

UNIQUE LIVE/WORK SPACE

**FOR LEASE**

## JUHL LOFTS LAS VEGAS • LIVE/WORK SPACE FOR LEASE

353 E. Bonneville Avenue, Las Vegas, NV 89101

### FEATURES

Space	<b>GROUND FLOOR, SUITE 173</b>
Rental Rate	<b>\$2.00/SF/Mo</b>
Space Available	+/- 1,811 SF 1st floor: 1,004 SF 2nd Floor: 807 SF
Lease Type	NNN
Space Type	Relet
Lease Term	3 - 5 years
NNN/CAM	\$0.52 SF/Mo

### HIGHLIGHTS

- Located in densely populated Las Vegas MSA with 250,000-500,000 residents within a 5-mile radius.
- Nearby Fremont East District and Fremont Street Experience and its 17 million tourist that visit annually
- Less than 10 miles North of McCarran International Airport
- Within walking distance to Zappos Worldwide HQ and its plus employees
- Over 12,000 total employees within walking distance
- Across the street from Las Vegas County Courthouse
- Close to Downtown Container Park
- Average household income within MSA is \$61,400
- Average resident age is just over 30 years
- Over 6,000 hotel rooms nearby

### DESCRIPTION

The Juhl Dining and Retail Experience is the ground floor exterior space below the 341 - unit, 15 and seven-story luxury residential buildings located at the core of Downtown Las Vegas. The residential aspect of Juhl offers a wide range of floor plans within its six building configurations, which include mid-rise, high-rise, townhouse, warehouse, live/work and flats. the available retail and restaurant spaces are located along Bonneville and 4th.

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates Subject to change.

#### JAMES S. HAN, CCIM

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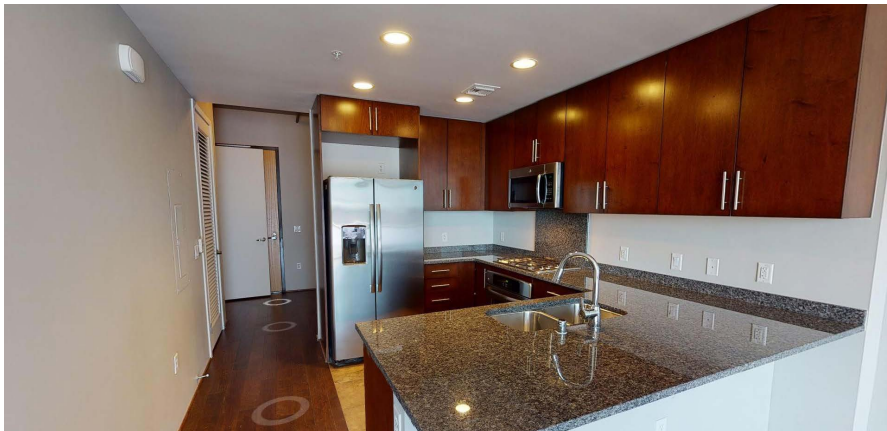
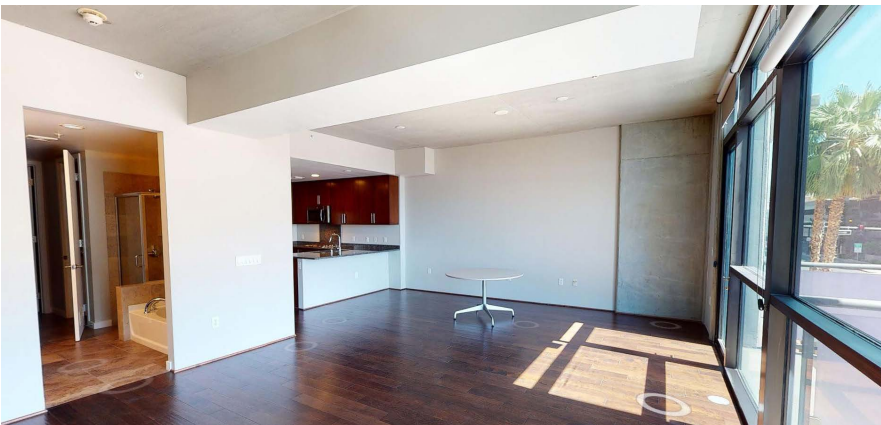
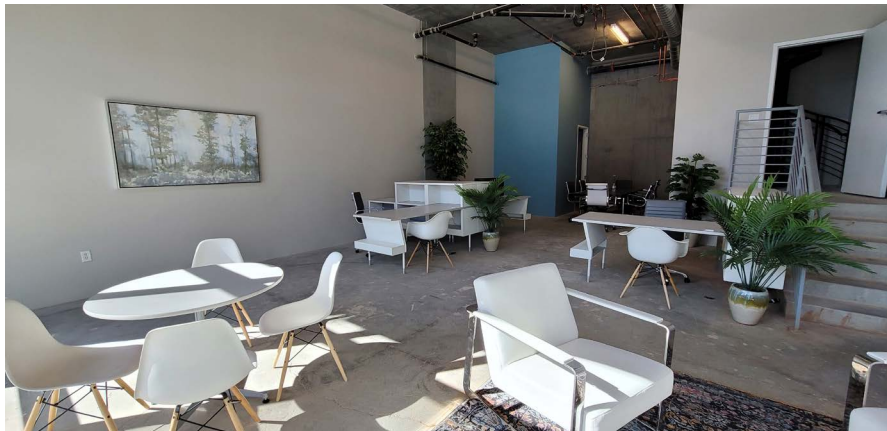
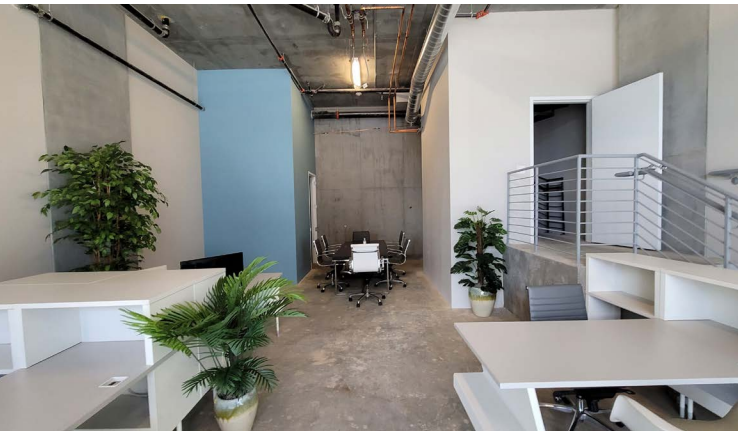
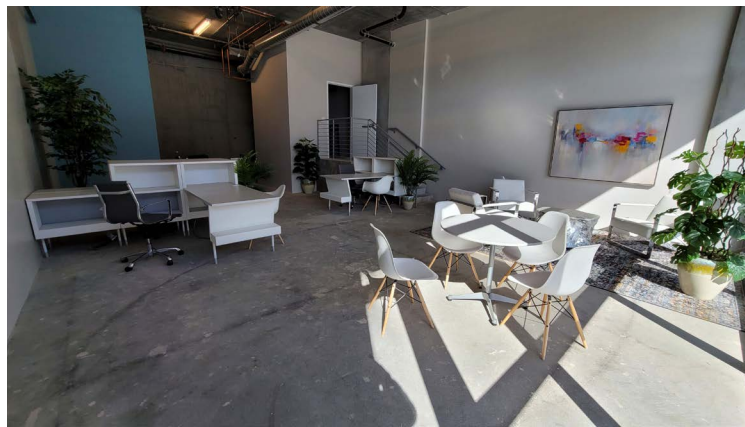
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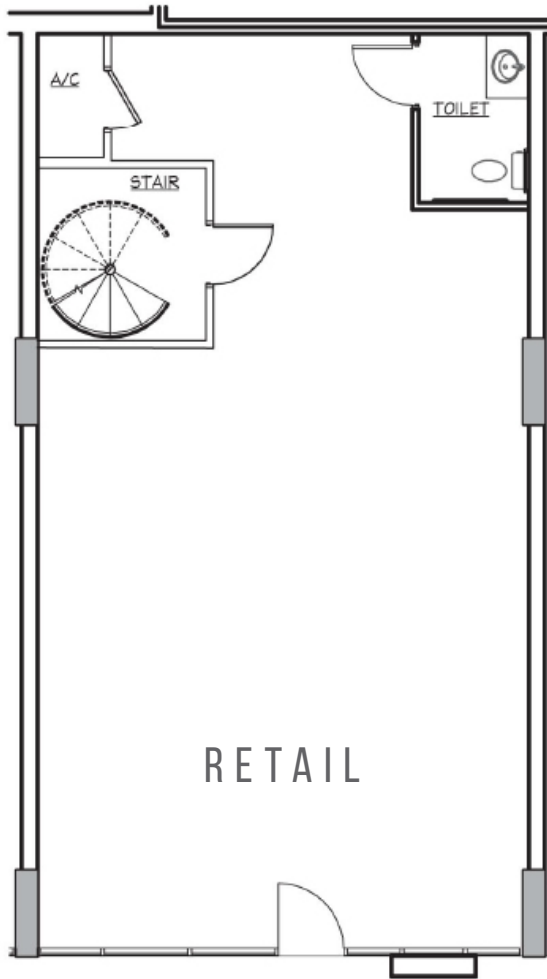
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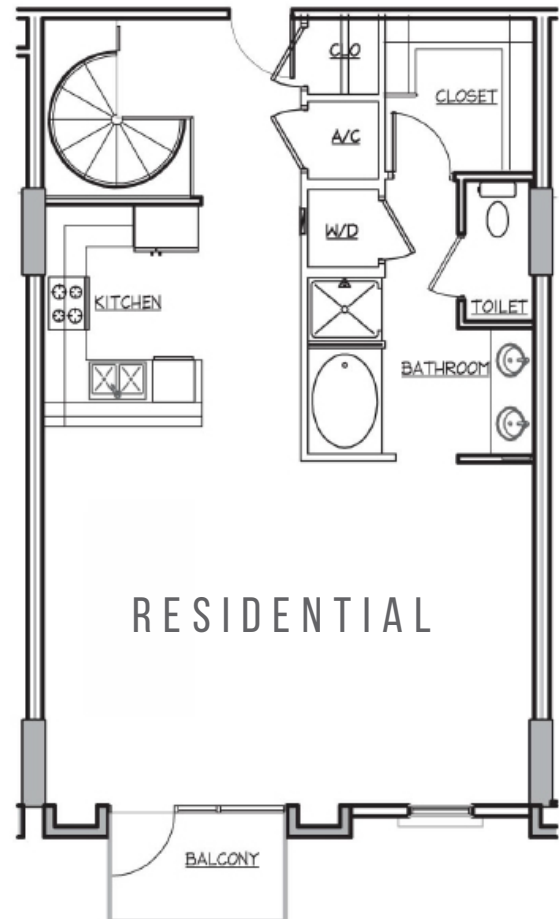
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## FLOOR PLAN

### 1<sup>ST</sup> FLOOR



### 2<sup>ND</sup> FLOOR



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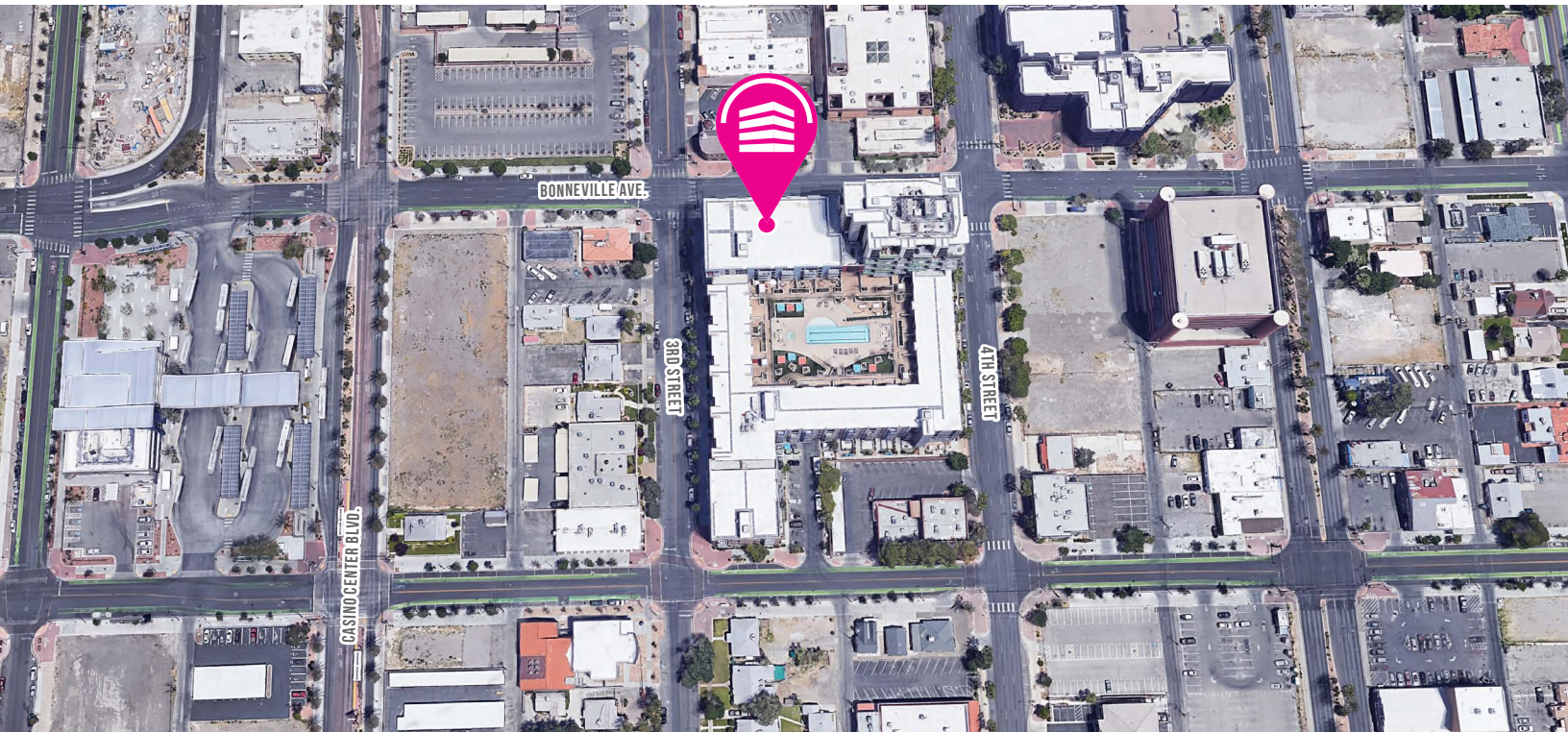
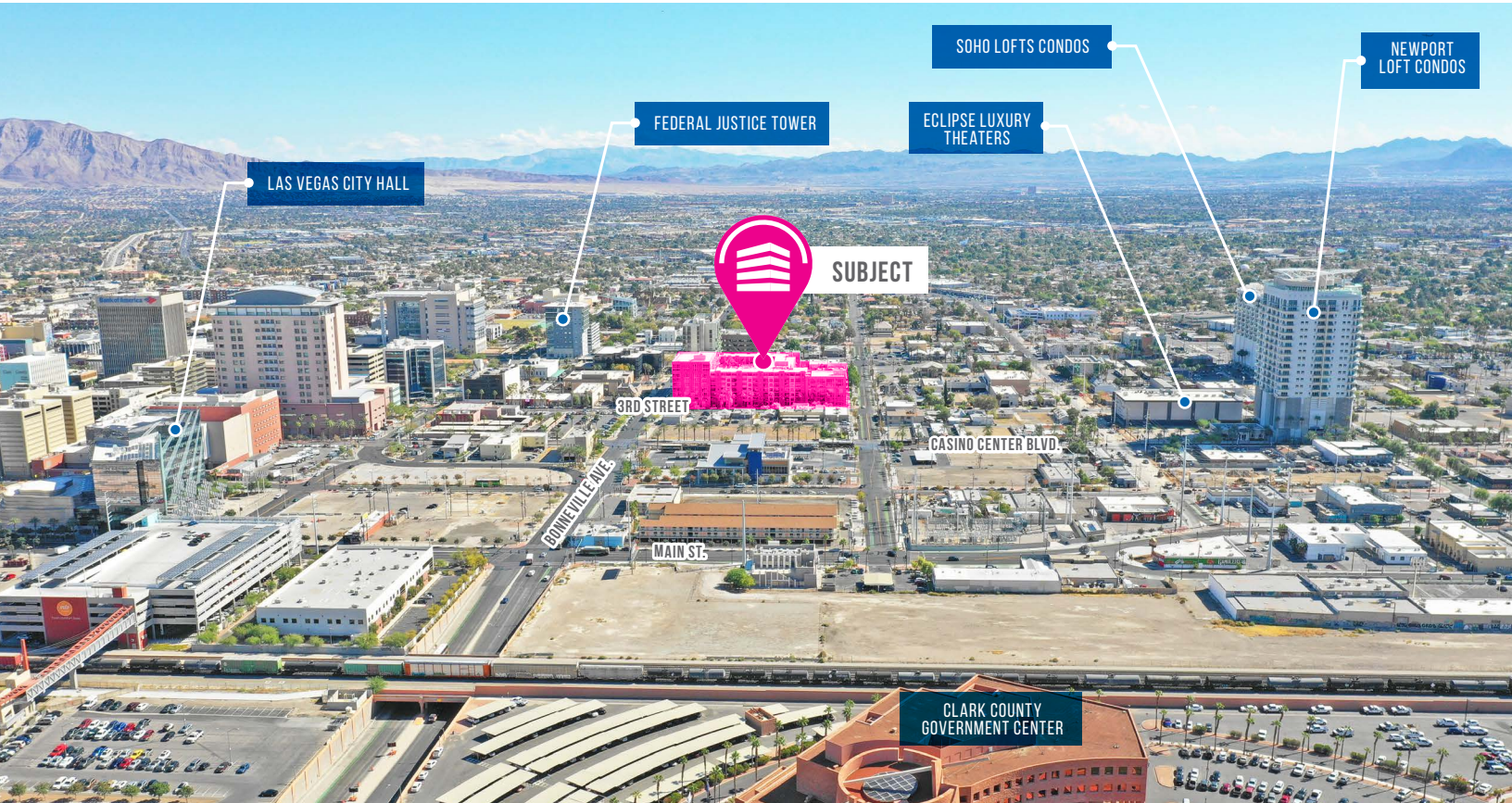
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