

730 S. Las Vegas  
Blvd  
Suite #130  
Las Vegas, NV  
89101



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# Property Information For Sale and For Lease

<b>Address</b>	<b>730 S. Las Vegas Blvd Ste 130 Las Vegas, NV 89101</b>
List Price	\$799,900
CAM:	\$1279.81
Square Feet	+/- 2,364
APN:	139-34-413-006
Zoning:	C-2
Parking:	Open Parking
Year Built:	1963

<b>Address</b>	<b>730 S. Las Vegas Blvd Ste 130 Las Vegas, NV 89101</b>
Lease Base Rent psf:	\$1.75 per sq ft Total Payment \$4,137.00
CAM:	\$1279.81 = \$0.54
Square Feet	+/- 2,364
APN:	139-34-413-006
Zoning:	C-2
Parking:	Open Parking
Year Built:	1963

# Location Overview

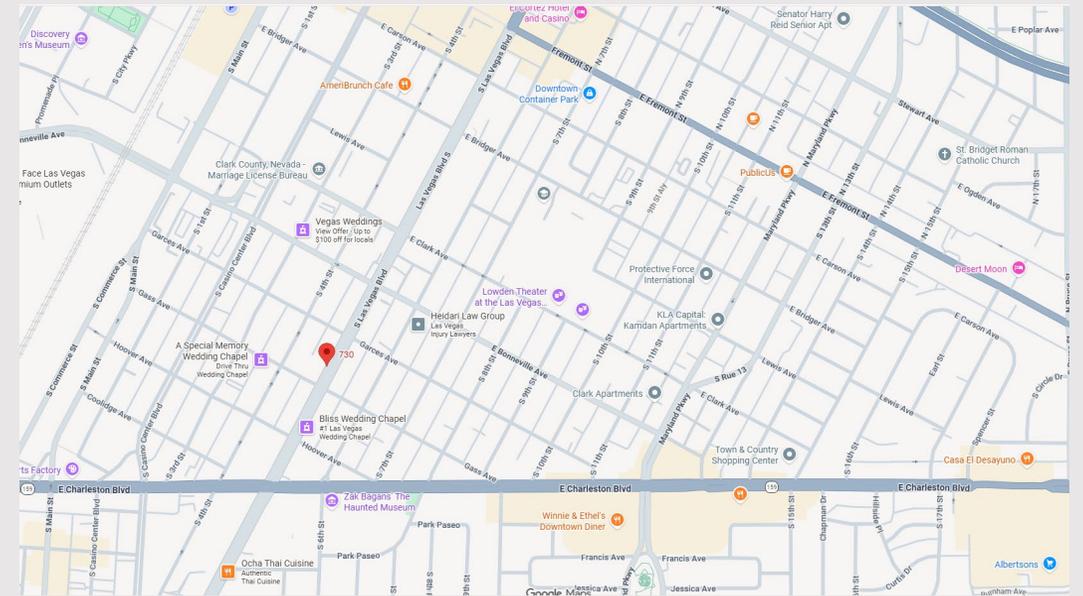
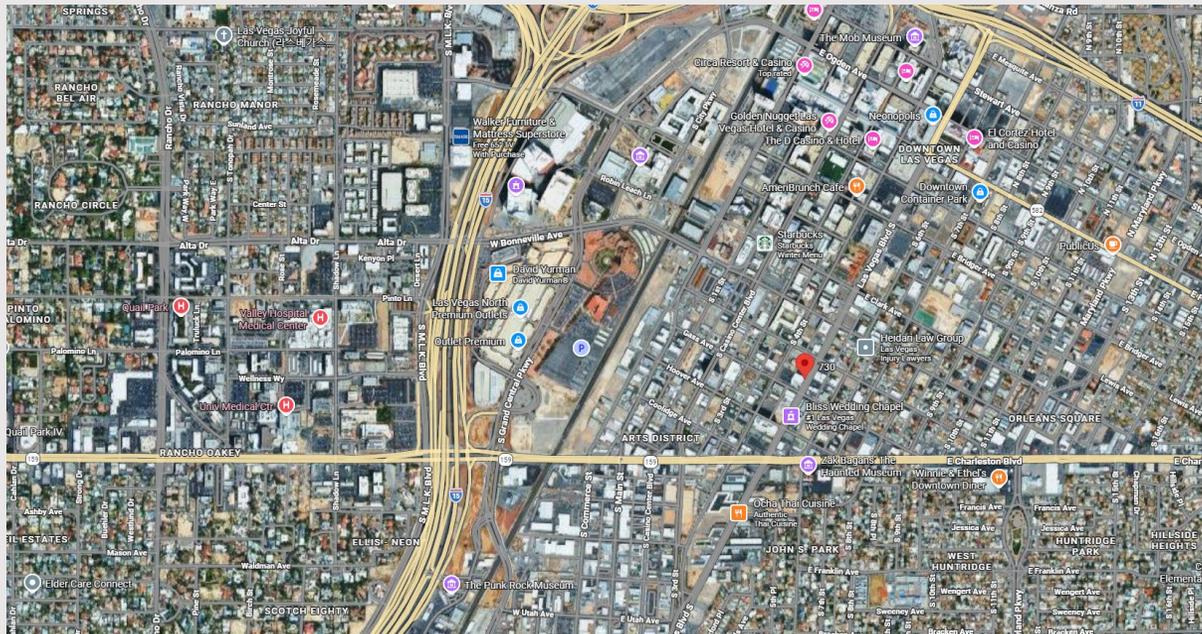
Situated in the heart of Downtown Las Vegas, 730 South Las Vegas Boulevard occupies one of the city's most dynamic and walkable urban corridors. The property sits directly on Las Vegas Boulevard — the city's historic main street — just north of the bustling Fremont Street Experience and within easy walking distance to key civic destinations including the County, State and Federal Courthouses.

This central downtown address provides excellent connectivity to major freeways (I-15 and US-95), robust public transit, and a dense mix of legal, professional, cultural, and entertainment venues. It's nestled among the Medical District, Symphony Park, and the Arts District, making it ideal for a wide range of commercial uses that benefit from visibility, accessibility, and an energetic urban context.

Las Vegas Boulevard itself is a defining artery of the Las Vegas Valley, stretching from the iconic *Las Vegas Strip* through the historic urban core — linking world-class attractions to government, business, and community hubs

# Building Specs

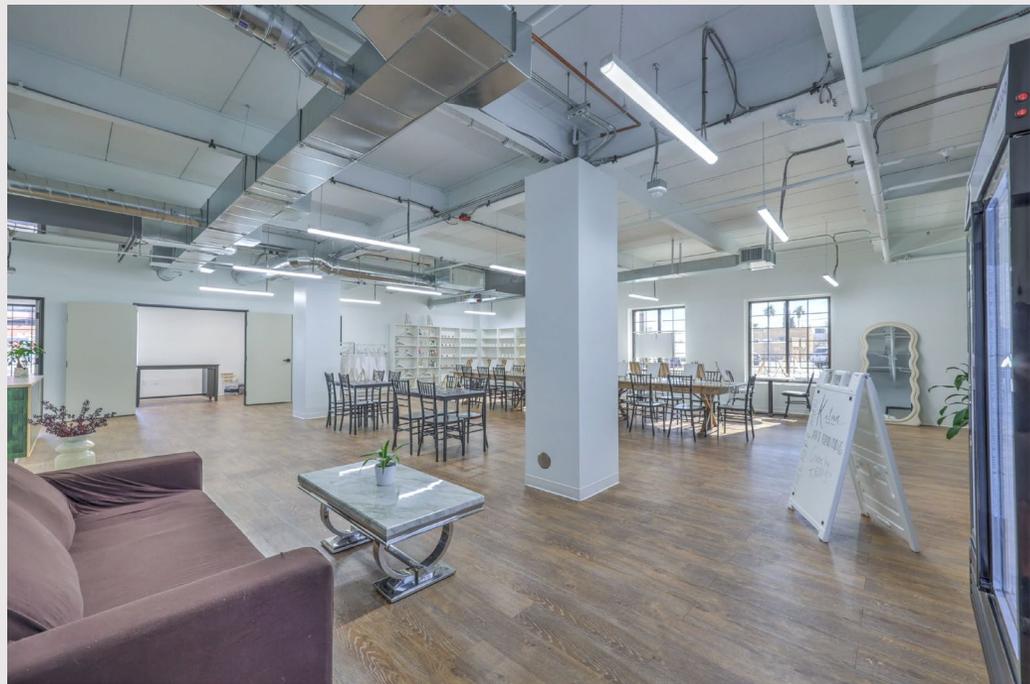
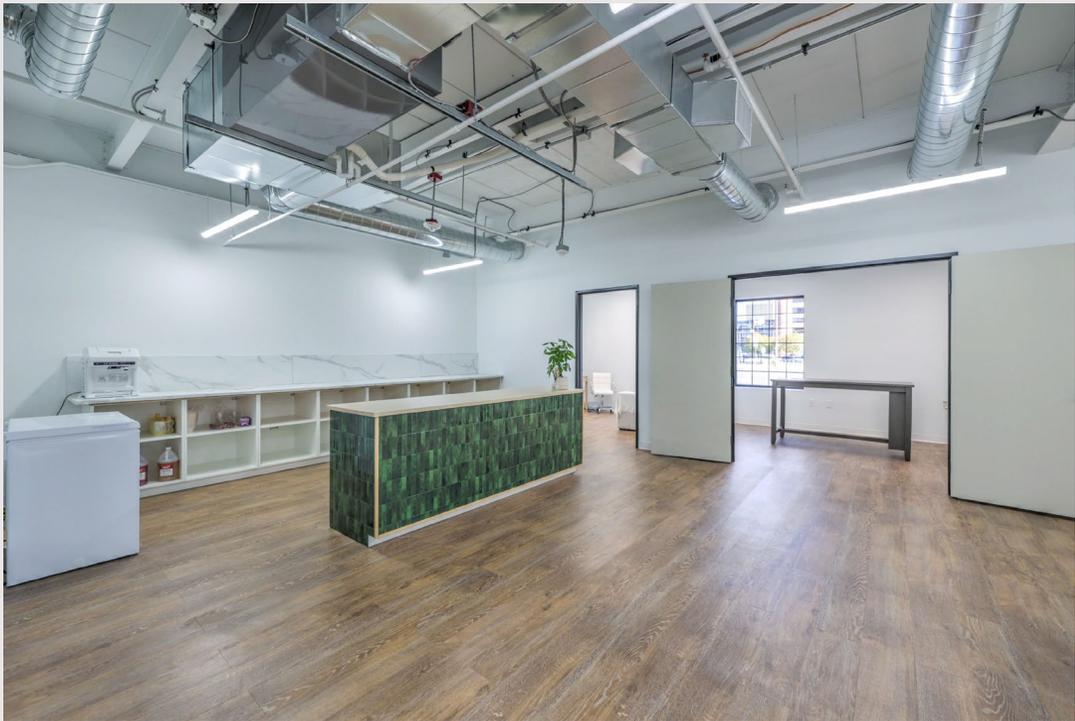
- Open floor plan
- 3 Offices
- Kitchen
- IT Room



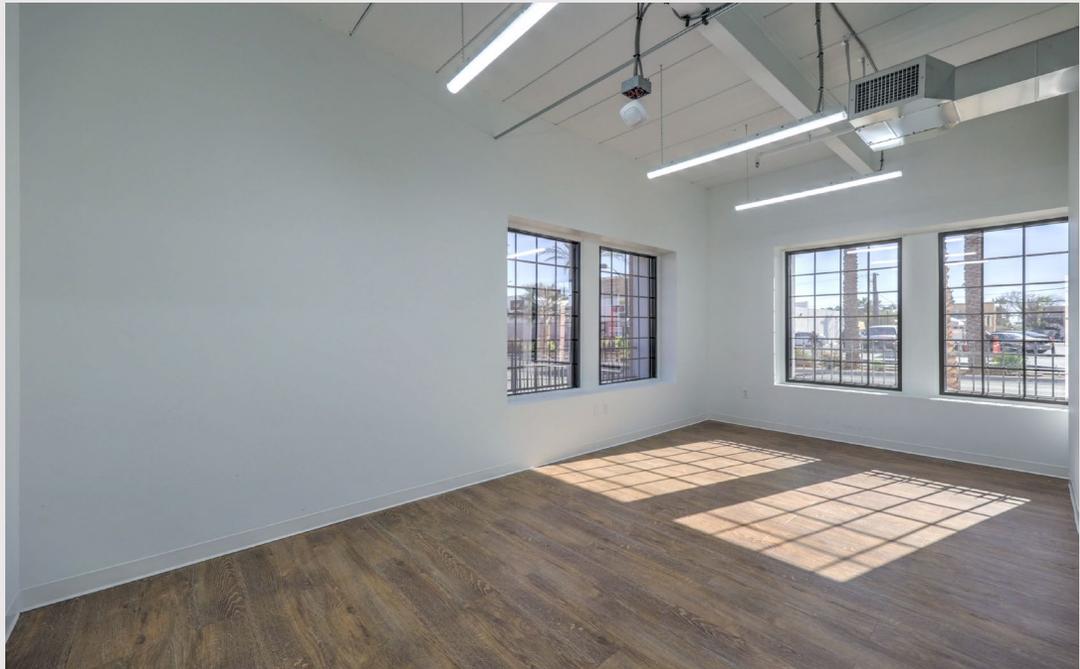
# Pictures



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# Call To Schedule A Showing!

**Jennifer Weinberg** S.0046141

Sr. Business Broker & Commercial Specialist

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