

FOR LEASE



CLASS "A" OFFICE BUILDING IN THE HEART OF DOWNTOWN LAS VEGAS

600 S. LAS VEGAS BOULEVARD

LAS VEGAS, NV 89101

BOB HAWKINS, SIR

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

600 S. LAS VEGAS BOULEVARD | LAS VEGAS, NV 89101

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600 S. Las Vegas Boulevard is an $\pm 82,000$ SF seven-story, class "A" office building and includes $\pm 17,686$ SF on each floor. Located in the heart of Downtown Las Vegas, this high-image building is perfect for all types of users and offers on-site security, building engineer property management, and covering parking.



RETAIL OPTIONS: $\pm 2,500$ SF up to $\pm 7,500$ SF

OFFICE OPTIONS: $\pm 17,686$ SF up to $\pm 35,372$ SF

- Located in the Heart of Downtown Las Vegas
- On-Site Building Security, Engineer & Property Management
- Shell Condition & Ready for Tenant Improvements



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REALCOMM ADVISORS
770 E. Warm Springs Road
Suite 120
Las Vegas, NV 89119
(702) 515-1010
www.rcadv.com



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FOR LEASE

1ST FLOOR

RETAIL SUITES

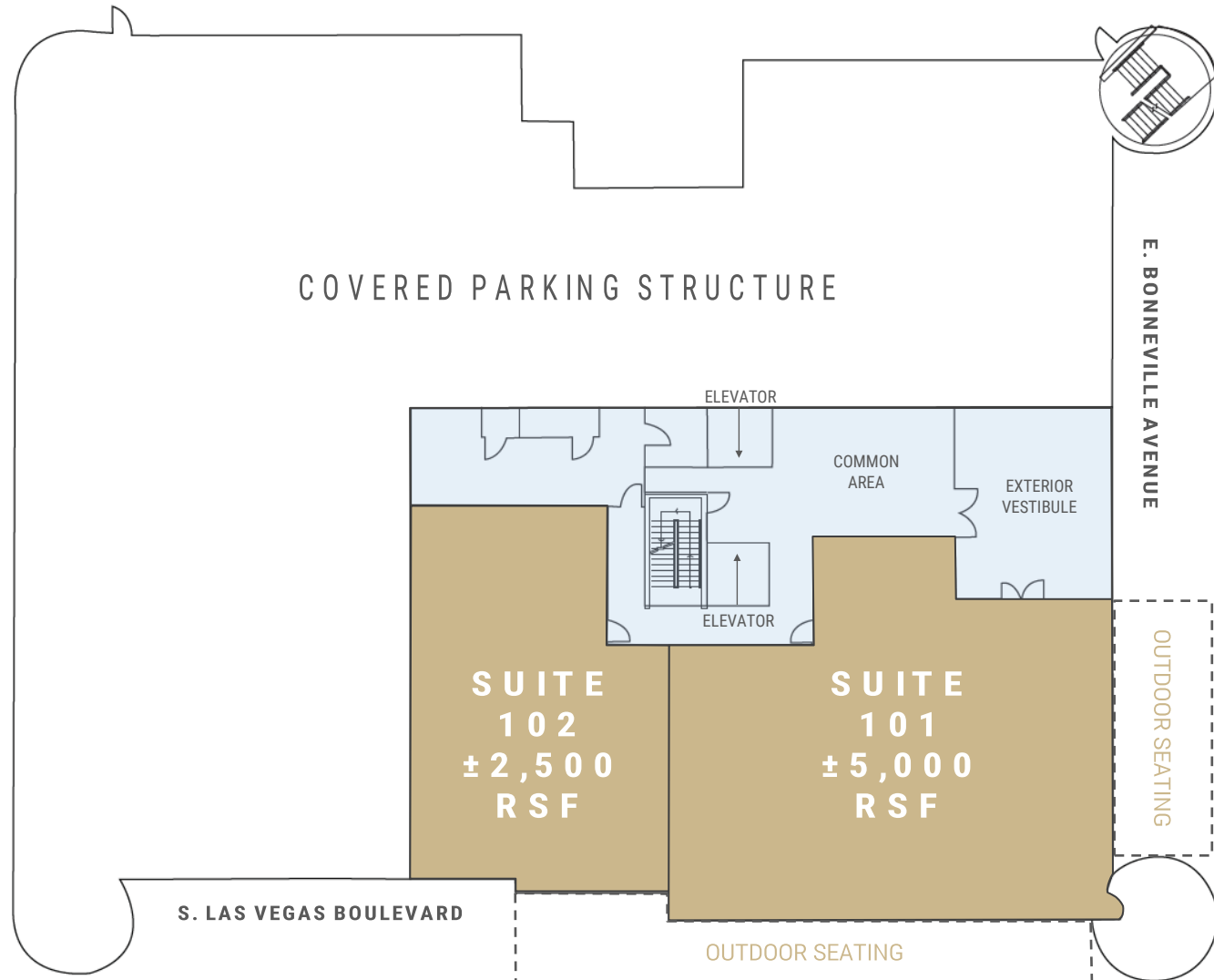
±2,500 RSF

&

±5,000 RSF

SUITES CAN BE COMBINED
(**±7,500 TOTAL RSF**)

BASE RENT:
\$2.00/SF NNN



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FOR LEASE

5TH & 6TH FLOOR

OFFICE SUITES

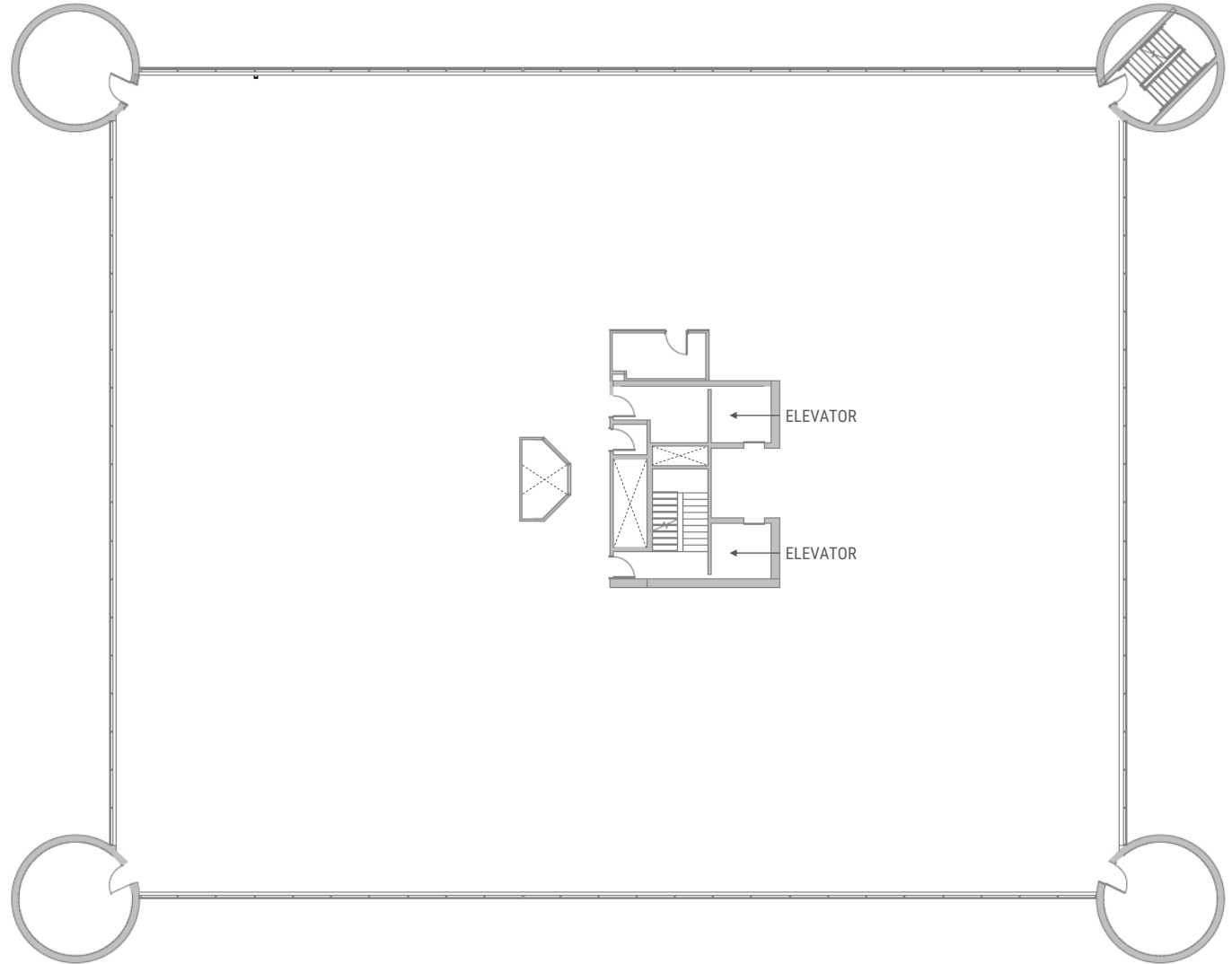
±17,686 RSF

FLOORS CAN BE COMBINED
(±35,372 TOTAL RSF)

**

SEE NEXT PAGE FOR
POSSIBLE SPEC SUITE

BASE RENT:
\$1.90/SF FSG



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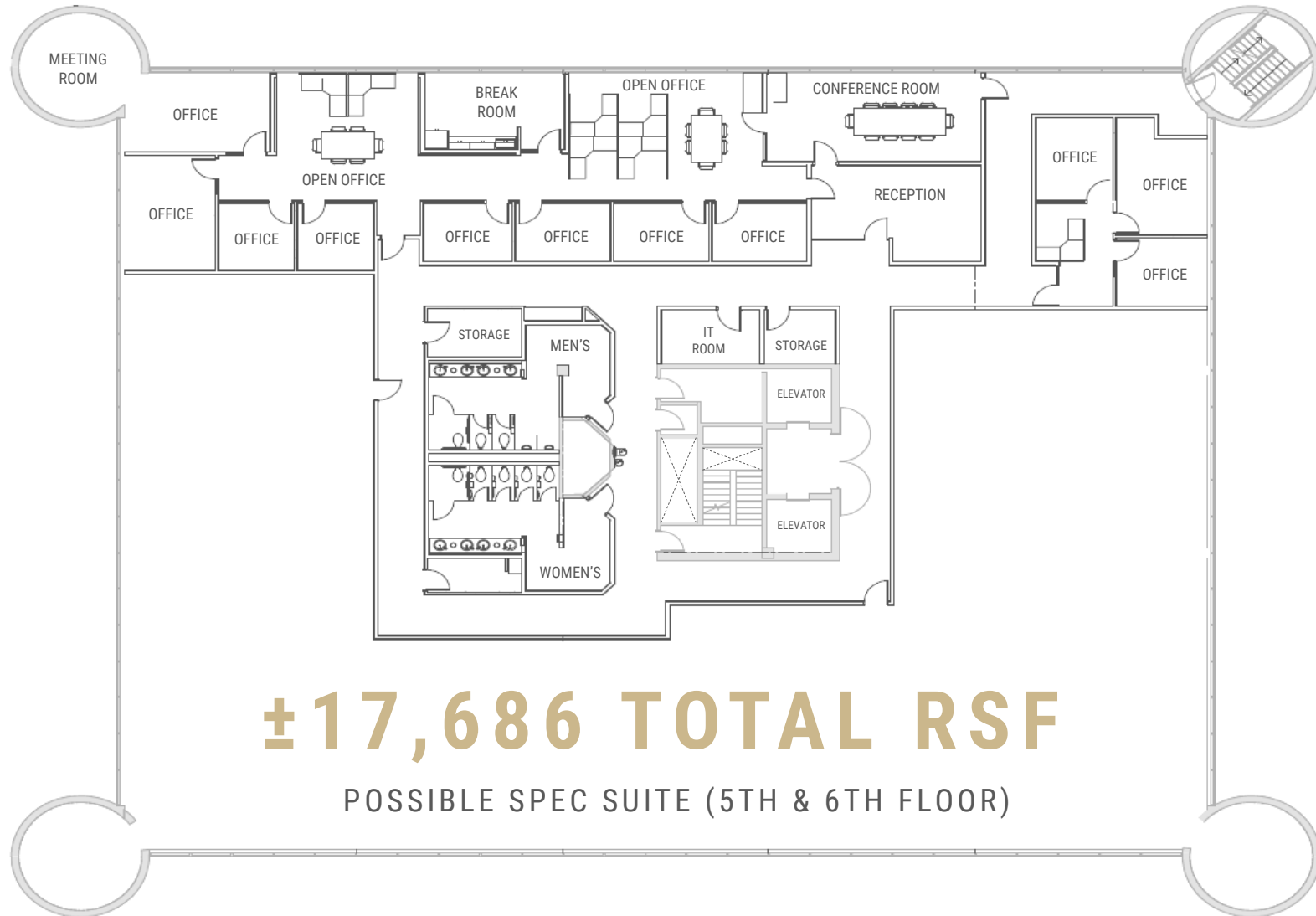
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FOR LEASE



±17,686 TOTAL RSF

POSSIBLE SPEC SUITE (5TH & 6TH FLOOR)

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FOR LEASE



POTENTIAL INTERIOR FINISHES



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FOR LEASE



POTENTIAL
EXTERIOR
IMPROVEMENT



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