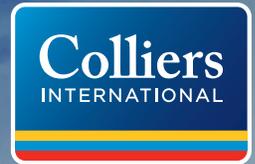


FOR LEASE - CENTRALLY LOCATED

# AESTHETICALLY PLEASING TURNKEY CALL CENTER

6320 SOUTH PECOS RD :: LAS VEGAS, NEVADA 89120



42,412 SF AVAILABLE  
MOVE-IN READY

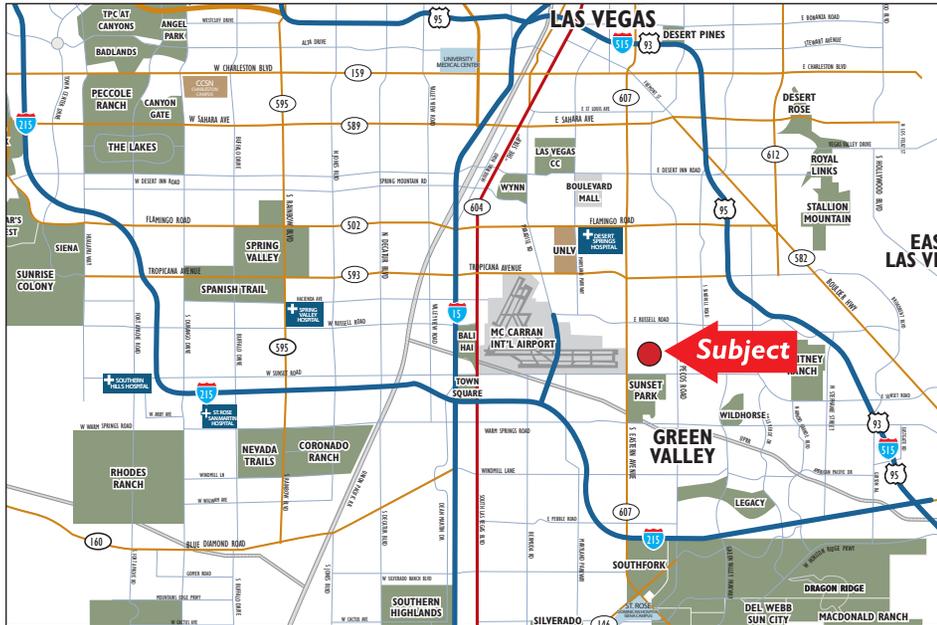


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# TURNKEY CALL CENTER SPACE

6320 SOUTH PECOS ROAD, LAS VEGAS, NEVADA 89120



## PROPERTY OVERVIEW

6320 S Pecos is an incredible opportunity for a large call center user. The property is move-in ready and includes all of the power and data necessary to support a sophisticated back of house, support operation. The space also comes with a back-up generator.

Large store front windows create a work environment full of natural light (not often found in typical call centers). Centrally located, the building is easily accessible from all parts of the Las Vegas and Henderson residential markets, increasing the employee pool. The area contiguous to the property boasts an array of restaurant amenities as well as public transportation options. National or regional users can also benefit from 6320's close proximity to McCarran International Airport.

## FULL PREMESIS: ±42,412 SF AVAILABLE

### SUITE 123: ±25,211 SF

Main Call Center Space that Includes a Backup Generator

### SUITE 119: ±4,260 SF

Added Call Center Space

### SUITE 118: ±3,717 SF

Added Call Center Space

### SUITE 117: ±9,224 SF

Showroom or Additional Call Center Space

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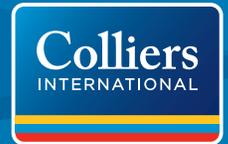
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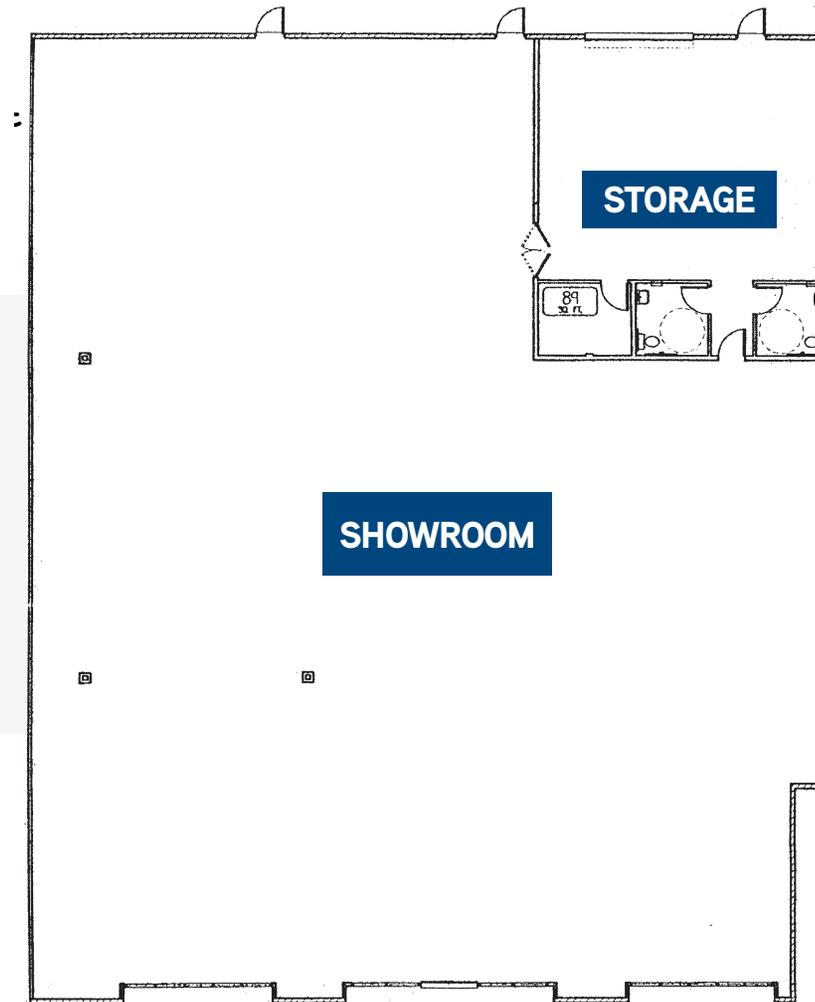
# TURNKEY CALL CENTER SPACE

6320 SOUTH PECOS ROAD, LAS VEGAS, NEVADA 89120



## SUITE 117: ±9,224 SF

Showroom or Additional  
Call Center Space



DRAWINGS NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.

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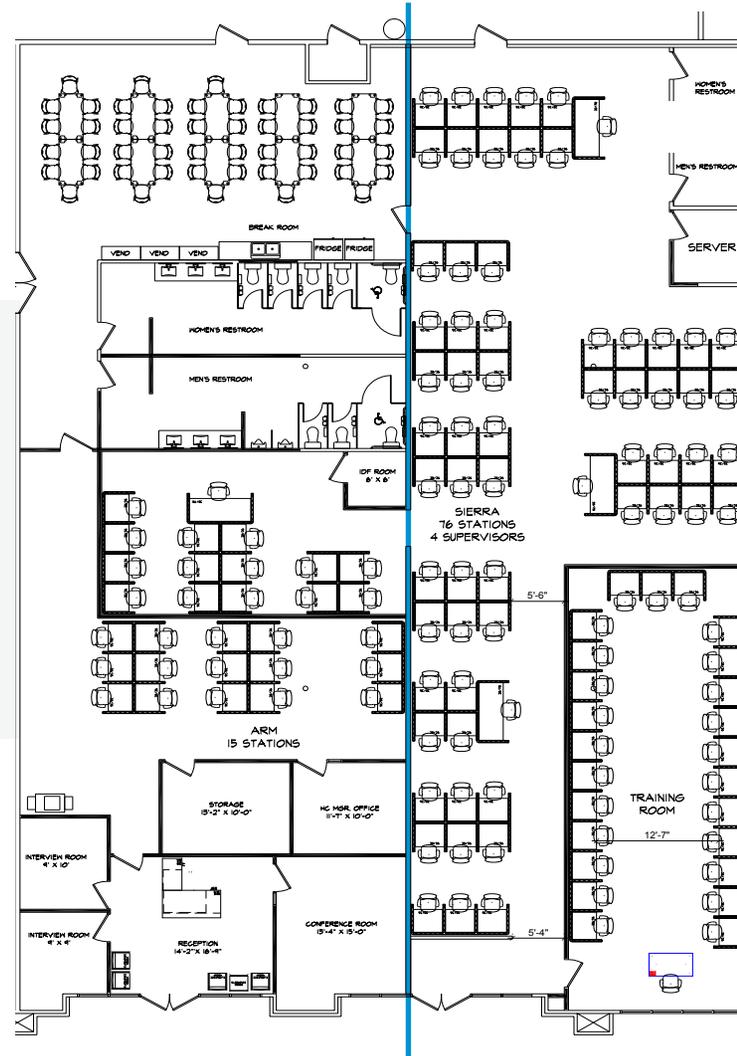
6320 SOUTH PECOS ROAD, LAS VEGAS, NEVADA 89120



**SUITE 118: ±3,717 SF**  
Added Call Center Space

**SUITE 119: ±4,260 SF**  
Added Call Center Space

**SUITE 119**



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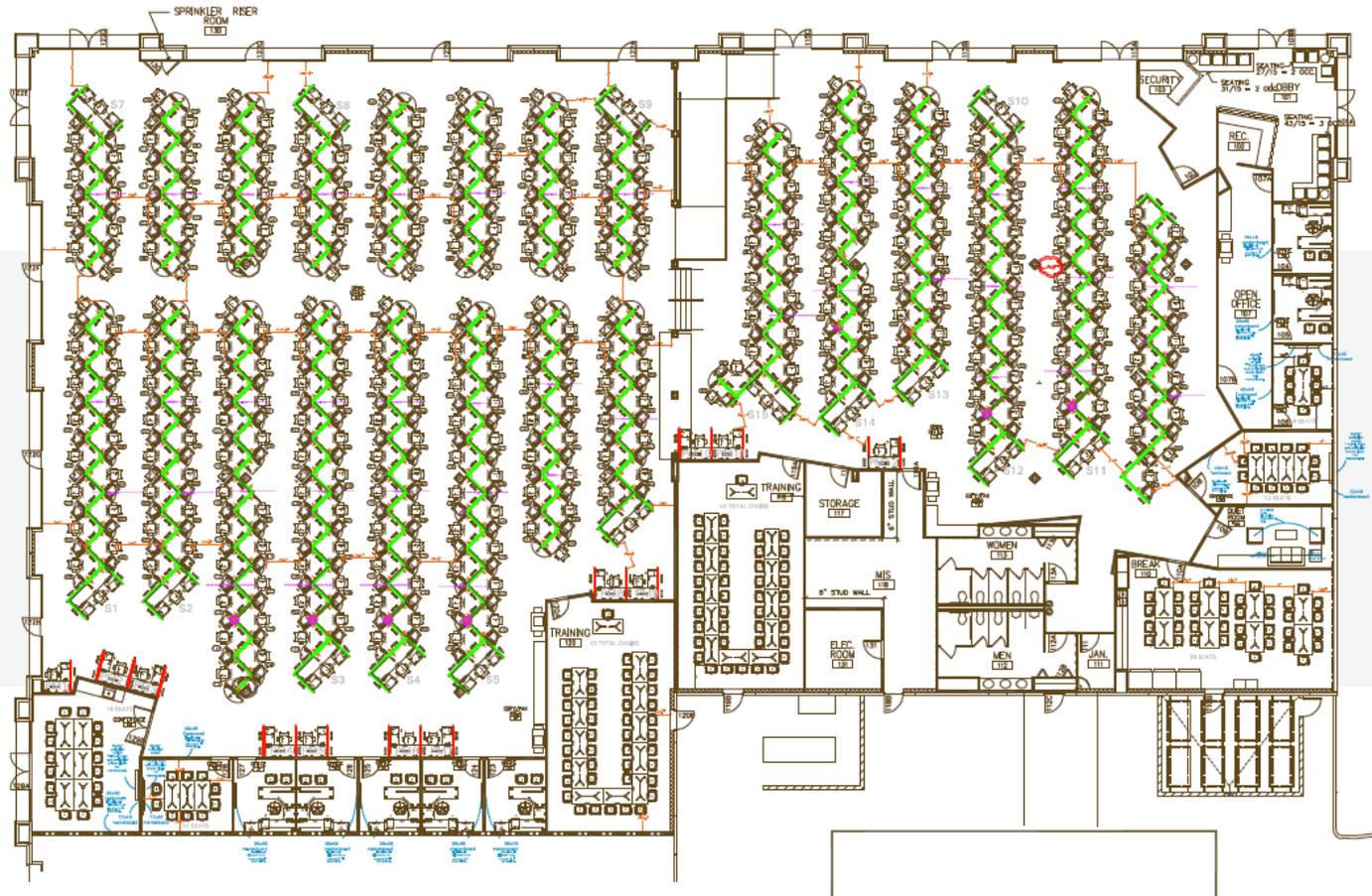
# TURNKEY CALL CENTER SPACE

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## SUITE 123: ±25,211 SF

Main Call Center Space that  
Includes a Backup Generator



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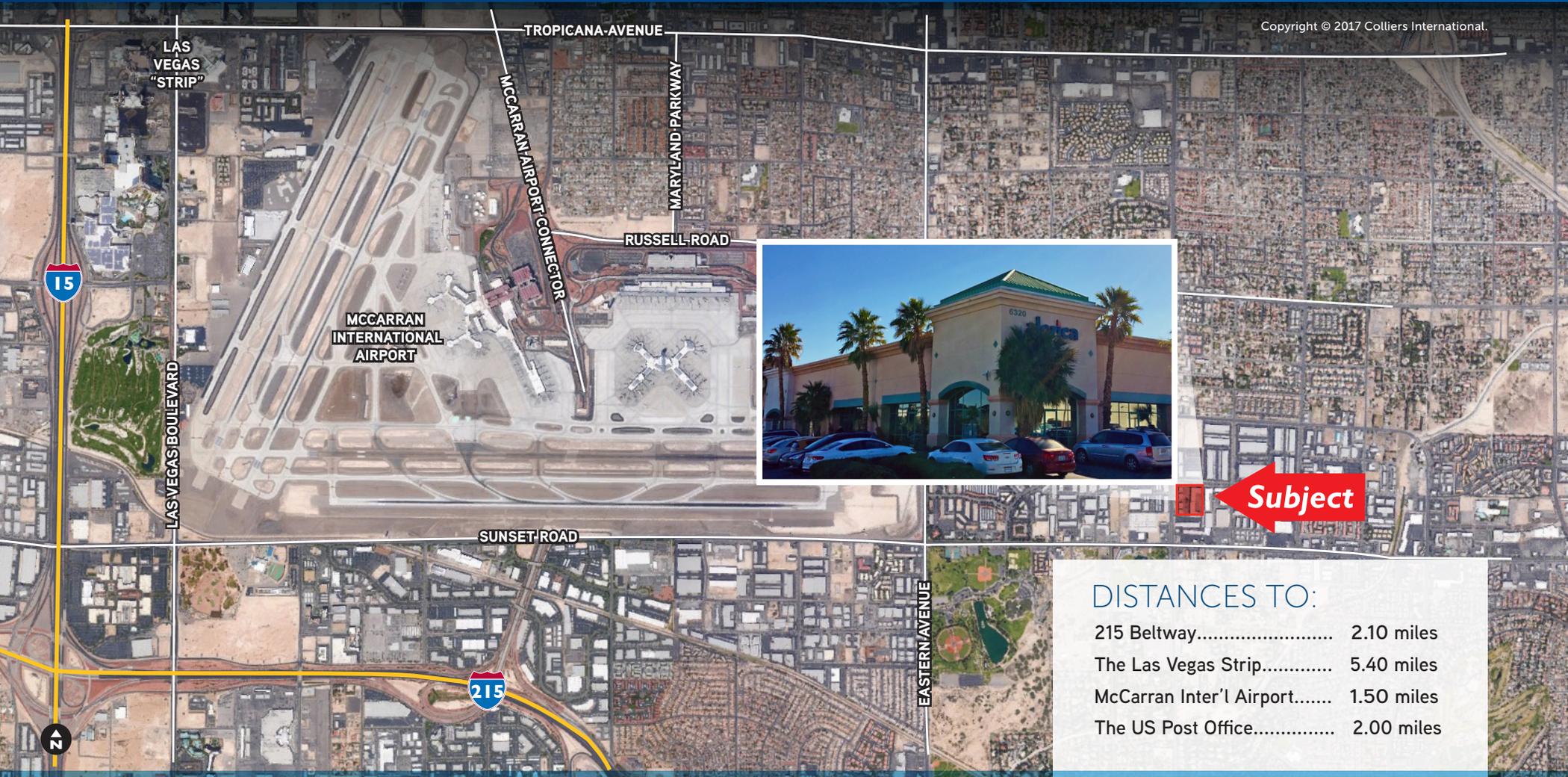
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# TURNKEY CALL CENTER SPACE

6320 SOUTH PECOS ROAD, LAS VEGAS, NEVADA 89120



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## DISTANCES TO:

215 Beltway.....	2.10 miles
The Las Vegas Strip.....	5.40 miles
McCarran Inter'l Airport.....	1.50 miles
The US Post Office.....	2.00 miles

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