

THE OFFICE SUITES AT SKY POINTE

6628 Sky Pointe Dr. Las Vegas, Nevada 89131

AVAILABLE
For Lease



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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Property Highlights

- Rare office space in desirable location
- Courtyard for tenant use / events
- Covered reserved parking available
- Modern interior finishes
- Executive Suites receive in-suite janitorial and waste disposal services scheduled twice per week
- Rent covers all standard utilities and amenities, excluding Wi-Fi and landline
- Enjoy discounted rates on lease terms extending beyond 12 months

Property Overview

MDL Group is pleased to present leasing opportunities at 6628 Sky Pointe Drive, a modern office property located in the highly sought-after Centennial Hills submarket of northwest Las Vegas. Offering a mix of executive suites and traditional office space, the property provides flexible options for businesses seeking a professional presence in one of the valley's fastest-growing areas. Ideally positioned near the I-11 and I-215 interchange, the location offers excellent regional access and connectivity. Property amenities include modern interior finishes, a shared courtyard for tenant use and events, covered reserved parking, and access to nearby retail, dining, fitness, and service amenities, creating a convenient and attractive business environment.

Listing Snapshot



\$3.00 - \$3.48 PSF FS
Full Service Lease Rates



±270 SF - ±736 SF
Available Space



Northwest
Submarket

Key Demographics (within a 3-mile radius)



±115,718
Population Size



\$133,980
Ave. Household Income

APN 125-21-710-007

Zoning Town Center District (T-C)

Year Built 2005

Property Size ±31,120 SF

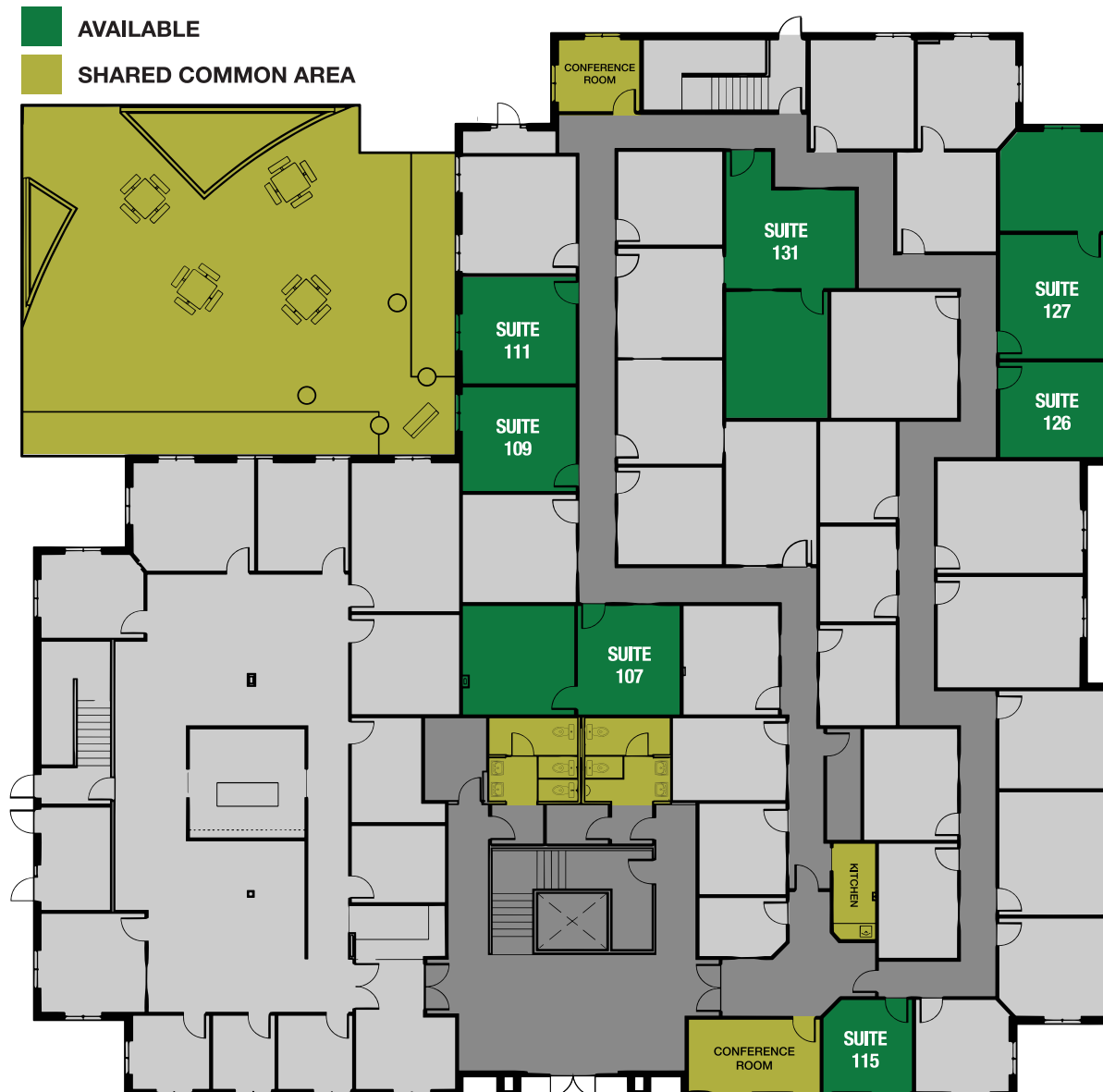
Lot Size ±2.06 AC

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Listing Snapshot



\$3.00 - \$3.48 PSF FS
Monthly Lease Rate



±270 SF - ±736 SF
Available Space

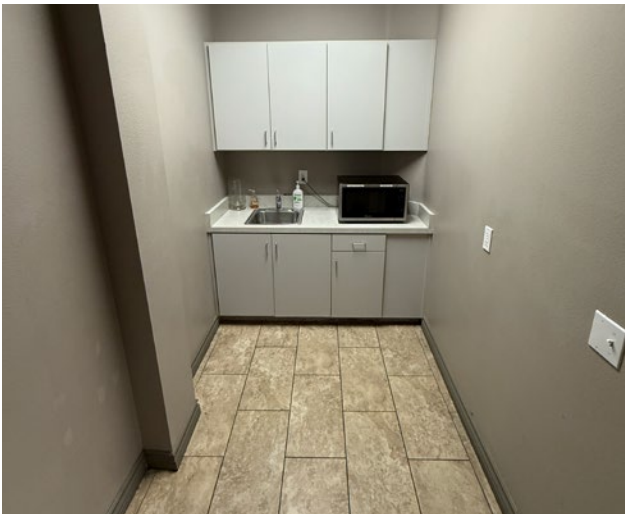


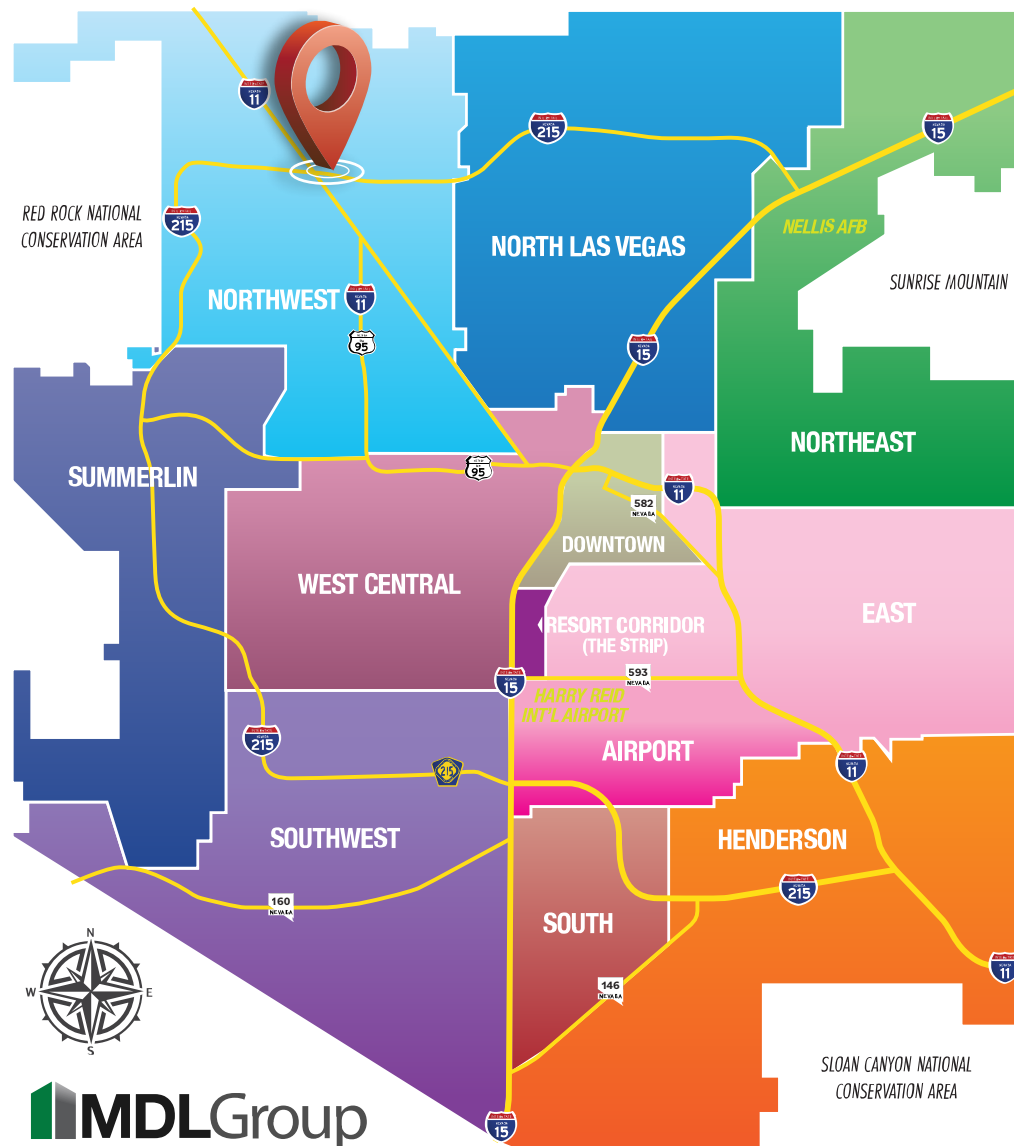
\$918.00 - \$2,387.28
Monthly Rent

Available Space

STE	SF	LEASE RATE PSF	MONTHLY RENT	AVAIL.
107	±633	\$3.00 FS	\$1,899.00	Immediately
109	±328	\$3.15 FS	\$1,033.20	Immediately
111	±345	\$3.25 FS	\$1,121.25	Immediately
115	±270	\$3.40 FS	\$918.00	8/1/2026
126	±292	\$3.40 FS	\$992.80	9/1/2026
127	±686	\$3.48 FS	\$2,387.28	9/1/2026
131	±736	\$3.00 FS	\$2,208.00	Immediately

Property Photos





Distance to Landmarks

- I-11 FWY: ± 0.2 miles
- I-215 FWY: ± 0.3 miles
- I-15 FWY: ± 10.5 miles
- Harry Reid International Airport: ± 21.8 miles
- The Strip: ± 15.0 miles

Nearby Amenities

- Starbucks
- Target
- Smith's Food and Drug
- UPS Store
- Centennial Hills Hospital
- Red Rock National Conversation Area

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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Market Overview

Northwest Las Vegas Consistently Ranked in the nation's Top 50 Best-Selling Master-Planned Communities.

Skye Canyon and Providence have consistently appeared and ranked within the nation's top 50 reports, administered by realty consulting firms RCLCO Real Estate Advisors and John Burns Real Estate Consulting (JBREC). The flourishing communities have also received several regional awards for design and lifestyle, with many master-planned parks and amenities.

Synopsis

The Northwest Las Vegas submarket, encompassing rapidly developing communities like **Lone Mountain, Skye Pointe, Skye Canyon, Centennial, and Providence**, stands as a booming, increasingly affluent sector offering prime opportunities for Commercial Real Estate (CRE) investors and owner-users. Driven by robust residential growth, this area features a continually expanding inventory of desirable Multi-Family developments and modern Office properties, fueled by a high median household income supporting a strong consumer base. The demographic profile and expanding local amenities make the Northwest a strategic location for new businesses to flourish, providing a less congested yet well-served alternative to central areas. Connectivity is a major asset, as the submarket is entirely serviced by the CC-215 Beltway (Las Vegas Beltway) and offers quick access to the I-11 freeway via the US-95, facilitating easy commutes across the valley. Furthermore, the area is the direct gateway to Mt. Charleston and the surrounding Spring Mountains, providing employees and residents with exceptional recreational opportunities, enhancing its appeal as a live-work-play destination.

Quick Facts

 **170,000**
Est. Population
(as of 2025)

 **3,750**
Pop. Density
(per square mile)


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Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

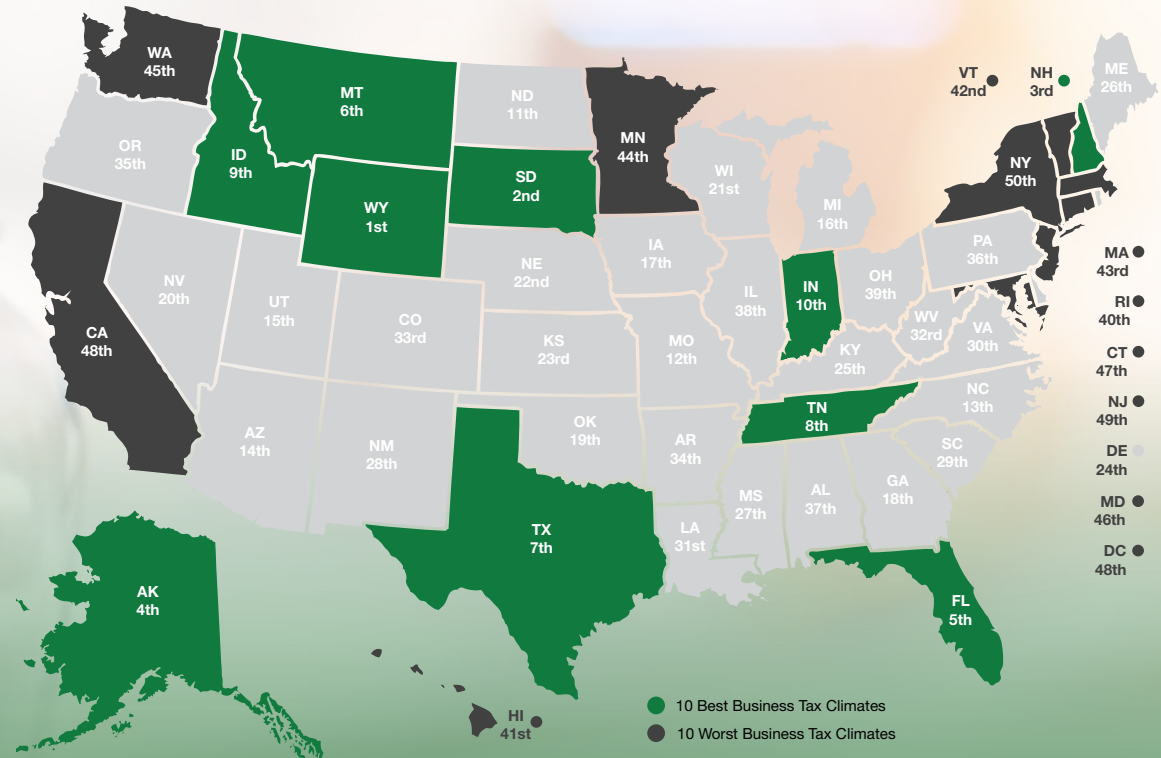
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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