



LAS VEGAS ARTS DISTRICT FLATS
RETAIL MARKETING PACKAGE | OCTOBER 2023

CEDAR_{st}  BOOTH HANSEN

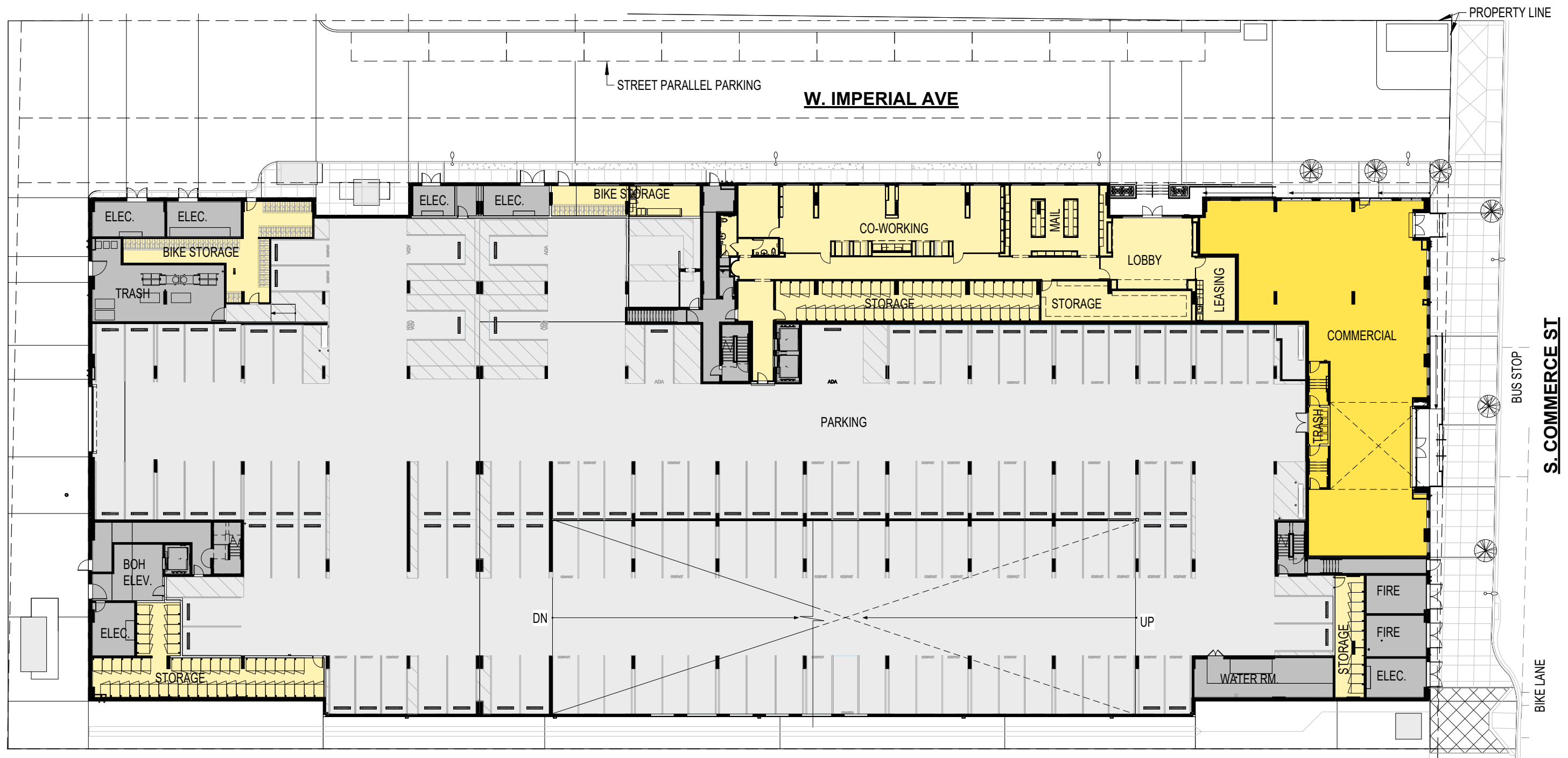


PROJECT DESCRIPTION

This Las Vegas development represents the Art District's first significant apartment building, making it a noteworthy addition to this thriving neighborhood. In response to the neighborhood's transformation from light industrial to a vibrant mixed-use community, the design takes an explicitly urban approach. The building is situated on the intersection of Commerce St. and Imperial Ave., and comprises 311 rental units, including studios, one-bedroom, two-bedroom, and three-bedroom apartments. Additionally, there are 318 indoor parking spaces located from the partial basement up through portions of the second floor. In addition to the apartments, upscale amenities and boutique retail spaces are included. The building's design transitions from a rectangular base on the first two floors to an "E" shape from the third through seventh floors. This configuration creates two spacious south-facing amenity terraces that feature a pool, spa, fitness center, and lounges, all offering panoramic views of the Las Vegas Strip.

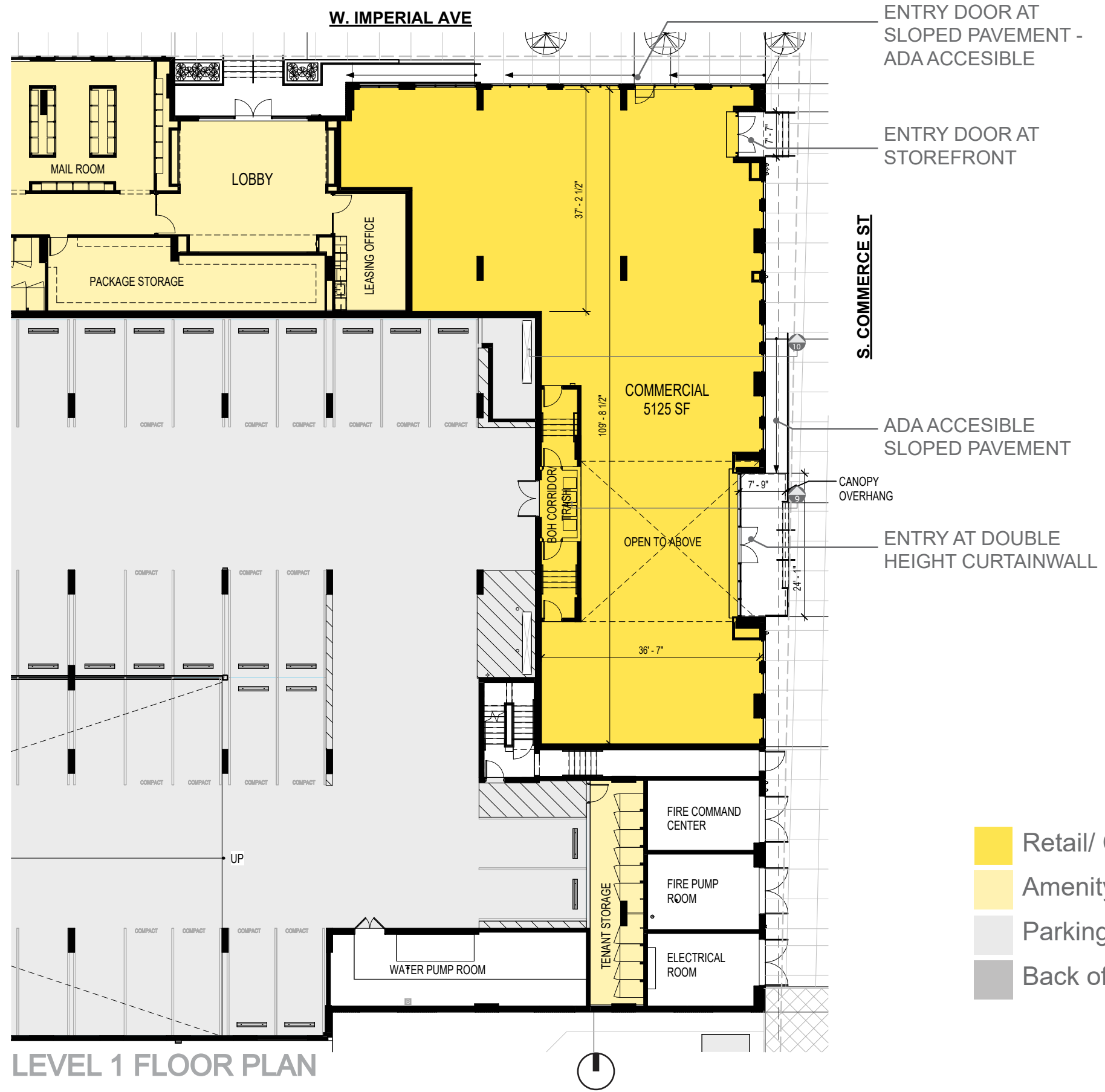
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LEVEL 1 FLOOR PLAN

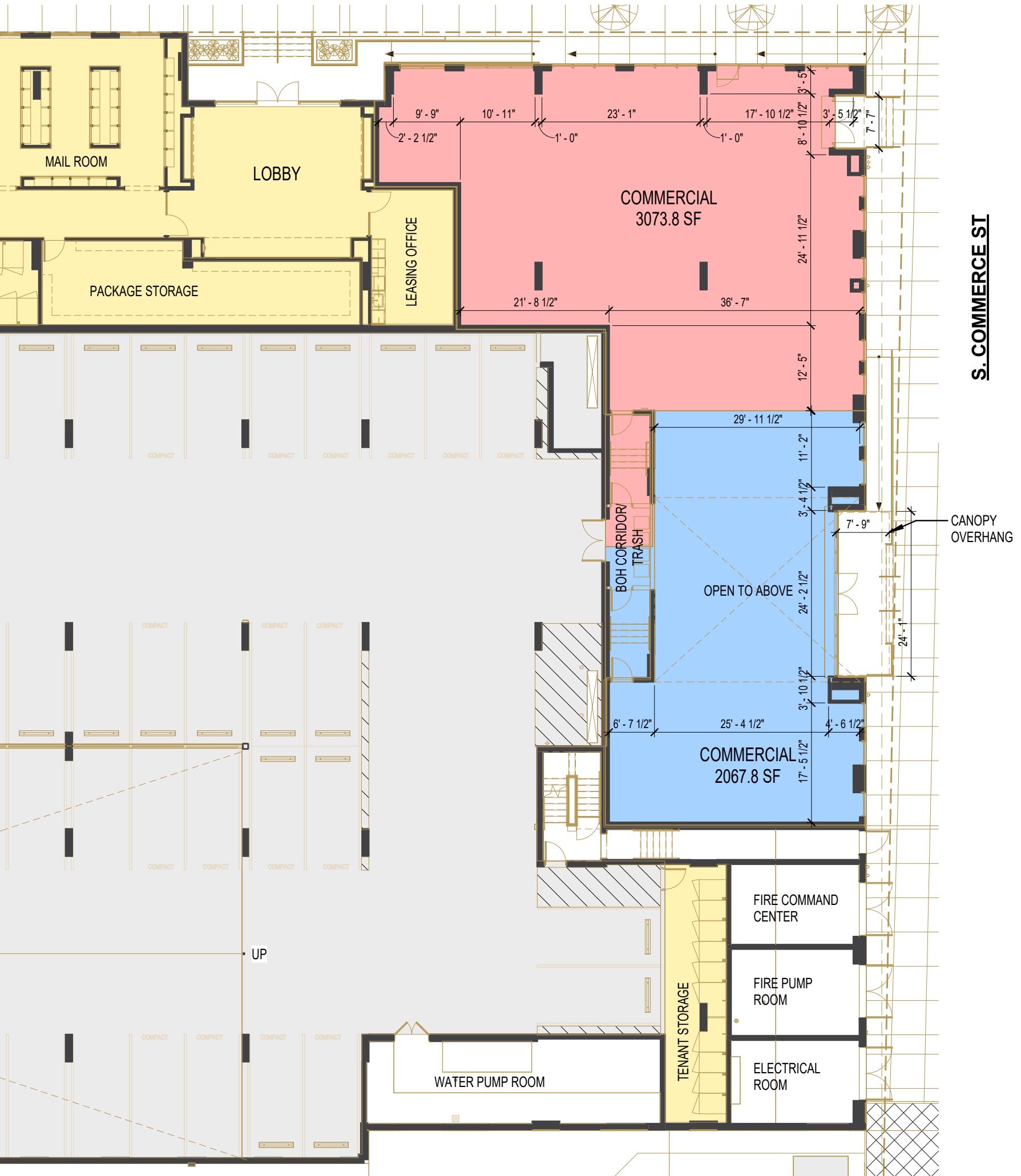
- Retail/ Commercial
- Amenity/ Lobby
- Parking
- Back of House



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LEVEL 1 FLOOR PLAN

W. IMPERIAL AVE



S. COMMERCE ST

CANOPY OVERHANG

UP

WATER PUMP ROOM

TENANT STORAGE

FIRE COMMAND CENTER

FIRE PUMP ROOM

ELECTRICAL ROOM

COMMERCIAL 2067.8 SF

COMMERCIAL 3073.8 SF

LOBBY

MAIL ROOM

PACKAGE STORAGE

LEASING OFFICE

BOH CORRIDOR/TRASH

OPEN TO ABOVE

COMPACT

COMPACT

COMPACT

COMPACT

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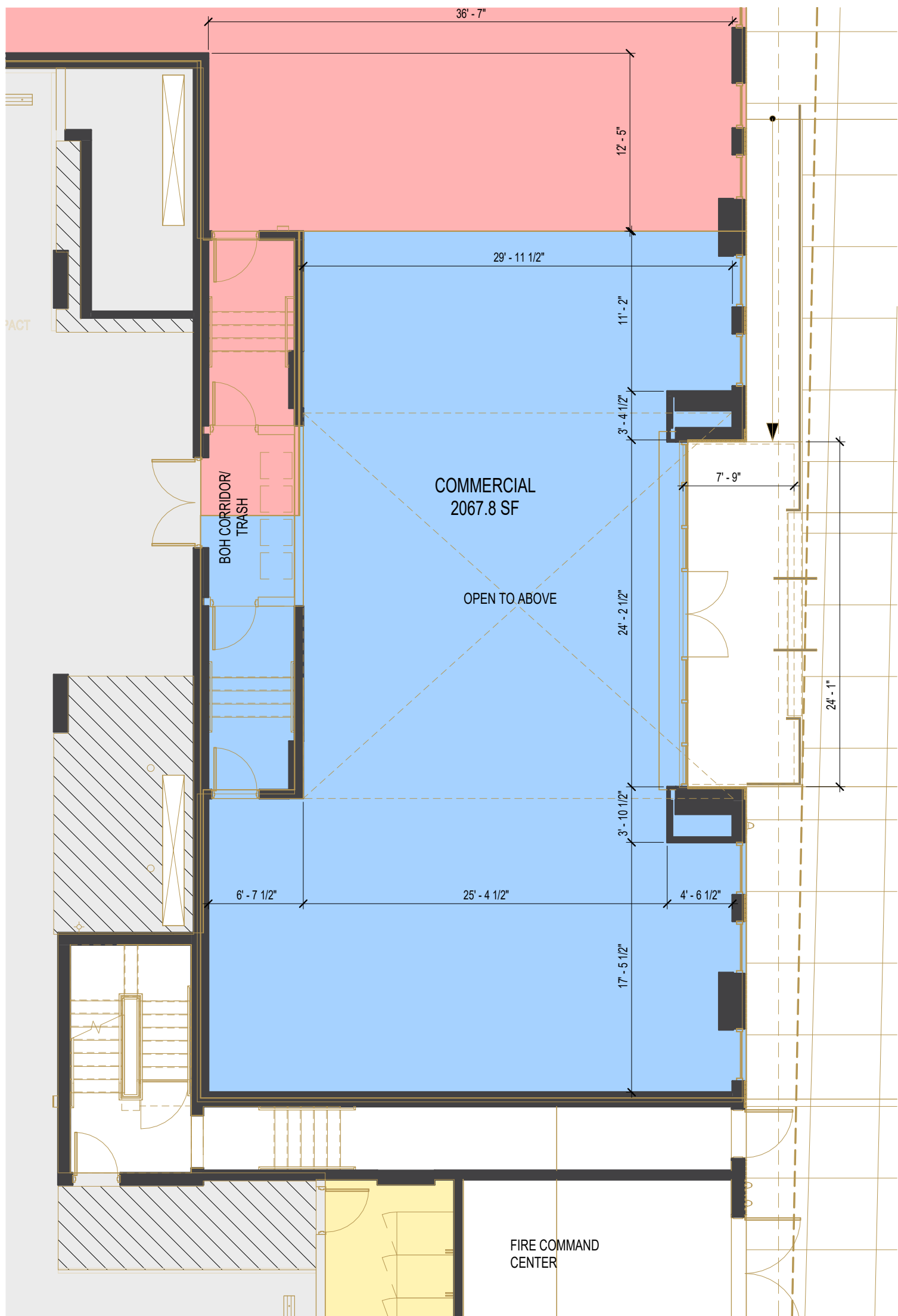
COMPACT



NORTH COMMERCIAL SPACE IS SHOWN AS AREA HIGHLIGHTED IN RED ON ADJACENT PLAN. NOTE THAT ALL DIMENSIONS ARE APPROXIMATE, AND MUST BE VERIFIED IN FIELD.

1 LEVEL 1 - NORTH COMMERCIAL SPACE
 1/8" = 1'-0"

CM-N



1 LEVEL 1 - SOUTH COMMERCIAL SPACE
 1/8" = 1'-0"

SOUTH COMMERCIAL SPACE IS SHOWN AS AREA HIGHLIGHTED IN BLUE ON PLAN ABOVE. NOTE THAT ALL DIMENSIONS ARE APPROXIMATE, AND MUST BE VERIFIED IN FIELD.











