

# 703 S 10TH STREET & 1000 GARCES AVE



DOWNTOWN OFFICE FOR SALE AND LEASE

## KW Commercial

*a division of Keller Williams Realty Las Vegas*

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U.S.A.

Each office is independently owned and operated.

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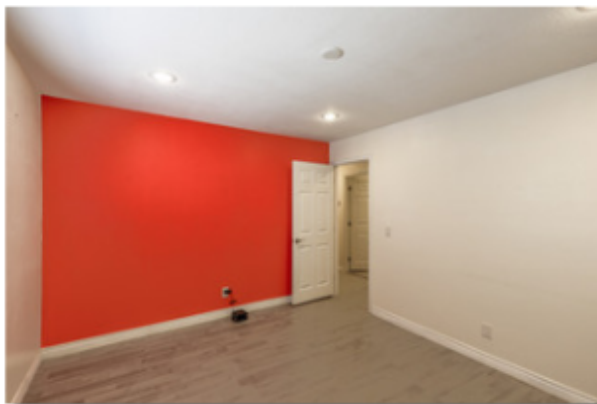
# PROPERTY PHOTOS



**LIBRARY**



**BULLPEN**



**PRIVATE OFFICE**



**LARGE OFFICE**



**KITCHEN**

This 2,600 square foot property at 703 S 10th St is a well-positioned, freestanding office building located in the vibrant Founders District of downtown Las Vegas. This single-story building offers a prime corner location at the intersection of 10th Street and Garces Avenue, providing excellent visibility and accessibility.

Situated in a dynamic area known for its blend of professional services, government offices, and dining options, the property is just minutes away from key downtown landmarks such as the Regional Justice Center and Las Vegas City Hall.

It's central location and proximity to major roadways make it an ideal choice for businesses seeking a convenient and strategic downtown presence.

## PROPERTY OVERVIEW

- |                          |                                 |
|--------------------------|---------------------------------|
| <b>5</b> Private Offices | <b>9</b> On-site Parking Spaces |
| <b>2</b> Bathrooms       | <b>2</b> Storage Rooms          |
| <b>1</b> Kitchen         |                                 |



# FLOOR PLAN



# LEASE DETAILS

**Lease Rate:**  
**\$1.50 per Square Foot (NNN)**

**NNN: \$0.37**



SUBJECT

S 11TH ST

GARCES AVE

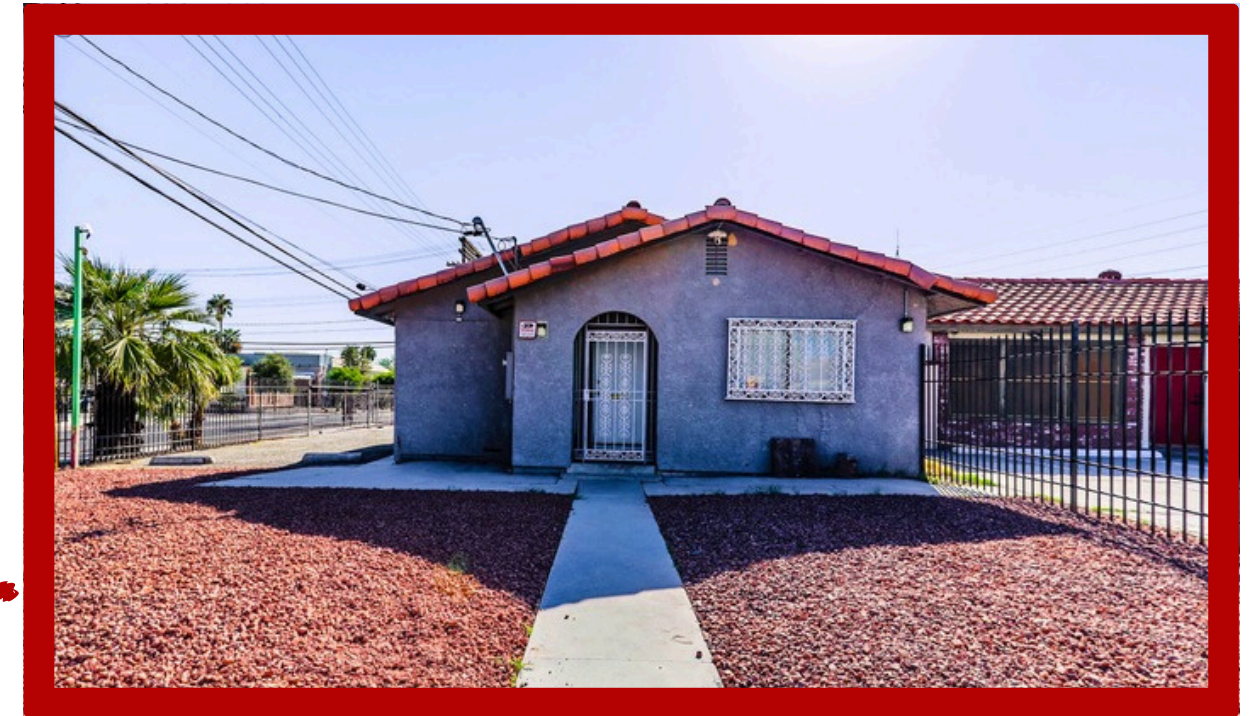
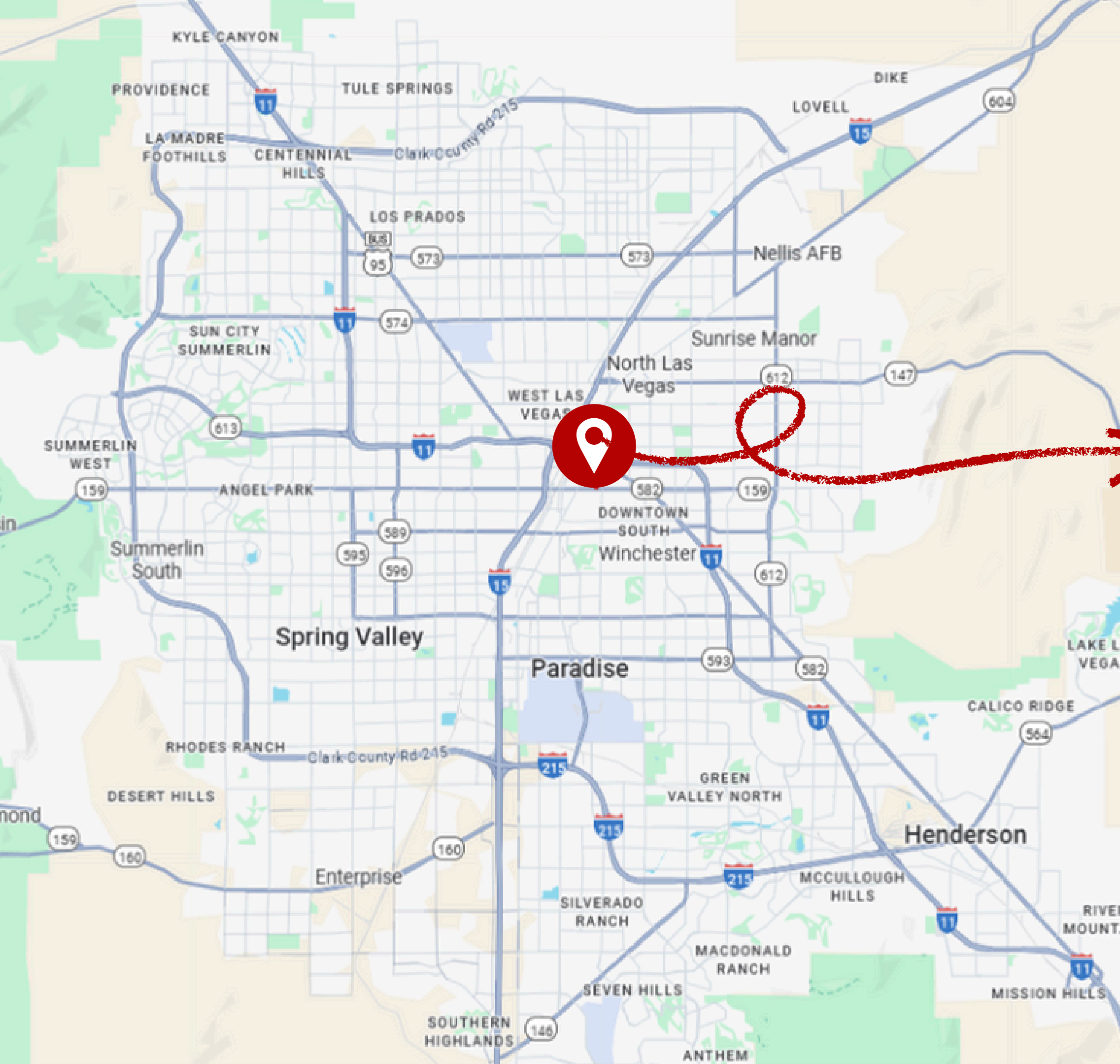
S 10TH ST

E CHARLESTON AVE

S 9TH ST



# LOCATION MAPS







# SITES OF INTEREST



- 1 John S. Park Elementary School
- 2 The U CSS be



- 1 Legal Aid Center of Southern Nevada
- 2 H&P Law
- 3 Marshall Law Office
- 4 24/7 Attorneys



- 1 A & M Chiropractic & Wellness Center

GET IN TOUCH TO LEARN MORE ABOUT THIS PROPERTY

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