



1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
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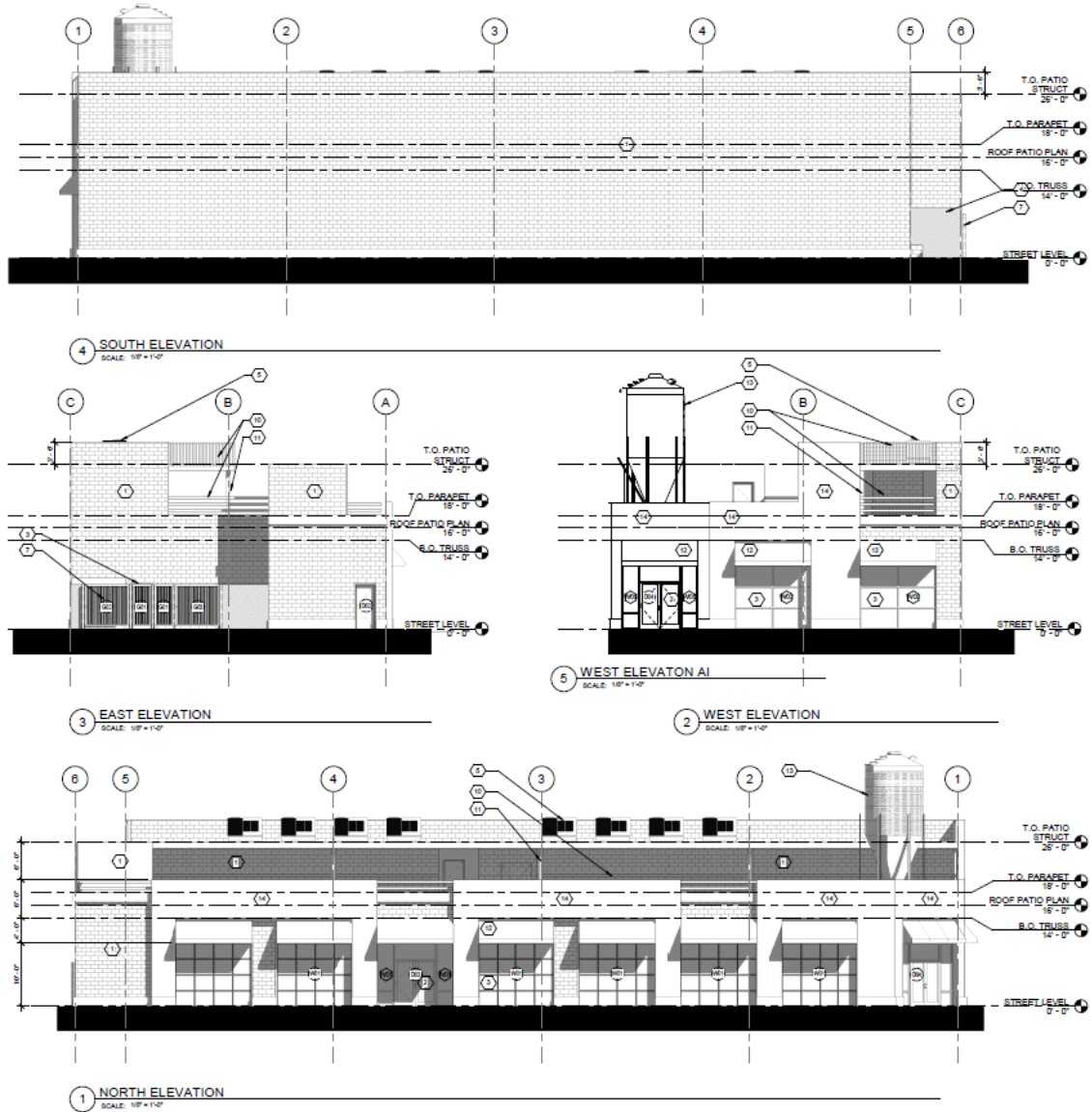
COMMERCIAL SPACES FOR LEASE: 1503 CASINO CENTER

- **ADDRESS:** 1503 South Casino Center Blvd, Las Vegas NV 89104
- **SQUARE FEET AVAILABLE:** 13,480 Square Feet Approximately
 - Ground Floor: 6,740 Square Feet Approximately
 - Rooftop: 6,740 Square Feet Approximately (Half Covered & Half Open-to-Sky)
- **RENT:** Ground Floor and Rooftop Charged at \$1.85 per Square Foot. There is an additional charge for CAMs.
- **TI ALLOWANCE:** \$125,000
- **LEASE TERM:** 5 Years Initial + Two 5-Year Options
- **RENT INCREASE:** 3% Each Year With Adjustment to Market Rate at Lease Renewals
- **DETAILS:**

Available for lease is a newly planned ground up development in the Downtown Las Vegas Arts District. The property will feature a ground floor with an elevator to a rooftop patio, all of which will be turned over in a gray shell condition. Prospective tenants will benefit from having approximately 50% coverage on the rooftop patio in order to provide year-round usage. Aside from being located in the booming Arts District, the property also benefits from being advantageous situated with exposure to Las Vegas Boulevard and is directly across the street from the newly announced City of Las Vegas public parking structure. The City's project will consist of retail stores on the ground level with 5-floors of public parking above it, which will provide tenants of 1503 Casino Center ample parking for their customers.

The Landlord will provide as part of the development an elevator, grease interceptor, fire sprinkler system, eye-catching beer silo (refer to elevations on page 2), and TI allowance of \$125,000.

1503 CASINO CENTER ELEVATIONS





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1503 CASINO CENTER RENDERING (*Color Rendering Does Not Depict Final Roof Cover or Beer Silo*)



1503 CASINO CENTER GROUND FLOOR PLAN

