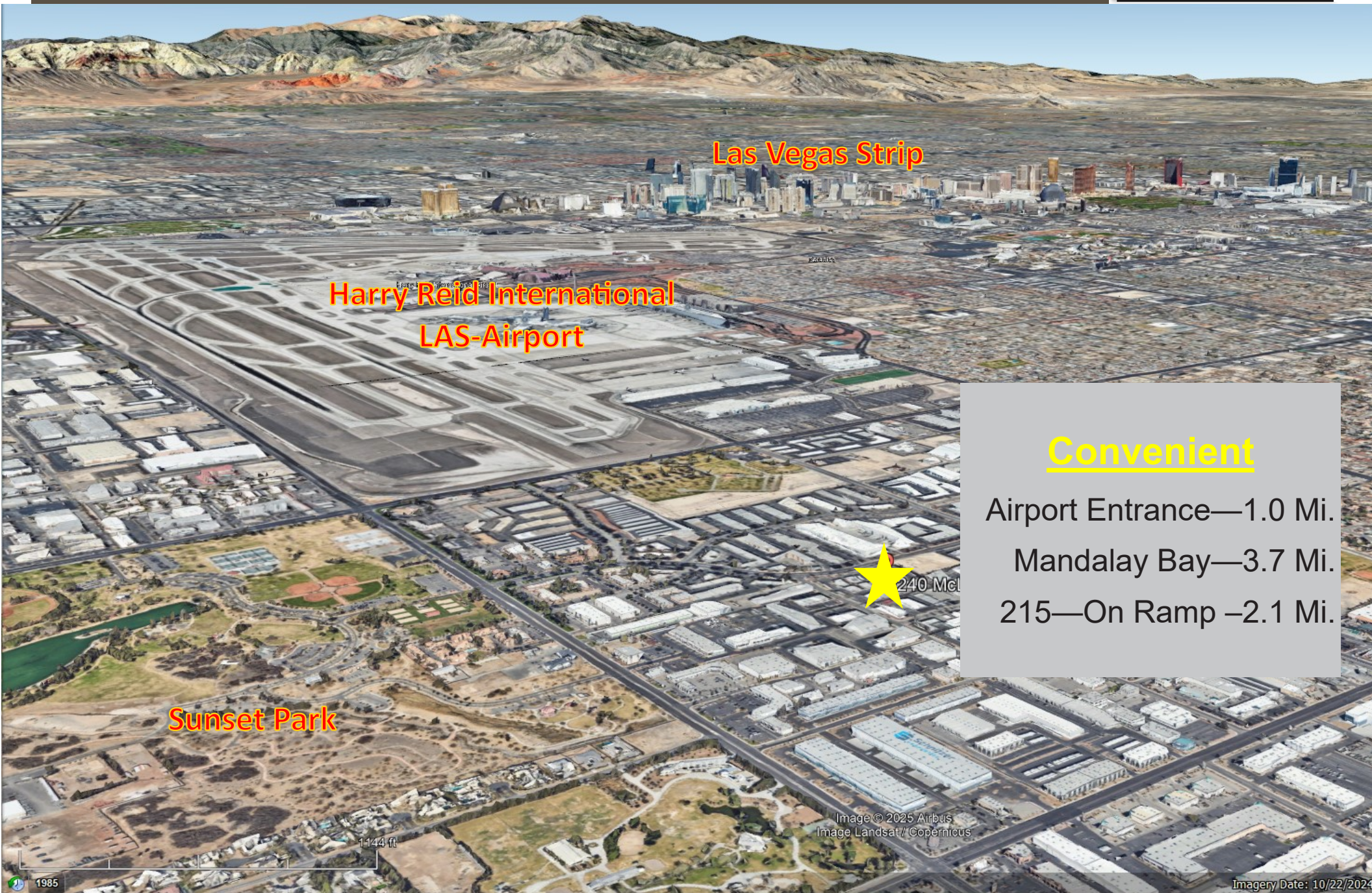
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Aerial View West-NW

RE/MAX
COMMERCIAL



Las Vegas Strip

Harry Reid International
LAS-Airport

Sunset Park

Convenient

Airport Entrance—1.0 Mi.

Mandalay Bay—3.7 Mi.

215—On Ramp —2.1 Mi.



6240 Mc

Image © 2025 Airbus
Image Landsat / Copernicus

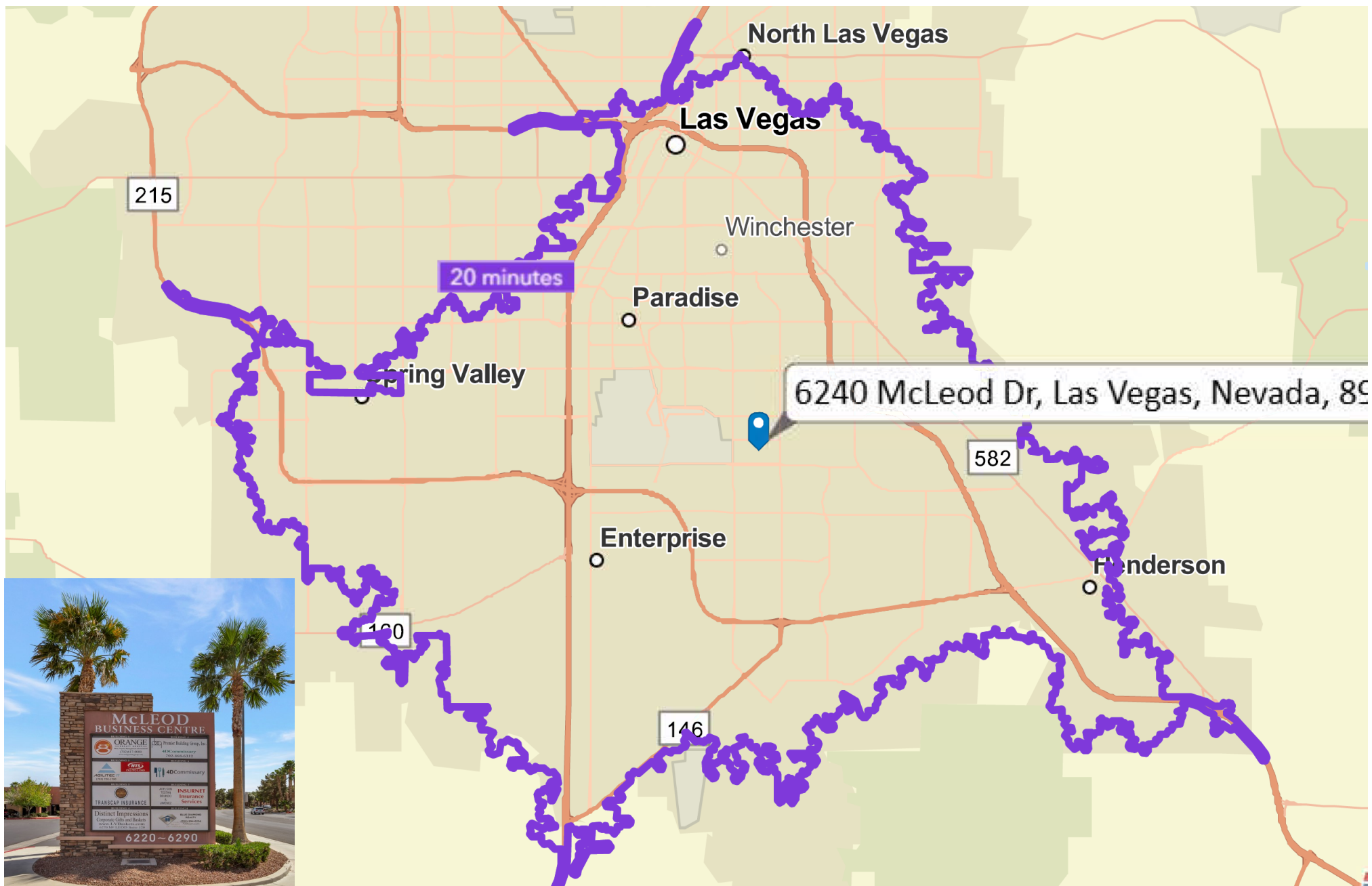
Imagery Date: 10/22/2024

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Location is Everything. **Owning** Your Location is Even Better!





Exterior Courtyards with benches and Paver walkways for you and your employees.

Mature Landscaping for Shade

Three (3) Covered / Reserved parking Spaces go with Suite 100

Yes, they are All Yours!
At your Main Entrance



6240 McLeod Dr #100

PHOTOS



TROPHY PROPERTY
Turn Key Ready
Great Location

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6240 McLeod #100

Site Plan

RE/MAX
COMMERCIAL



1 Driveway on McLeod
2 Driveways on Post Rd

Open field and Covered, Reserved Parking.

Low Association Fees **\$.14 PSF**

Central Courtyards Between Buildings with Mature Landscaping for shade.

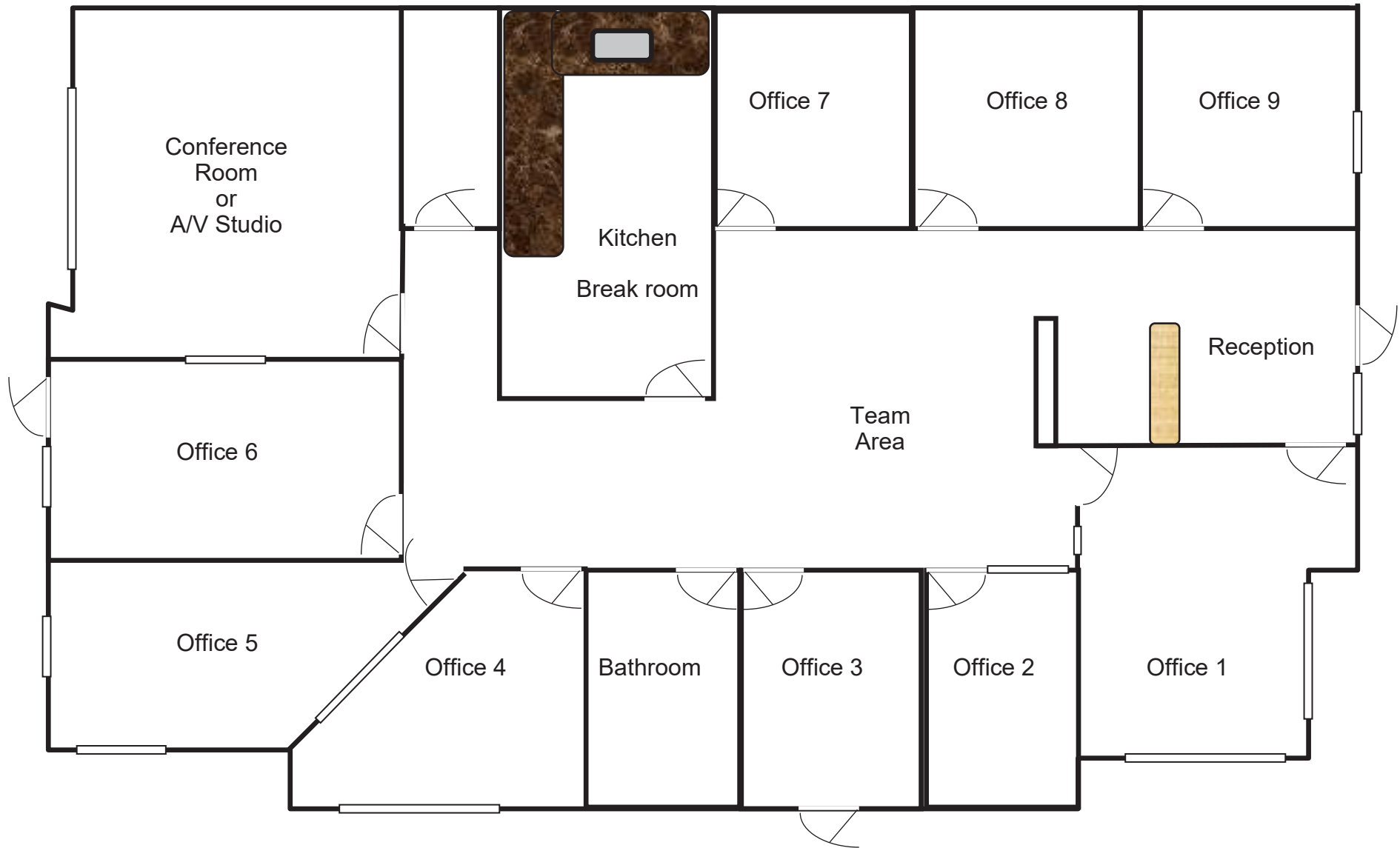
Travertine Stacked Stone
Slate Stainless Steel
Floor to Ceiling Windows
Security System Recording Studio



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6240 McLeod Drive #100

By the Numbers



Description	Item
APN	162-36-712-031
Yr Built (shell/Interior)	2005
Square Footage	2381
Condo Parcel	YES
Association Management	YES
Cross Streets	McLeod / Post
Pop. W / in 20 minutes	904,000



Description	Item
Parking Ratio	4:1000 SF
Pop. Annual Growth	1.00%
FREEWAY ON RAMP	2 miles
Covered Parking	Yes
Front Door Parking	YES
Zip Code	89120
Security With Cameras	YES



Two
New
5 Ton
HVAC Units
Installed
in
2024



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The Las Vegas Marketplace 2024-25



Expansion Growth Diverse Young

Entertainment

Sports

Aerospace

DOD

#1 State and Metro in the West US for Business

New Construction in all Quadrants.

One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

Prime Tech-Company Migration

Sony and Hughes Corp New Studio under Development

MSG Sphere, Universal Studios Under Construction

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's

Over 41—Million Visitors in 2024

#1 Best State for Digital Infrastructure

Top Quality of Life

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD proving grounds