

±1,778 SF TOTAL | FOR SALE OR LEASE

608 S. 7TH STREET, LAS VEGAS, NV 89101



BOB HAWKINS,  SIR

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999



REALCOMM
ADVISORS

608 S. 7TH STREET | LAS VEGAS, NV 89101

FOR SALE OR LEASE

- ±1,778 SF Professional Office Building
- Situated on ±0.16 Acres
- Secured Fenced Courtyard
- Zoning: P-O (Professional Office)
- Seven (7) Private On-Site Parking Spaces
& Street Parking also Available on 7th Street
- Located in Lawyers Row in Downtown Las Vegas and is in Walking Distance to the Federal Building & Regional Justice Center



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LEASE PRICE:

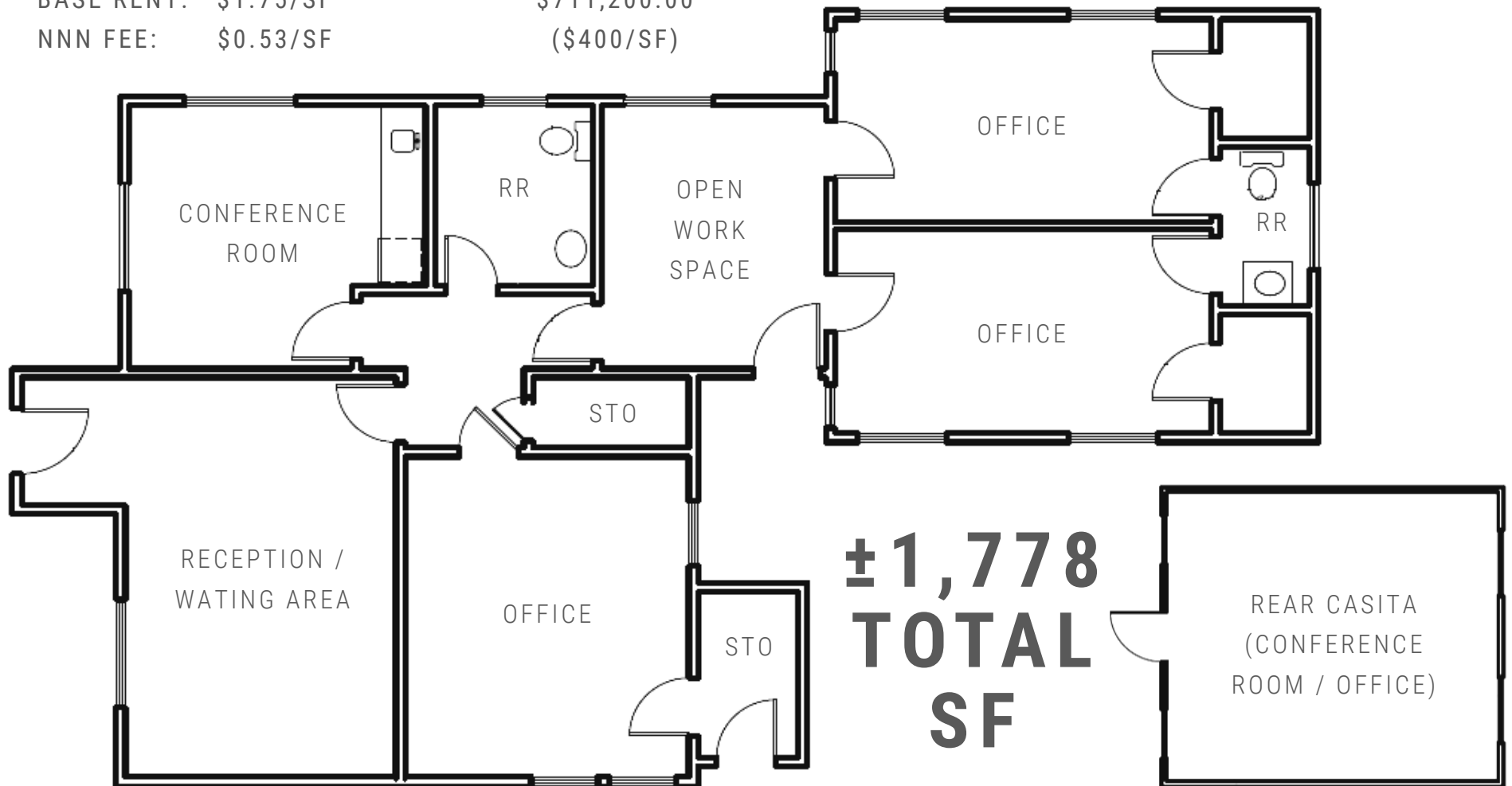
BASE RENT: \$1.75/SF

NNN FEE: \$0.53/SF

SALE PRICE:

\$711,200.00

(\$400/SF)



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