



FOR LEASE

823 South Las Vegas Boulevard

Las Vegas, Nevada 89101



Property Highlights

- Four-story, professional office building with secure parking on the first level of the building
- 28 secure parking spaces available on the 1st level of the building. Overflow parking for tenants/visitors adjacent to the building
- Centrally located near NEC of Las Vegas Blvd. and Charleston
- Blocks from the Regional Justice Center and U.S. Federal Courthouse
- Tenant improvement allowance negotiable for multi-year lease
- RTC bus line conveniently runs north/south directly a stop across the street
- Lease rates from \$1.95/sf/month Modified Gross
- Tenant to pay their own utilities and janitorial
- Secure building with card-key access

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823 SOUTH LAS VEGAS BOULEVARD	AVAILABLE ±RSF	VIRTUAL TOUR
SUITE 210	±1,126 SF	 
SUITE 500	±9,800 SF	



Suite 210



Suite 500

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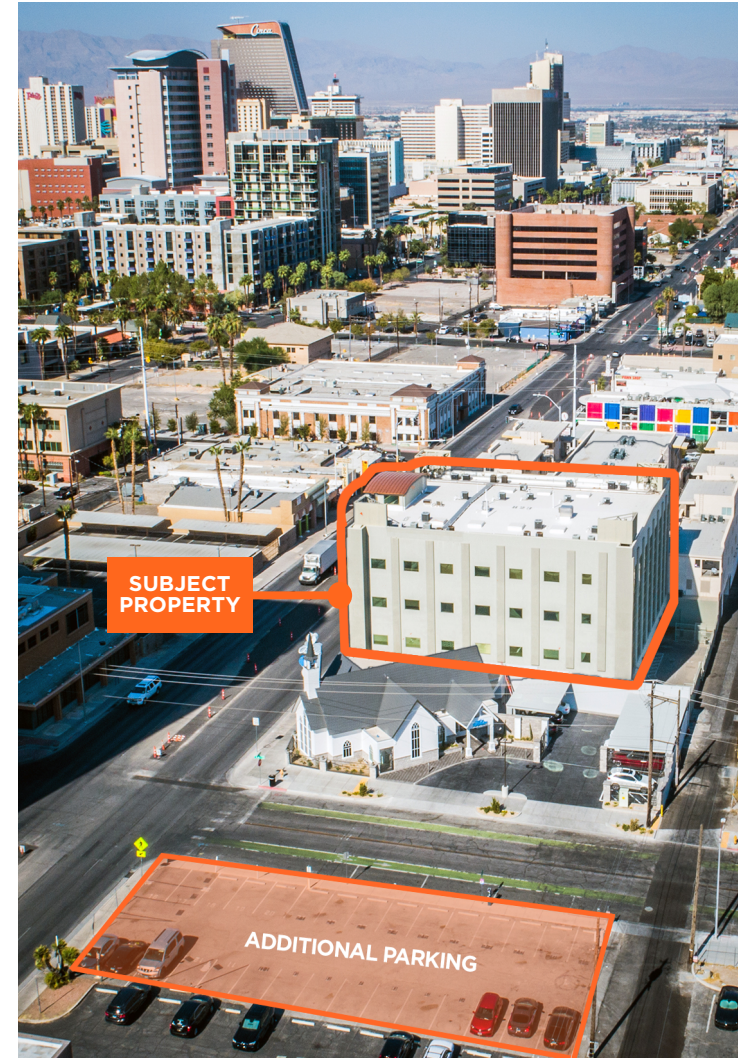
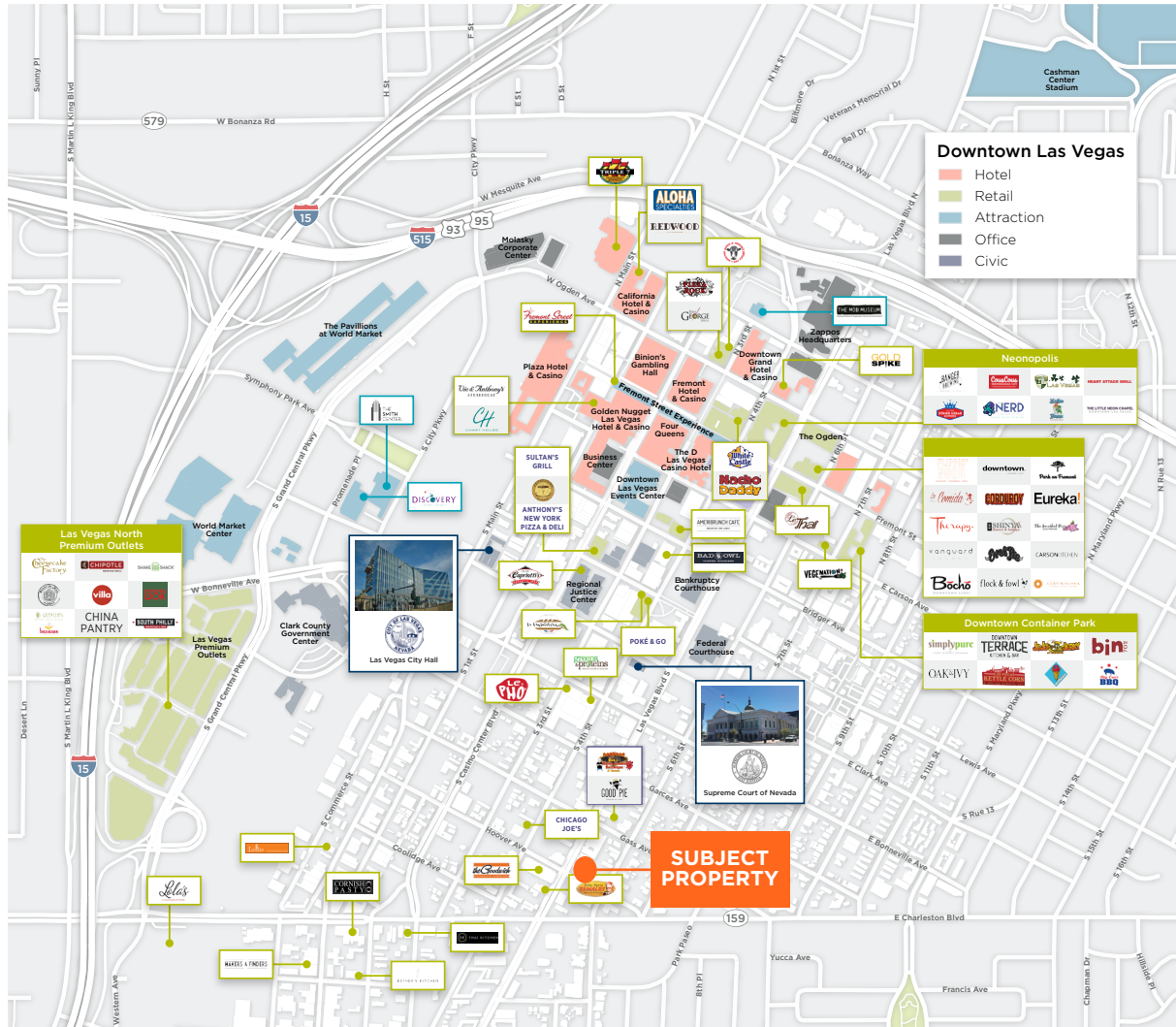
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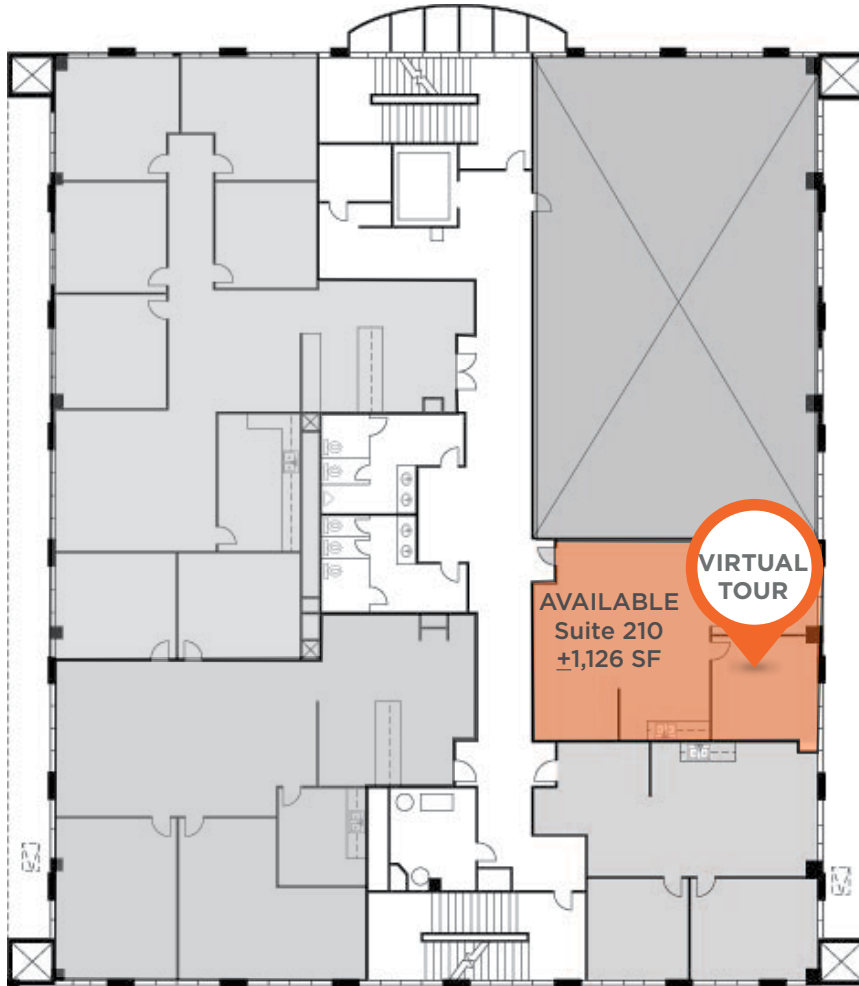
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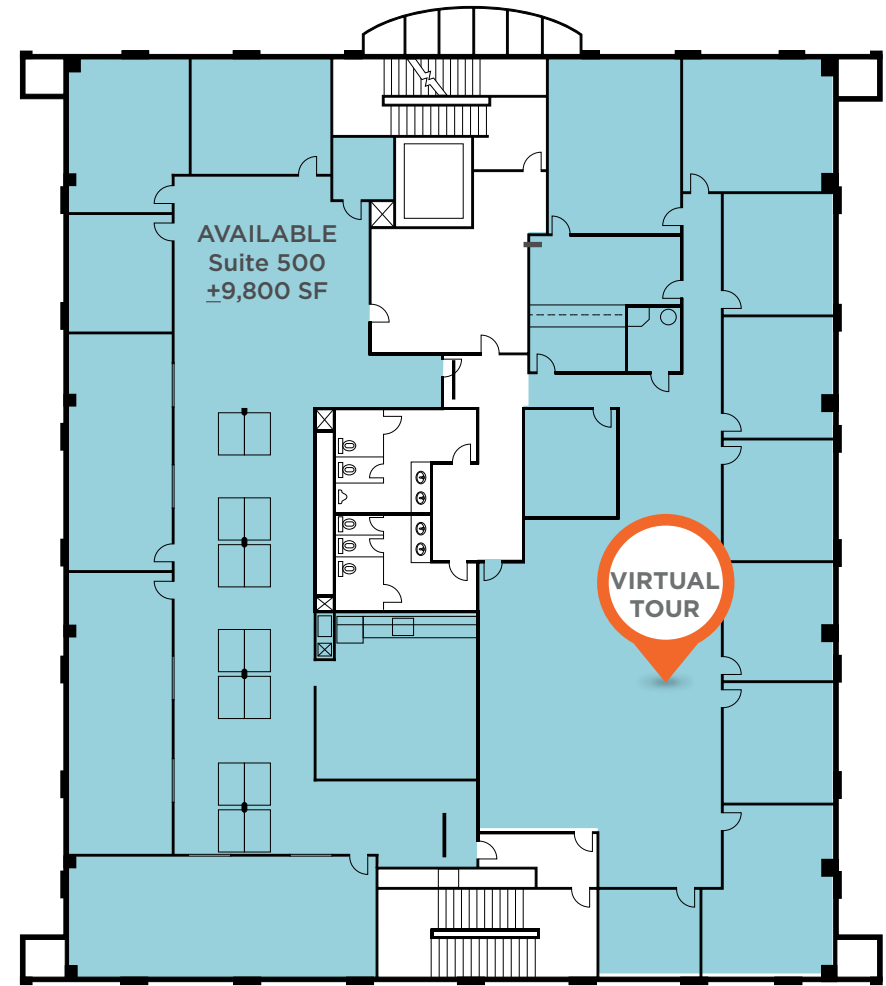
SUITE 210: ±1,126 SF



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SUITE 500: ±9,800 SF



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