



# 500-516 S 4TH ST

LAS VEGAS, NV 89101

## ***A Legacy Legal Corner with Built-In Visibility and Future Upside***

Rarely does a Downtown Las Vegas hard-corner property come to market with this level of legacy, prominence, and opportunity.

Long recognized as the headquarters of legendary attorney Ed Bernstein, 500–516 S 4th Street stands as a Downtown landmark — directly across from the Nevada Supreme Court and steps from the city’s most powerful legal, governmental, and civic institutions.

Today, the property offers a compelling dual-track opportunity: Immediate usability with a move-in-ready professional office, paired with interim income from a separately leased building.

Located at a signalized corner with over 380 feet of combined frontage, the site benefits from rare visibility, dedicated on-site parking, and dual street access — true advantages in an increasingly dense Downtown core.

The two freestanding buildings are separately demised and metered, offering flexibility for owner-users planning future growth or investors seeking strategic lease-up potential.

Beyond its physical attributes, 500–516 S 4th Street delivers something even more enduring: a Downtown address tied to the city’s legal and professional identity for generations.

Opportunities to acquire real estate at the heart of Las Vegas’ civic corridor are rare — 500–516 S 4th Street is positioned to shape its next chapter of ownership.

## **FOR SALE**

**PRICE**  
\$5,495,000

**BUILDING SIZE (GLA)**  
±11,230 SF

**PROPERTY TYPE**  
OFFICE, 1-STORY

**SUBMARKET**  
DOWNTOWN LAS VEGAS

**ZONING**  
C-2, LAS VEGAS

**BUILT / RENOVATED**  
1951 / 1984, 2010

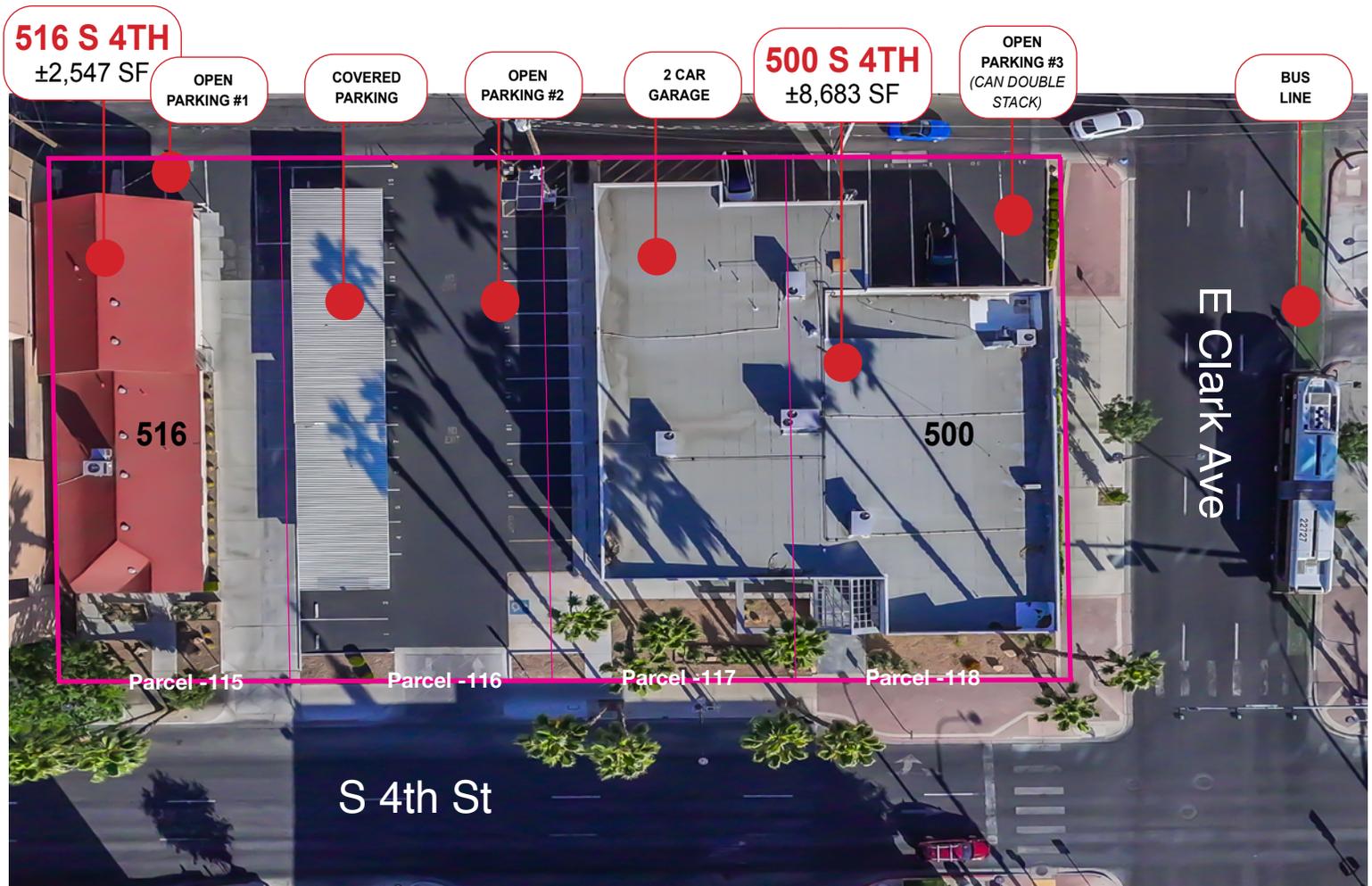
**LOT SIZE**  
0.64 AC (4 PARCELS)

**SALE TYPE**  
OWNER-USER /  
FUTURE INVESTMENT

# PORTFOLIO SITE AND BUILDING DETAILS

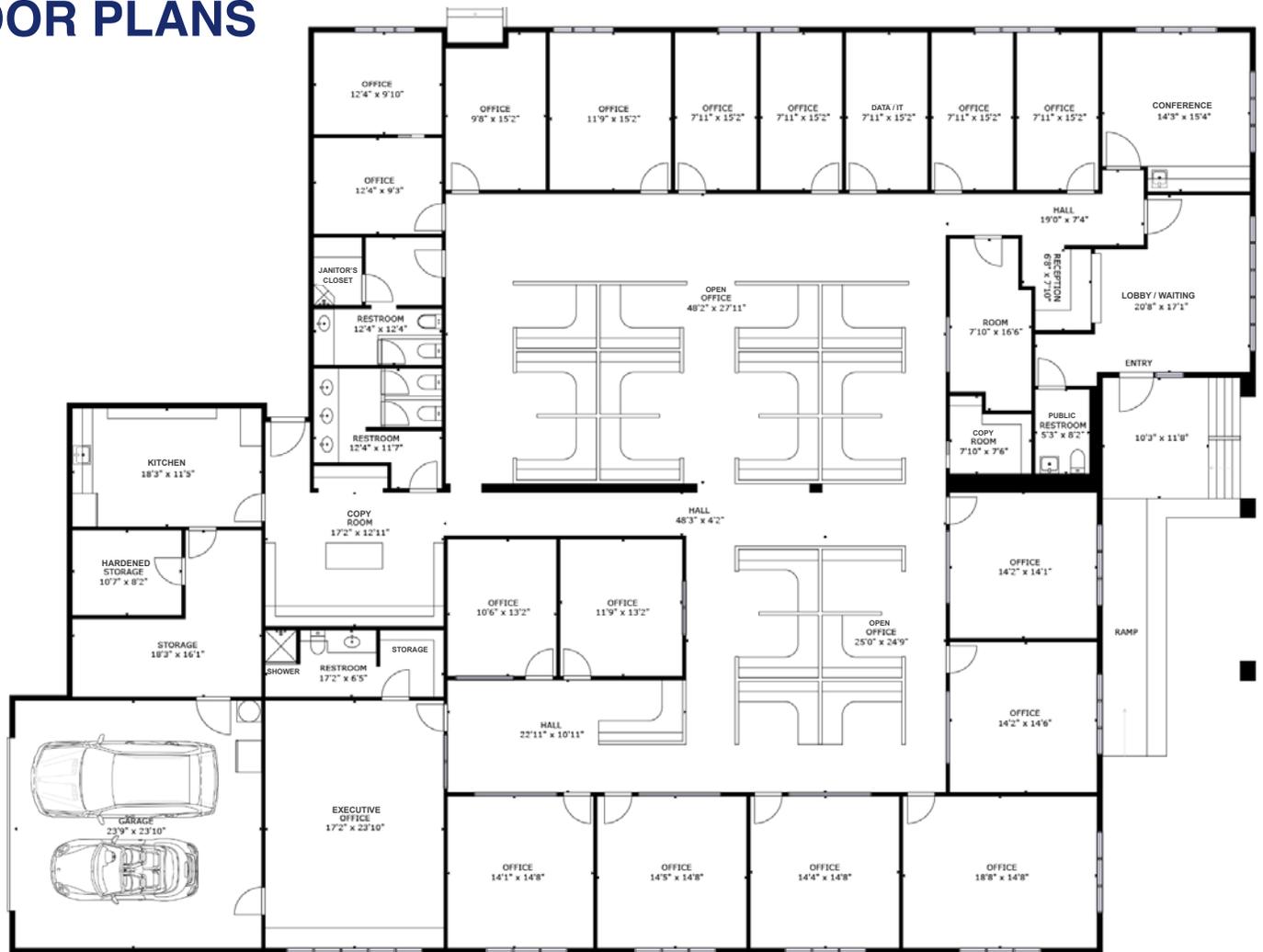
Parcel Numbers	139-34-311-115, -116, -117, -118
Acres	±0.64
Frontage	±170 ft (E Clark Ave), ±210 ft (S 4th St)
Number of Buildings	2
Building Size	11,230 SF (#500: ±8,683 SF, #516: ±2,547 SF)
Year Built / Renovated	1951 / 1984, 2010
Parking / Ratio	39 Spaces (12 covered, 25 open, 2 private garage)
Exterior	Smooth stone finish
Roof System	Flat Composite Membrane
HVAC	Central HVAC with Forced Air Systems, roof mounted
Utilities	Separately metered
Internet	Fiber with cable redundancy
Fire/Life Safety	Serviced by Las Vegas Metro PD & Fire Department
Security & Video	Perimeter + interior motion alarm, plus separate cloud-based cameras with 24/7 remote monitoring
Transit Access	Located on Citizens Area Transit (CAT) Bus Line

## SITE PLAN - 500-516 S 4TH ST



All information is subject to independent verification. See full disclaimer on the last page. If missing, contact us for a copy before relying on this information.

# FLOOR PLANS



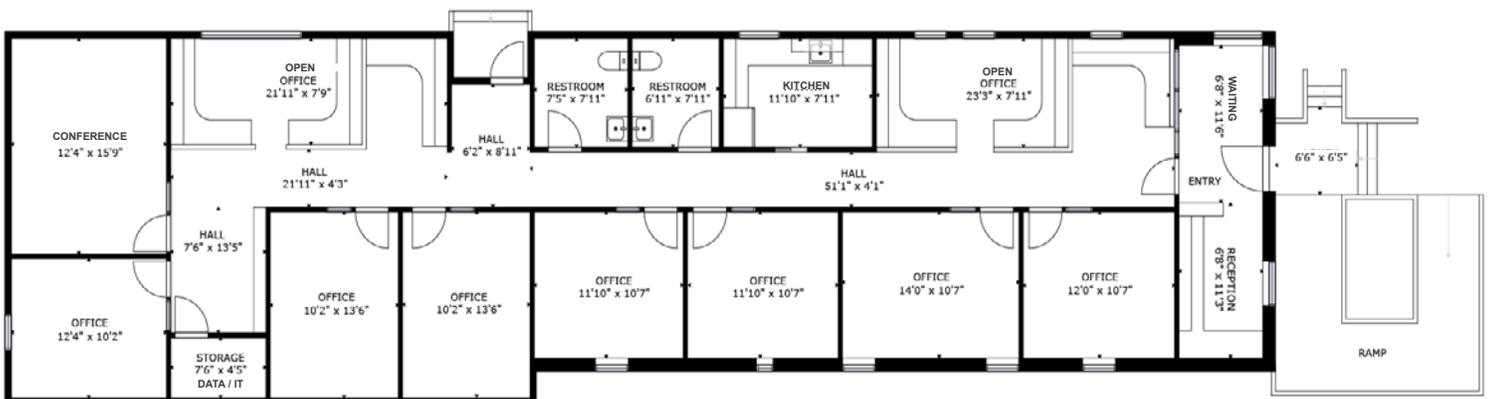
Feature	516 S 4th	500 S 4th
Lobby / Reception Area	1	1
Private Offices	7	18
Executive Office (with Garage, Restroom, Shower)	-	1 (direct 2-car access)
Open Work Areas	3	2
Copy / Print Rooms	1	2
Kitchen / Break Rooms	1	1
Restrooms	2	4 (2 staff, 1 public, 1 Exec)
Conference Rooms	1	1
Total Building Size	±2,547 SF	±8,683 SF



Virtual Tour

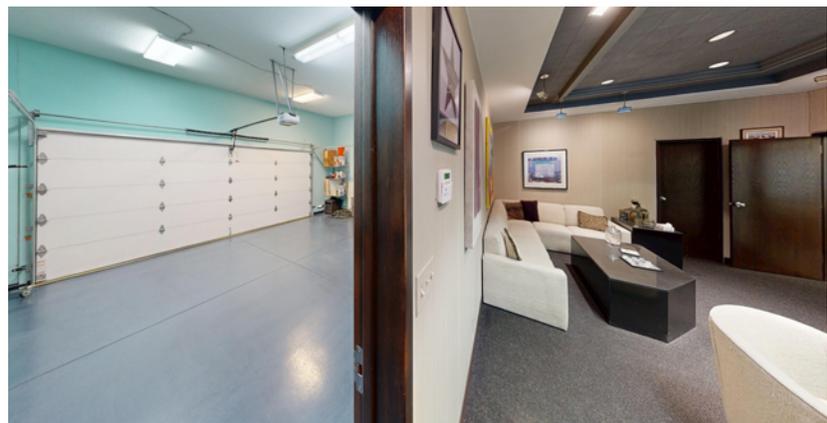
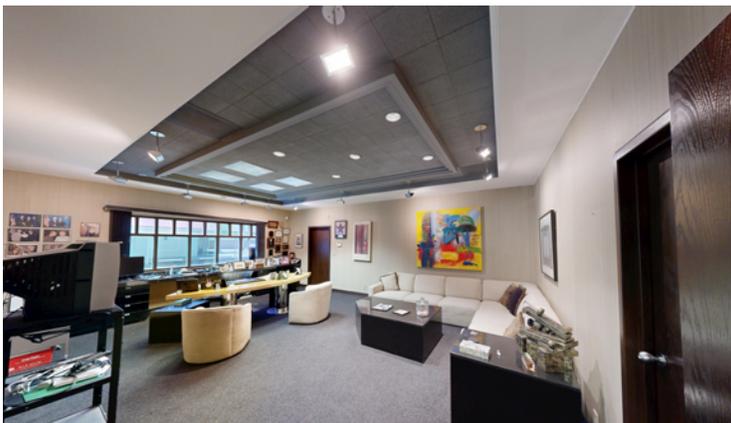


Property Website



# PROPERTY PHOTOS

500 S 4th St



# PROPERTY PHOTOS

516 S 4th St



# FLEXIBLE PATHS TOWARD OCCUPANCY



500 S 4th St  
Virtual Tour



## 500 S 4th

*Available Now*

Price to Purchase	\$4,300,000
Price to Lease	\$2.50 /sf NNN
Total Building Size	±8,683 SF



516 S 4th St  
Virtual Tour

## 500 S 4th

*Available Now*

Price to Purchase	\$1,300,000
Price to Lease	\$2.50 /sf NNN
Total Building Size	±2,547 SF



## 500 - 516 S 4th (Portfolio)

*Available Now*

Price to Purchase	\$4,495,000
Price to Lease	\$2.50 /sf NNN
Total Building Size	±11,920 SF
Total Land Area	±0.64 ac



## ***Location Advantages***

- **Core Legal District:** Directly across from Nevada Supreme Court, within 1-2 blocks of Regional Justice Center, U.S. Federal Courthouse, and Las Vegas City Hall.
- **High Visibility:** Signalized corner of 4th St and Clark Ave with 380 ft of frontage.
- **Accessibility:** 5 minutes from I-15/US-95, 4.6 miles from Harry Reid International Airport.
- **Walkable Amenities:** U.S. Post Office, Nevada State Bank, and coffee shops within 1-2 blocks.

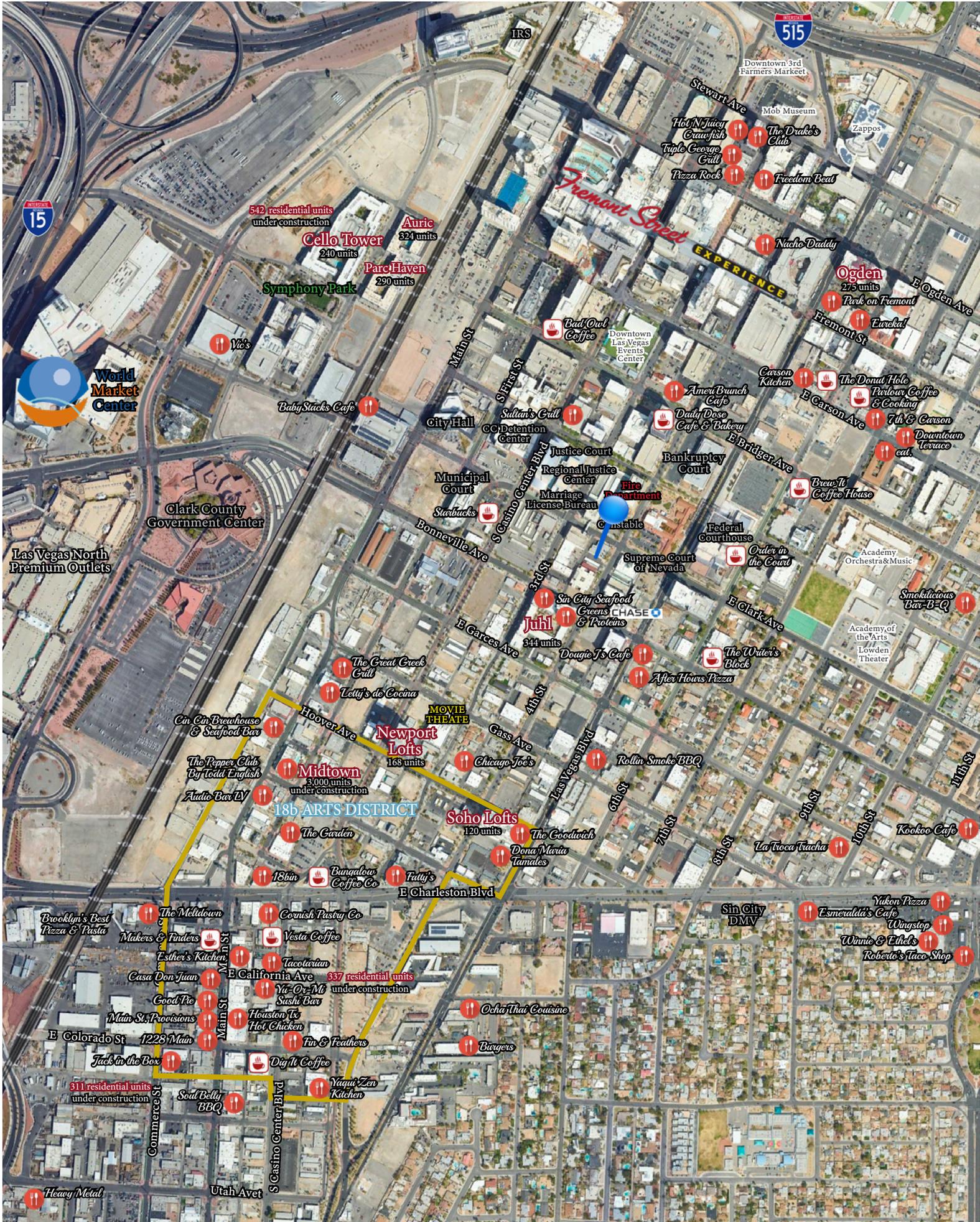
## ***Market Context***

Downtown Las Vegas remains one of the city's most resilient professional submarkets, with consistently low office vacancy rates due to strong demand from legal, civic, and professional tenants. Ongoing civic investments and a fixed parking supply enhance the long-term value of properties in this area.

With over 3,000 residential units under construction within 1 mile, and enhanced connectivity via the Citizens Area Transit (CAT) bus system and upcoming Vegas Loop, this property sits at the convergence of tradition and growth.

## ***Highlights***

- Turnkey ±2,547 SF building for immediate owner-user occupancy.
- Located in a high-demand legal corridor with low vacancy rates.
- High parking ratio of approximately 3.29 spaces per 1,000 SF.
- C-2 zoning offering flexibility for various uses.
- Out-of-state buyers also benefit from Nevada's favorable tax structure and pro-business climate





Your Direct Point of Contact:



## Rob Hatrak

Owner | Broker • Hatrak Commercial  
NV LIC #: B.144920.CORP, PM.168447.BKR

702.271.3520 • [rob@hatrak.com](mailto:rob@hatrak.com)



Hatrak  
Commercial

### Hatrak Commercial

626 S 3<sup>rd</sup> St, Ste 100, Las Vegas, NV 89101 702-826-0050

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