

302

CARSON

LAS VEGAS, NV 89101

11 STORY
OFFICE BUILDING

FOR LEASE

CARSON AVENUE AND 3RD STREET
DOWNTOWN LAS VEGAS

KELLIE ORTIZ-THOMPSON

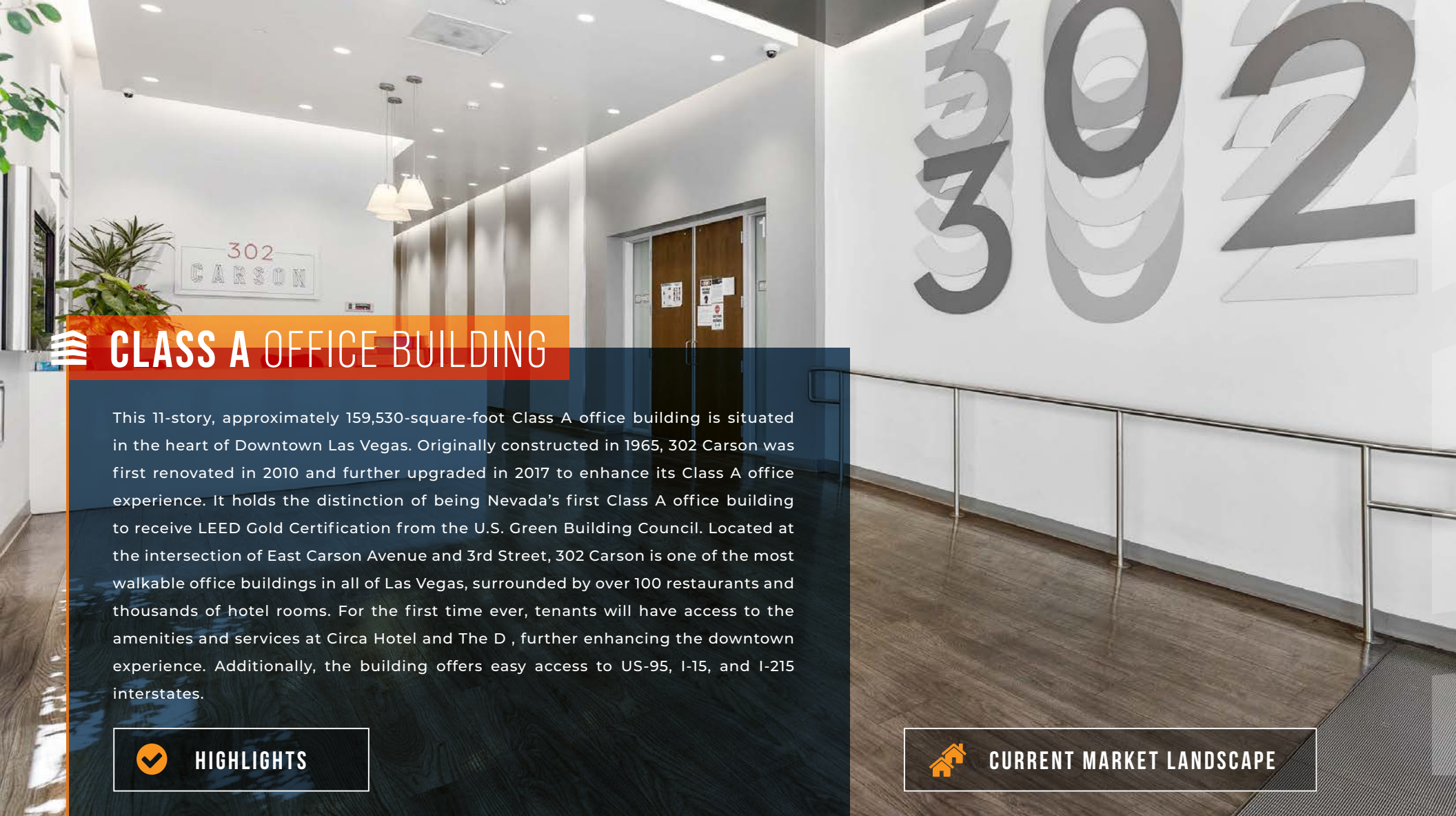
Vice President | Downtown Development

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CLASS A OFFICE BUILDING

This 11-story, approximately 159,530-square-foot Class A office building is situated in the heart of Downtown Las Vegas. Originally constructed in 1965, 302 Carson was first renovated in 2010 and further upgraded in 2017 to enhance its Class A office experience. It holds the distinction of being Nevada's first Class A office building to receive LEED Gold Certification from the U.S. Green Building Council. Located at the intersection of East Carson Avenue and 3rd Street, 302 Carson is one of the most walkable office buildings in all of Las Vegas, surrounded by over 100 restaurants and thousands of hotel rooms. For the first time ever, tenants will have access to the amenities and services at Circa Hotel and The D , further enhancing the downtown experience. Additionally, the building offers easy access to US-95, I-15, and I-215 interstates.



HIGHLIGHTS

1. Building and Monument Signage Opportunities Available
2. 24-Hour On-Site Security
3. LEED Gold Certified Office Building
4. 4-Story Adjacent Parking Structure
5. Tenants will have access to amenities at Circa and The D, including gym access, the pools and on-site dining options



CURRENT MARKET LANDSCAPE

Downtown Las Vegas: Vibrant, rapidly developing area with a growing presence of tech companies, creative firms, and professional services.

ASK ABOUT CITY INCENTIVES



PROPERTY DETAILS

RENTABLE AREA
159,530 SF

ACROSS
11 STORIES

CLASS
A

SPACES RANGING FROM
2,834 - 21,156 SF

RENT (FULL SERVICE GROSS)
\$2.35/Mo/SF

YEAR BUILT
1965

RENOVATIONS
2010/2017

11TH FLOOR SHELL

AVAILABLE NOW +/- 10,721 RSF

9TH FLOOR

AVAILABLE 04/01/2025 +/- 12,403 RSF

8TH FLOOR

AVAILABLE 04/01/2025 +/- 12,403 RSF

7TH FLOOR

AVAILABLE 04/01/2025 +/- 12,403 RSF

6TH FLOOR

AVAILABLE 04/01/2025 +/- 12,403 RSF

3RD FLOOR SPEC

AVAILABLE NOW +/- 2,834 RSF

2ND FLOOR

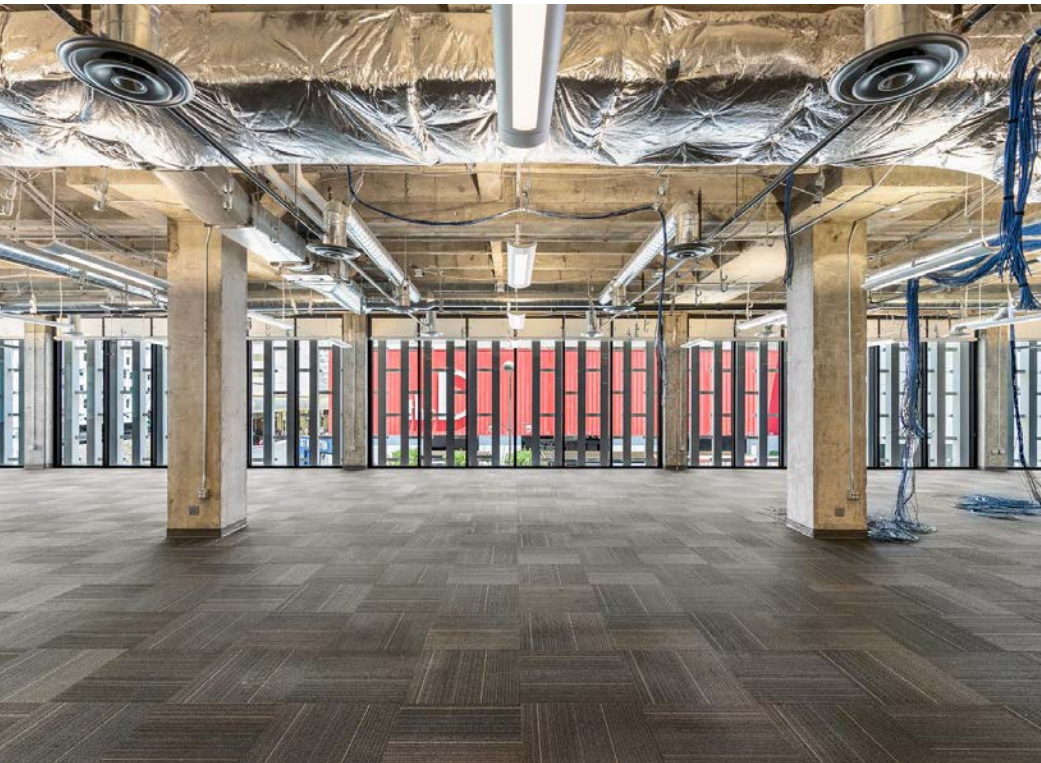
AVAILABLE NOW +/- 21,156 RSF



INTERIORS



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INTERIORS

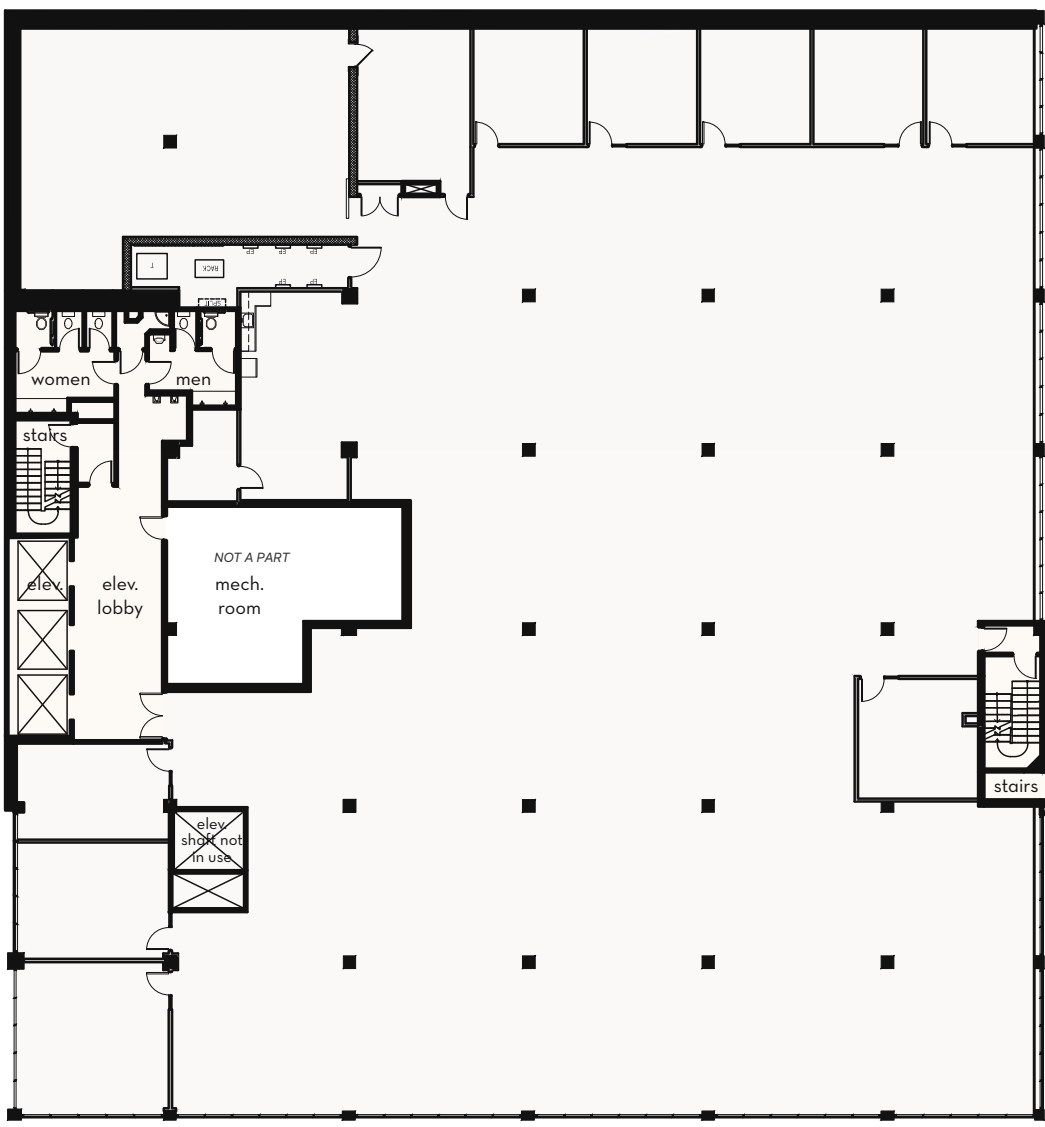


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+/- 21,156 SF

2ND FLOOR
AVAILABLE NOW

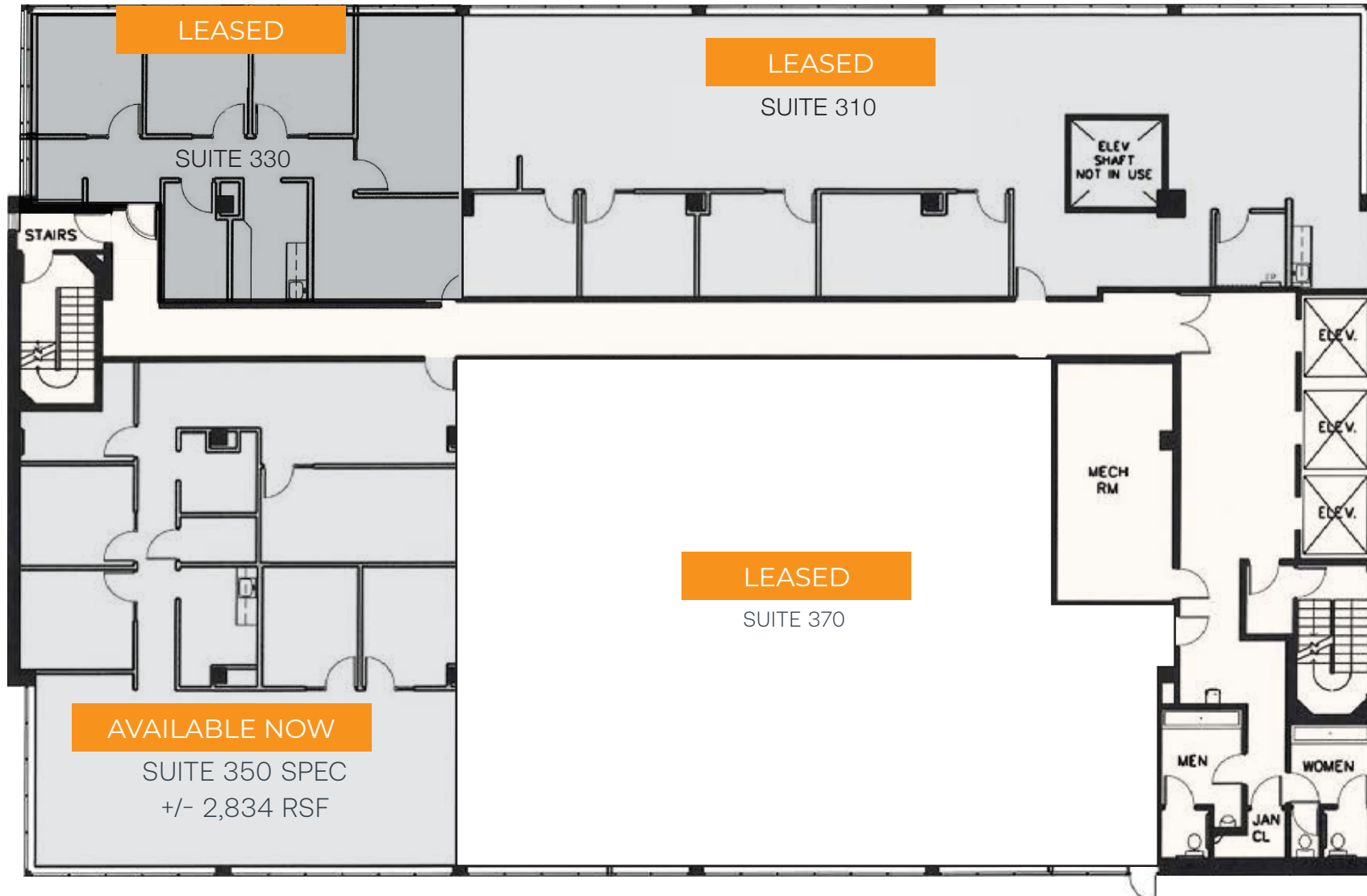


**Floorplans and its sizes are subject to errors and omissions and independent verification by the prospective tenant and their agents.*

+/- 2,834 SF

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3RD FLOOR



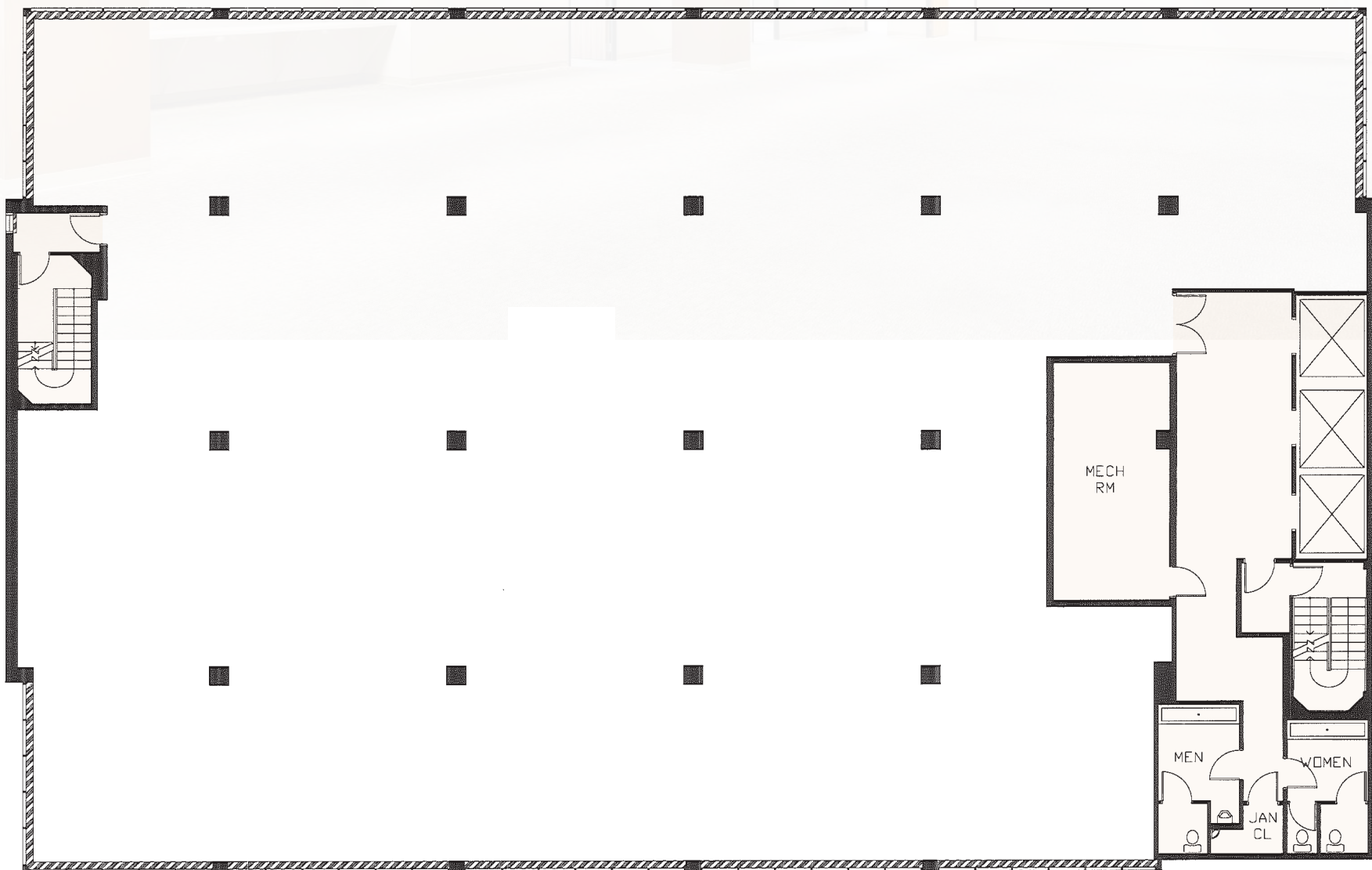
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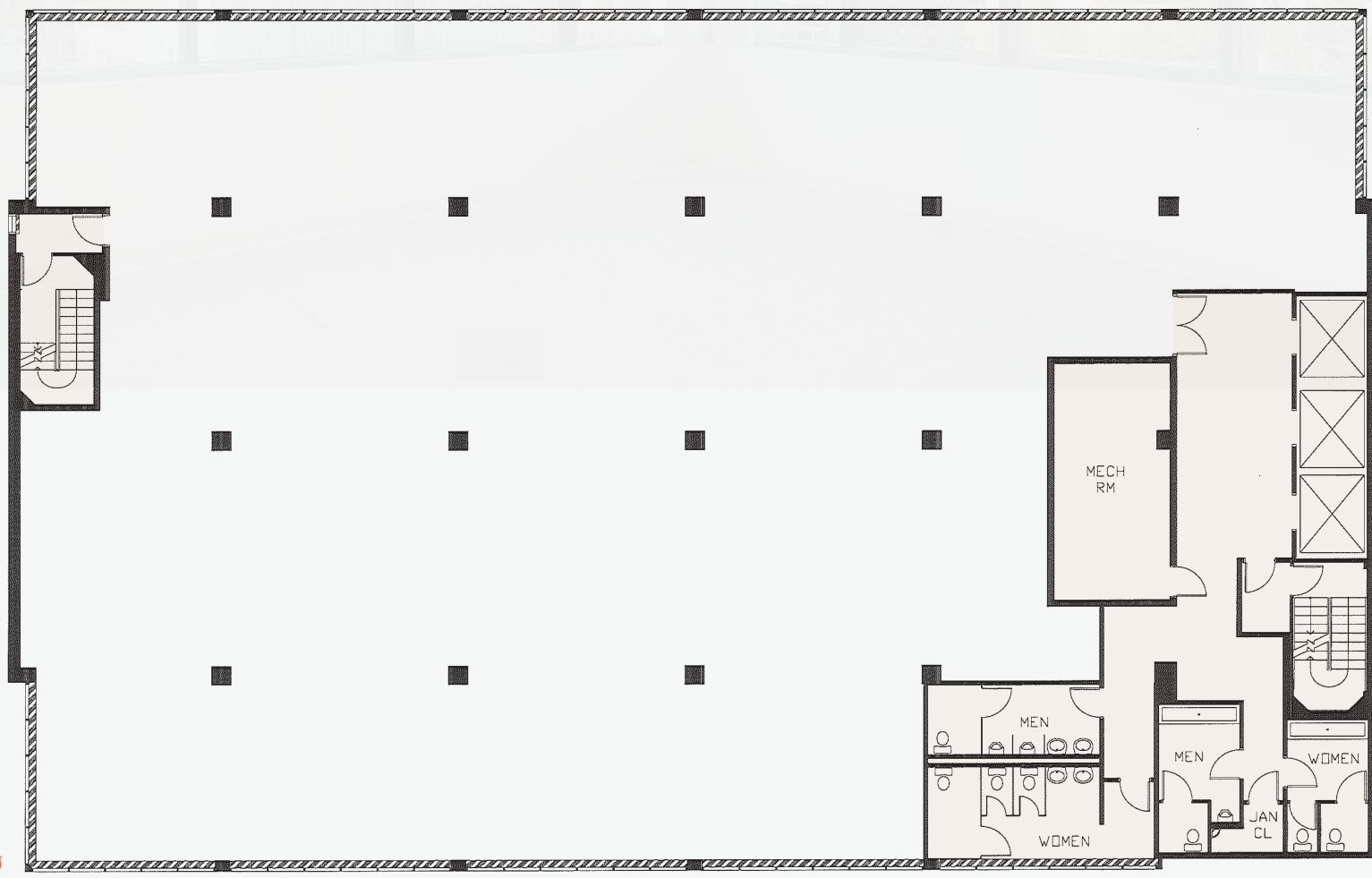
+/- 12,403 SF

6TH FLOOR
AVAILABLE 04/01/25



+/- 12,403 SF

7TH FLOOR
AVAILABLE 04/01/25



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+/- 12,403 SF

8TH FLOOR
AVAILABLE 04/01/25



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+/- 12,403 SF

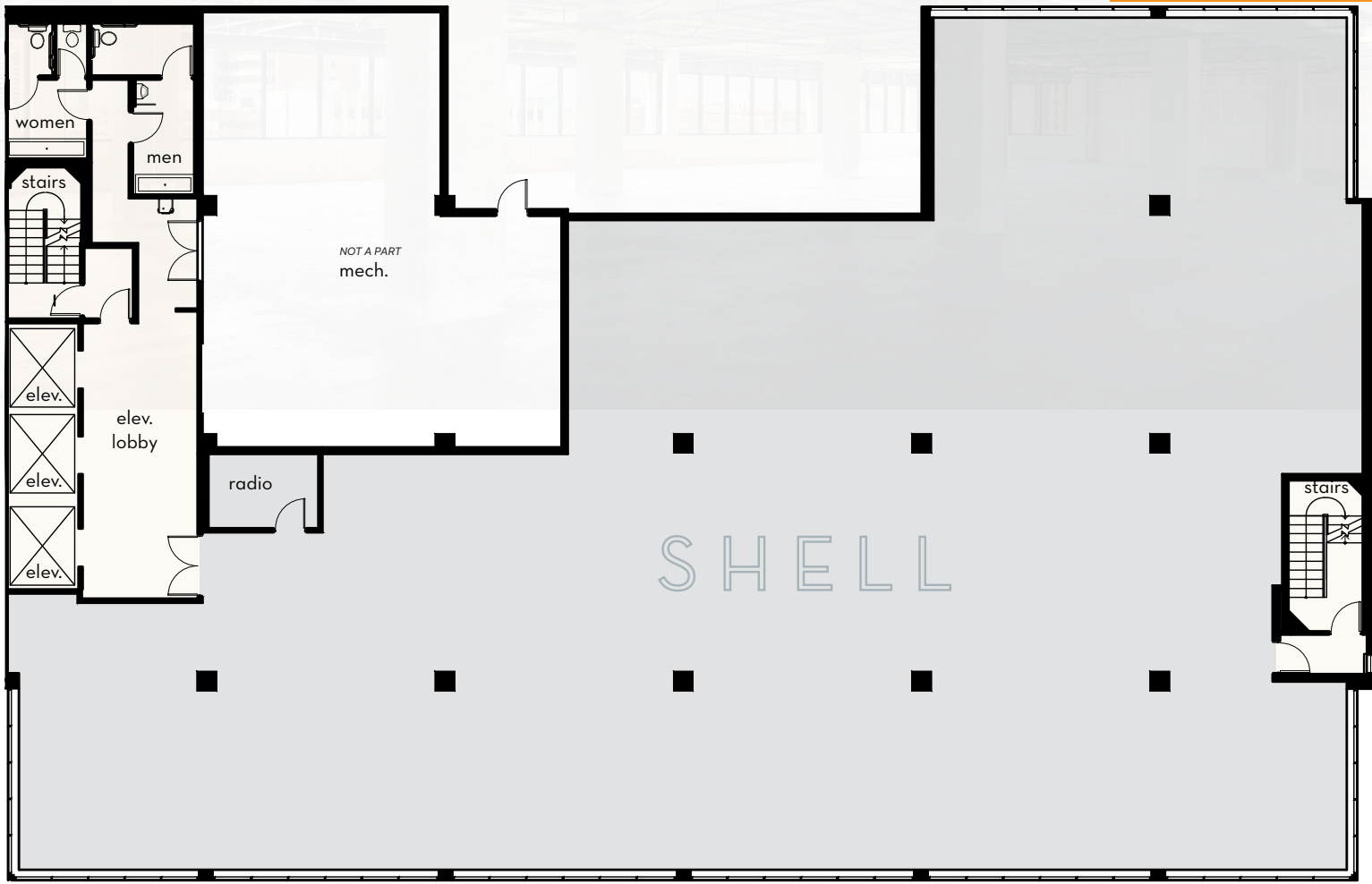
9TH FLOOR
AVAILABLE 04/01/25



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+/- 10,721 SF

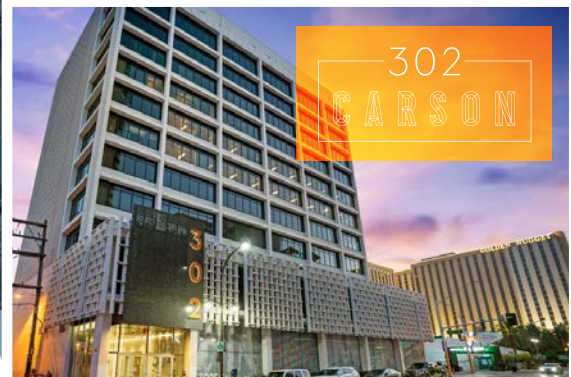
11TH FLOOR
AVAILABLE NOW



SHELL SPACE – Ready for tenant specific improvements

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