



1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
E: Management@KLACapital.com
U: Www.KLACapital.com

COMMERCIAL SPACES FOR LEASE: 1561 COMMERCE STREET

- **ADDRESS:** 1561 Commerce Street, Las Vegas NV 89104
- **SQUARE FEET AVAILABLE:** Spaces range from 300 square feet up to 2,400 square feet approximately. There are several different building layouts and sizes that can be broken up or rented as a whole. Some buildings within the complex feature a rooftop tenants can utilize.
- **RENT:** Rates are based off of the unit type. Please see the breakdown on the types, layouts, and prices below.
- **TI ALLOWANCE:** \$30 per Square Foot
- **LEASE TERM:** 5 Years
- **RENT INCREASE:** 3% Each Year
- **DETAILS:**

Building off concepts that are popular throughout Europe, KLA Capital is bringing to the Downtown Las Vegas Arts District the “Container Distrikt”. The property will feature eight stand-alone buildings with common area seating. The goal is to create the feeling of an activated alley where groups of patrons can go to several businesses, all get something different, and sit in the common area seating together. There will be music playing throughout the property (with the potential for live music), string lights ascending from building to building, and an abundance of landscaping providing shade canopy.

Each building will be constructed to resemble a container but will be built from structural steel instead to provide a larger interior than would be allowed using conventional containers. Spaces will range in size from 300 square feet up to an available 2,400 square feet depending on tenant’s needs. There will be a common area building with bathrooms for all the businesses, removing the need for tenants to provide bathrooms within their space. The property will also be completely fenced and will have an umbrella liquor license that all businesses will be able to operate under.

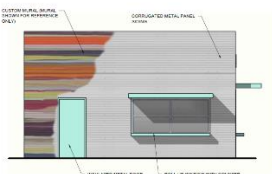
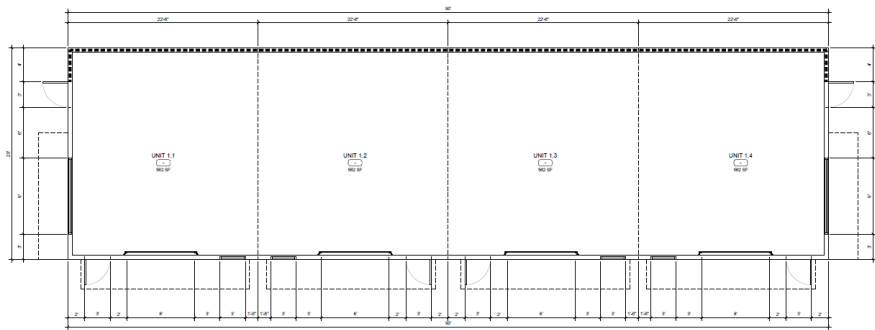
[illegible]



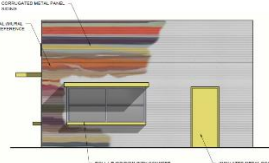
1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
E: Management@KLACapital.com
U: Www.KLACapital.com

1561 COMMERCE STREET AVAILABLE LAYOUTS

- BUILDING TYPE 1 (Dimensions – 25' x 90')**



D | EXTERIOR ELEVATION - BUILDING TYPE 1
SCALE: 1/4" = 1'-0"



C | EXTERIOR ELEVATION - BUILDING TYPE 1
SCALE: 1/4" = 1'-0"



B | EXTERIOR ELEVATION - BUILDING TYPE 1
SCALE: 1/4" = 1'-0"



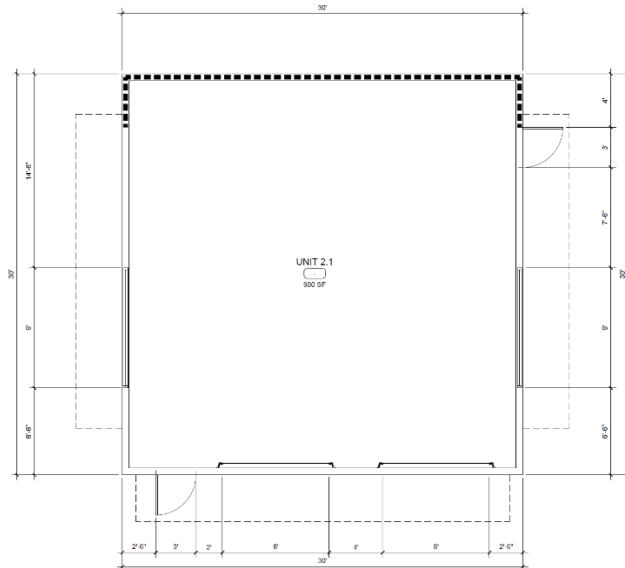
A | EXTERIOR ELEVATION - BUILDING TYPE 1
SCALE: 1/4" = 1'-0"

- Max Contiguous (4 Bays):** 2,250 Square Feet Appx.
- Minimum Divisible (1 Bay):** 563 Square Feet Appx.
- Rent:** Each bay will be leased at \$3,000 per month and the building can be broken up in intervals of 563 square feet.



1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
E: Management@KLACapital.com
U: Www.KLACapital.com

- BUILDING TYPE 2 (Dimensions – 30' x 30')**



- Square Footage:**
900 Square Feet
- Rent:** Standalone building will be rented to a single tenant for \$4,250 per month.



D EXTERIOR ELEVATION - BUILDING TYPE 2
SCALE: 1/4" = 1'-0"



C EXTERIOR ELEVATION - BUILDING TYPE 2
SCALE: 1/4" = 1'-0"



B EXTERIOR ELEVATION - BUILDING TYPE 2
SCALE: 1/4" = 1'-0"

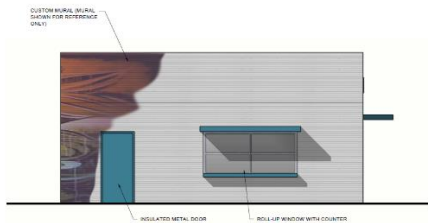
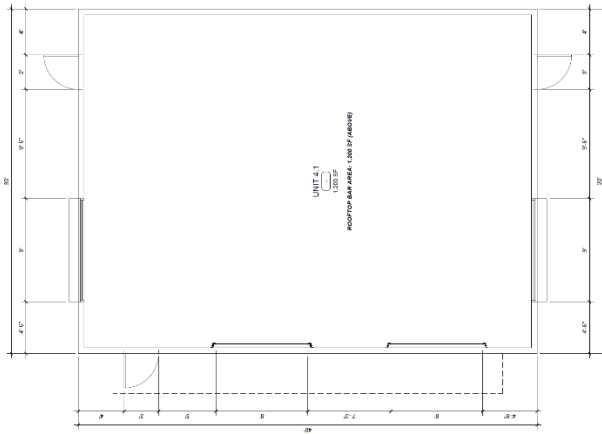


A EXTERIOR ELEVATION - BUILDING TYPE 2
SCALE: 1/4" = 1'-0"

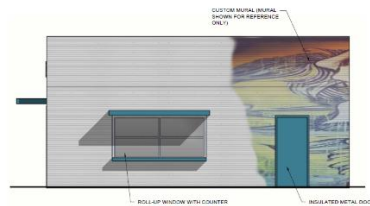


1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
E: Management@KLACapital.com
U: Wwww.KLACapital.com

- BUILDING TYPE 3 (Dimensions – 30' x 40' with Rooftop Area 30' x 40')**



D | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



C | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



B | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



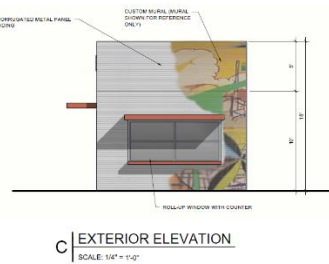
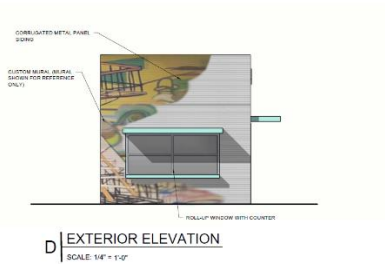
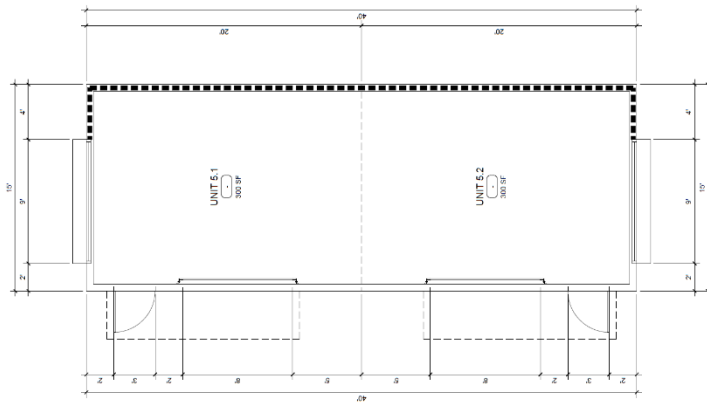
A | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

- Square Footage:**
1,200 Square Feet
with 1,200 Rooftop
Bar Area
- Rent:** Standalone
building will be
rented to a single
tenant for \$5,500 per
month.



1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
E: Management@KLACapital.com
U: Www.KLACapital.com

- BUILDING TYPE 4 (Dimensions – 15' x 40')**

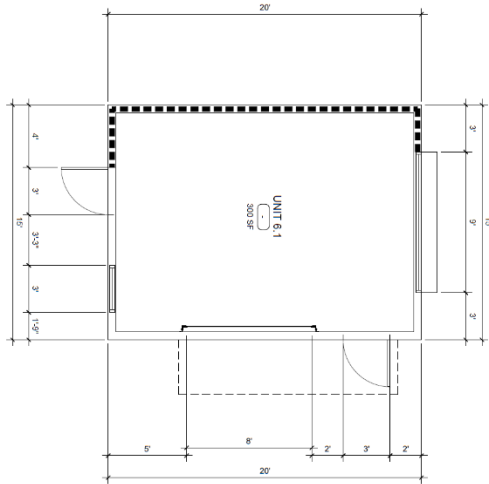


- Max Contiguous (2 Bays):** 600 Square Feet Appx.
- Minimum Divisible (1 Bay):** 300 Square Feet Appx.
- Rent:** Each bay will be leased at \$2,500 per month and the building can be leased as a whole or broken up into two tenants.

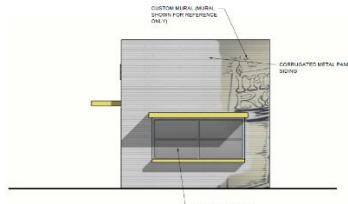
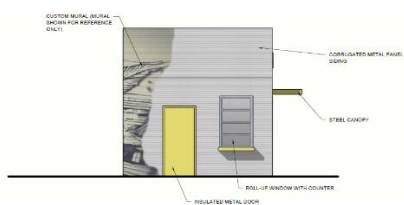


1818 Industrial Road #101,
Las Vegas, NV 89102
P: (702) 249-0979
E: Management@KLACapital.com
U: Www.KLACapital.com

- BUILDING TYPE 5 (Dimensions – 15' x 20')**



- Square Footage:**
300 Square Feet
- Rent:** Standalone building will be rented to a single tenant for \$2,500 per month.



D | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

C | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



B | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



A | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"