

For Lease

Creative and Unique Downtown Office Space



LOGIC



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818 Stewart Ave.
Las Vegas, NV 89101

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Listing Snapshot



\$2.70 PSF NNN
Lease Rate



± 1,864 SF
Available Square Footage



\$0.59 PSF
CAM

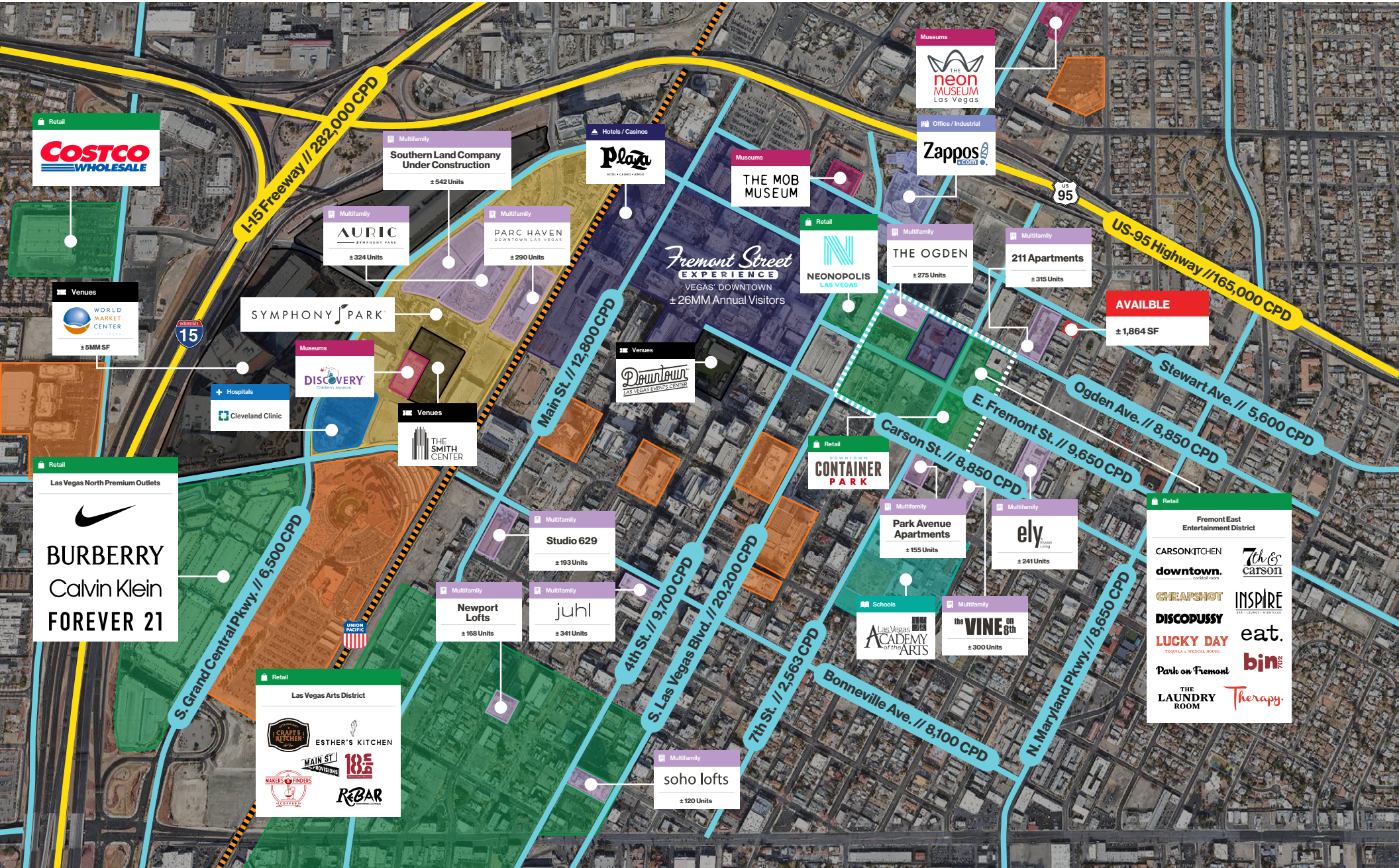
Property Highlights

- Entire second floor suite includes private offices, open work area, kitchen/break area and one private restroom
- Property is located in Downtown Las Vegas near state and federal court systems, restaurants, Arts District, etc.
- Secured, gated parking lot with up to 10 spaces available to Tenant (street parking available, as well as a \$30/month paid lot across the street)
- Entire building is outfitted with a security system with key pad entry to front gates and each entrance

Demographics

	1-mile	3-mile	5-mile
2025 Population	18,769	189,295	532,727
2025 Average Household Income	\$65,341	\$70,516	\$72,192
2025 Total Households	9,313	70,936	198,619





Fremont Street
EXPERIENCE
VEGAS' DOWNTOWN

Hotels / Casinos

Hotels / Casinos

Multifamily

211 Apartments

± 315 Units

Hotels / Casinos

Museums

THE MOB MUSEUM

Hotels / Casinos

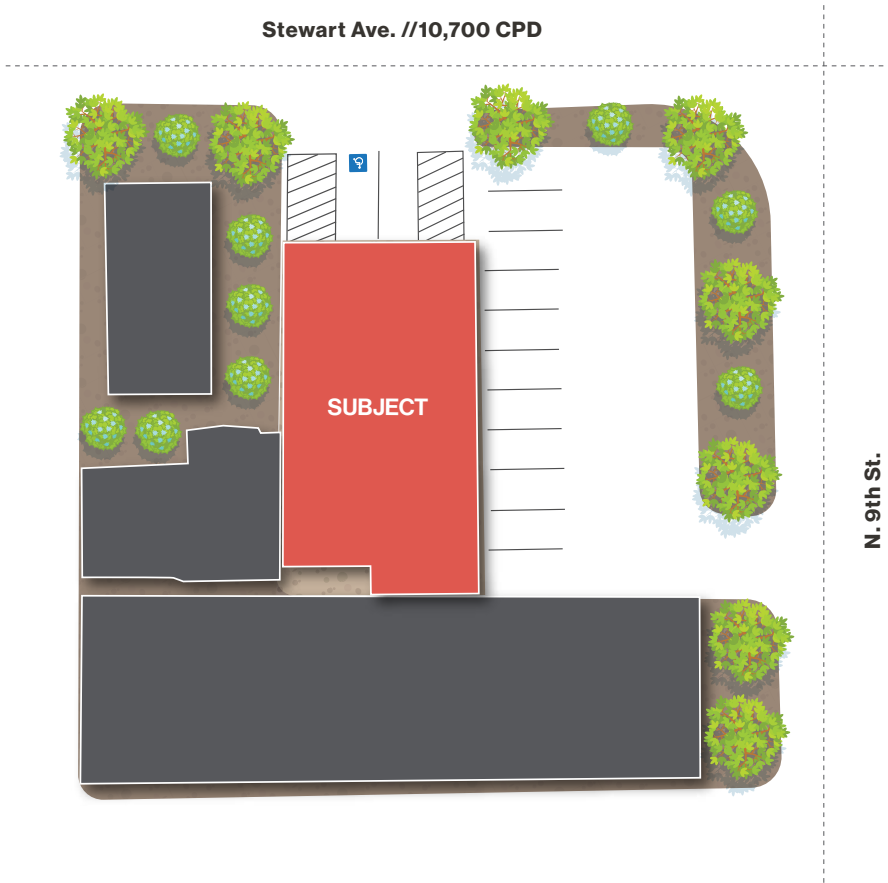
Office / Industrial

AVAILABLE

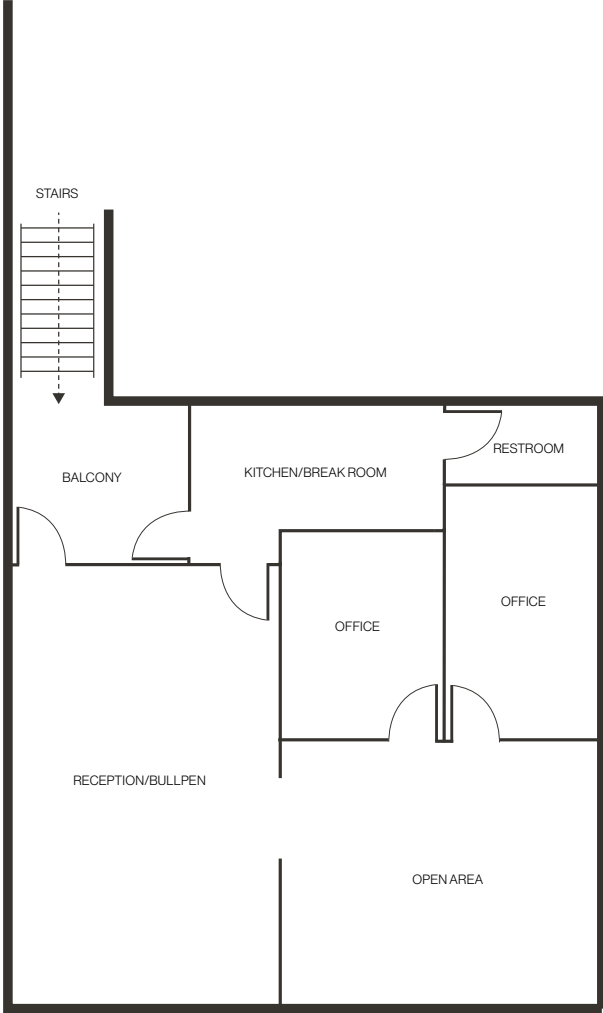
± 1,864 SF

Stewart Ave. // 10,700 CPD

N. 9th St.



Floor Plan | Second Floor



Property Photos



Property Photos



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For inquiries please reach out to our team.

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