



1818 Industrial Road #101,
Las Vegas, NV 89102
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COMMERCIAL SPACES FOR LEASE: 1701 SOUTH LAS VEGAS BLVD.

- **ADDRESS:** 1701 South Las Vegas Blvd, Las Vegas NV 89104
- **SQUARE FEET AVAILABLE:** 32,435 Square Feet Approximately
 - Minimum Divisible: 1,463 Square Feet Appx.
 - Maximum Contiguous: 9,642 Square Feet Appx.
 - North Rooftop: 9,642 Square Feet Appx.
 - South Rooftop: 5,512 Square Feet Appx.
- **RENT:** Ground Floor is charged at \$3.25 per square feet and for units with rooftops, rooftop square footage is charged at \$1.25 per square foot. There is an additional charge for CAMs.
- **TI ALLOWANCE:** 20% of Hard Costs
- **LEASE TERM:** 5 Years Initial + Two 5-Year Options
- **RENT INCREASE:** 3% Each Year With Adjustment to Market Rate at Lease Option Renewals
- **DETAILS:**

Available for lease is a new planned ground up development in the Downtown Las Vegas Arts District. The property will span approximately 32,435 square feet that can be subdivided down to a minimum 1,463 square foot space. The North and South end units will both feature rooftop patios that are partially covered in order to be utilized year-round. The property

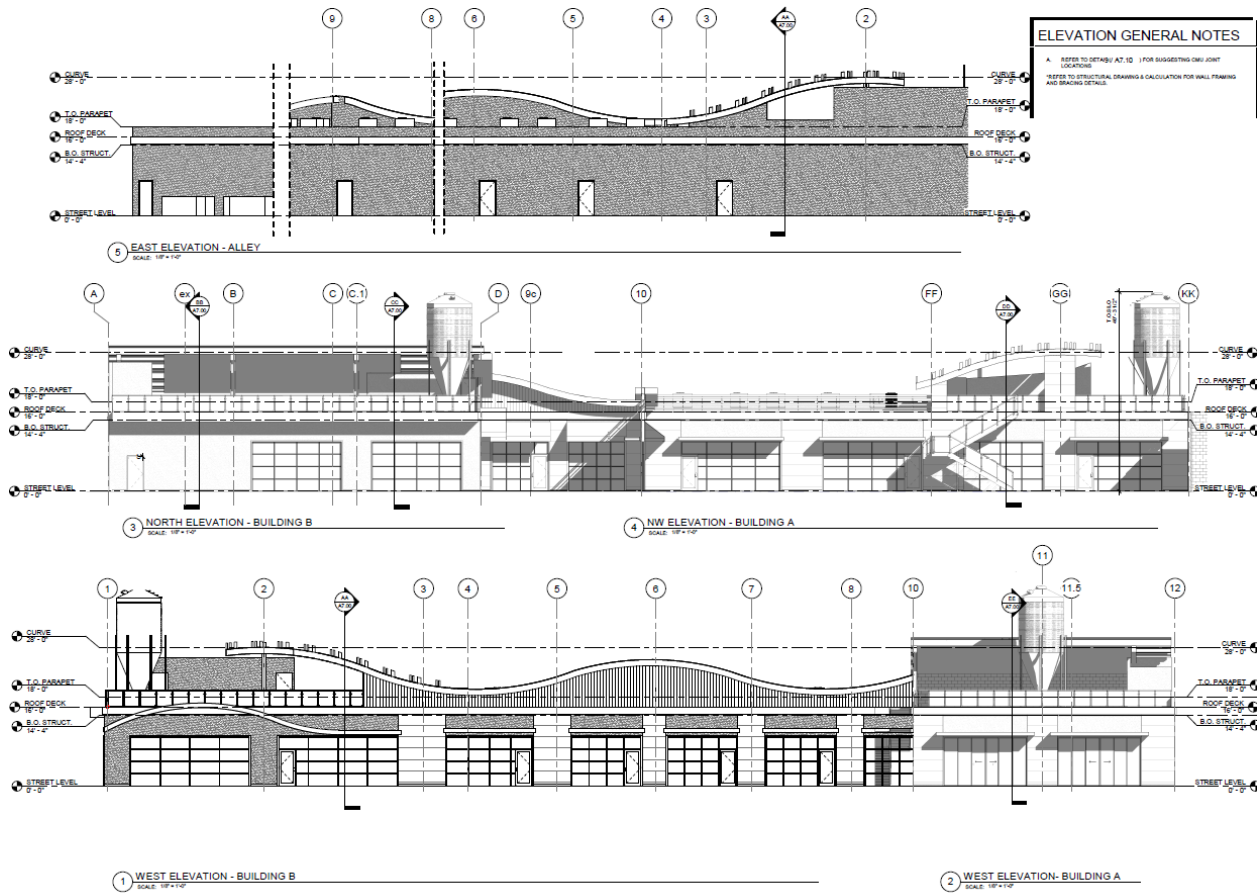
Aside from being located in the booming Arts District, the property also benefits from being advantageously situated within walking distance of the newly announced City of Las Vegas public parking structure. The City's project will consist of retail stores on the ground level with 5-floors of public parking above it, which will provide the 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.



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1701 SOUTH LAS VEGAS BLVD ELEVATIONS





1 SUP-SITE PLAN
SCALE: 1/8" = 1'-0"



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1701 SOUTH LAS VEGAS BLVD ROOF TOP FLOOR PLAN

