



1eClv

1 E. CHARLESTON

**BRAND NEW
OFFICE & RETAIL
FOR LEASE**

LAS VEGAS, NV 89104

OFFICE BUILDING

FOR LEASE

1 E. CHARLESTON
DOWNTOWN LAS VEGAS

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PROPERTY SUMMARY

This property is situated on the signalized hard corner of Charleston Blvd. and Main St., positioned at the gateway to the Arts District with very high traffic counts. E. Charleston is a fully renovated 21,676 square foot two-story building on a half-acre of land with private parking, balconies, patios, an elevator, and great views from the 2nd floor. Tenants will be food & beverage/retail on the 1st floor and office professionals on the 2nd floor. The renovations have been completed as of April 2024. The 1st floor suites are delivered in warm shell condition, and the 2nd floor features fully finished office suites.

HIGHLIGHTS

- ✓ High-visibility property situated on the hard corner of Main St. & Charleston Blvd., with traffic counts of approximately 40,000 vehicles per day.
- ✓ ±21,676 RSF two-story building on 0.5 acres with Commercial zoning (C-2), including balconies and options for outdoor patio seating.
- ✓ ±65 feet of frontage on East Charleston Blvd.
- ✓ Elevator / Lobby / Balconies / Patios
- ✓ Property is ideally positioned at the gateway to the Arts District.
- ✓ Ingress/egress onto Main Street and 1st Street.
- ✓ Newly renovated with T.I. allowance.
- ✓ Located in the heart of the First Friday event area.



PROPERTY DETAILS

ADDRESS:

1 E. Charleston Blvd,
Las Vegas, NV 89104

AREA OVERLAY:

Arts District

INTERSECTION:

Hard corner of Charleston Blvd.
& Main St.

JURISDICTION:

City of Las Vegas

USE:

1st Floor Retail, 2nd Floor
Office Suites

CEILING HEIGHT:

11' to 12'

LOT SIZE:

0.50 Acres

YEAR BUILT:

1987 original construction /
2024 new exterior & interior renovations

EXTERIORS



RETAIL SUITES

1ST FLOOR



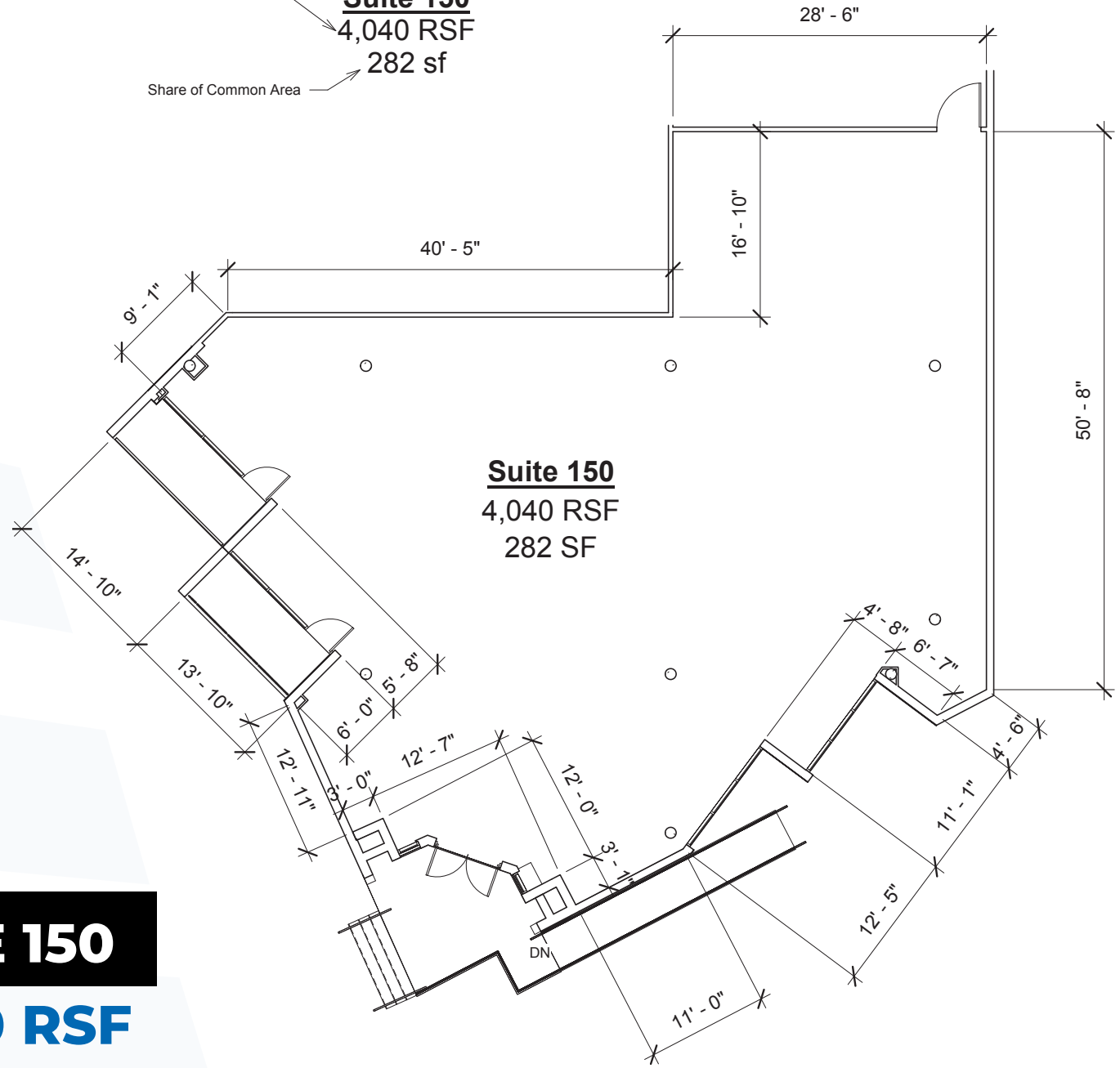
BRAND NEW

2ND FLOOR OFFICE SUITES





Rentable Area → **Suite 150**
4,040 RSF
282 sf
Share of Common Area →



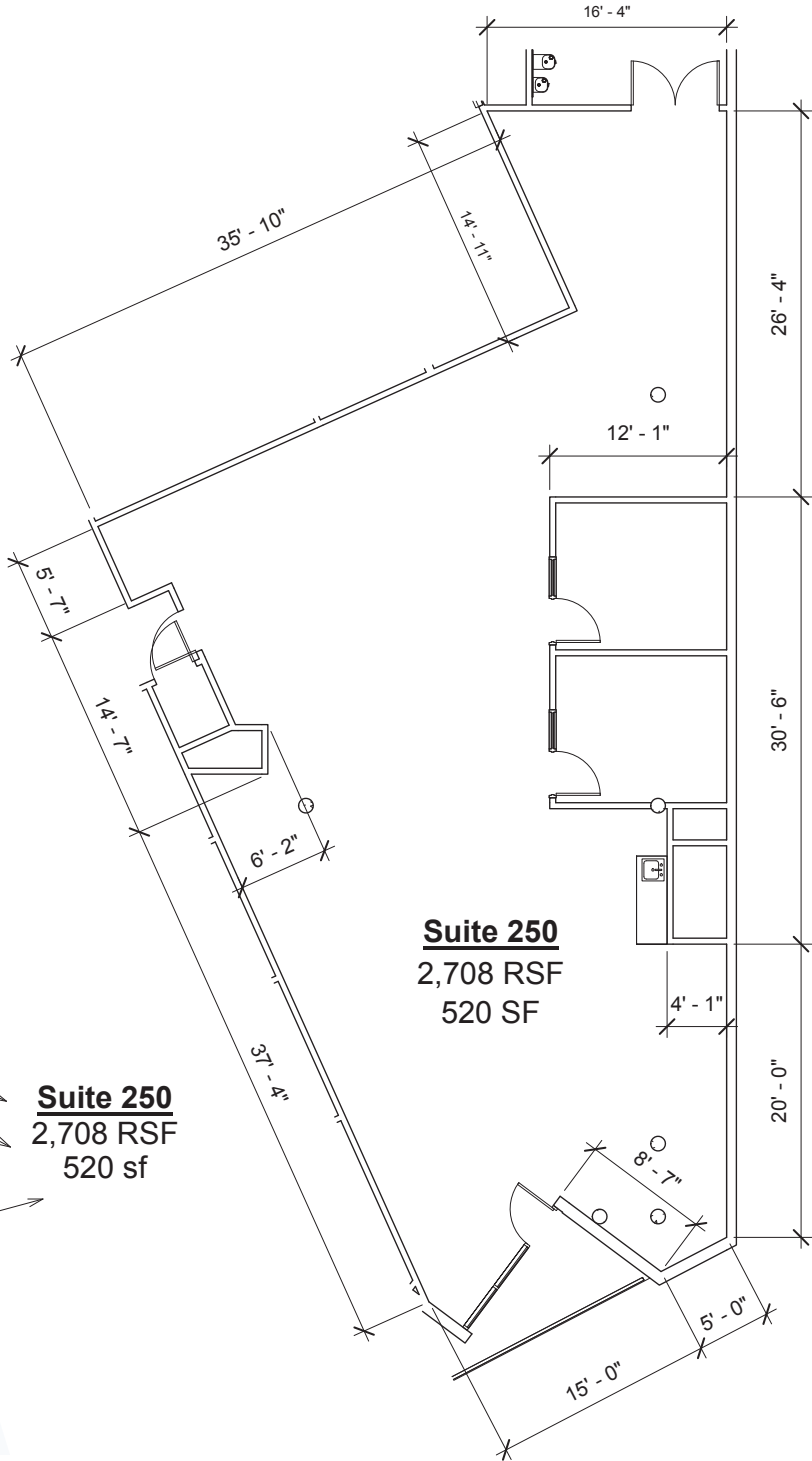
Suite 150
4,040 RSF
282 SF

SUITE 150
4,040 RSF



SUITE 250

2,708 RSF



Suite 250
 2,708 RSF
 520 SF

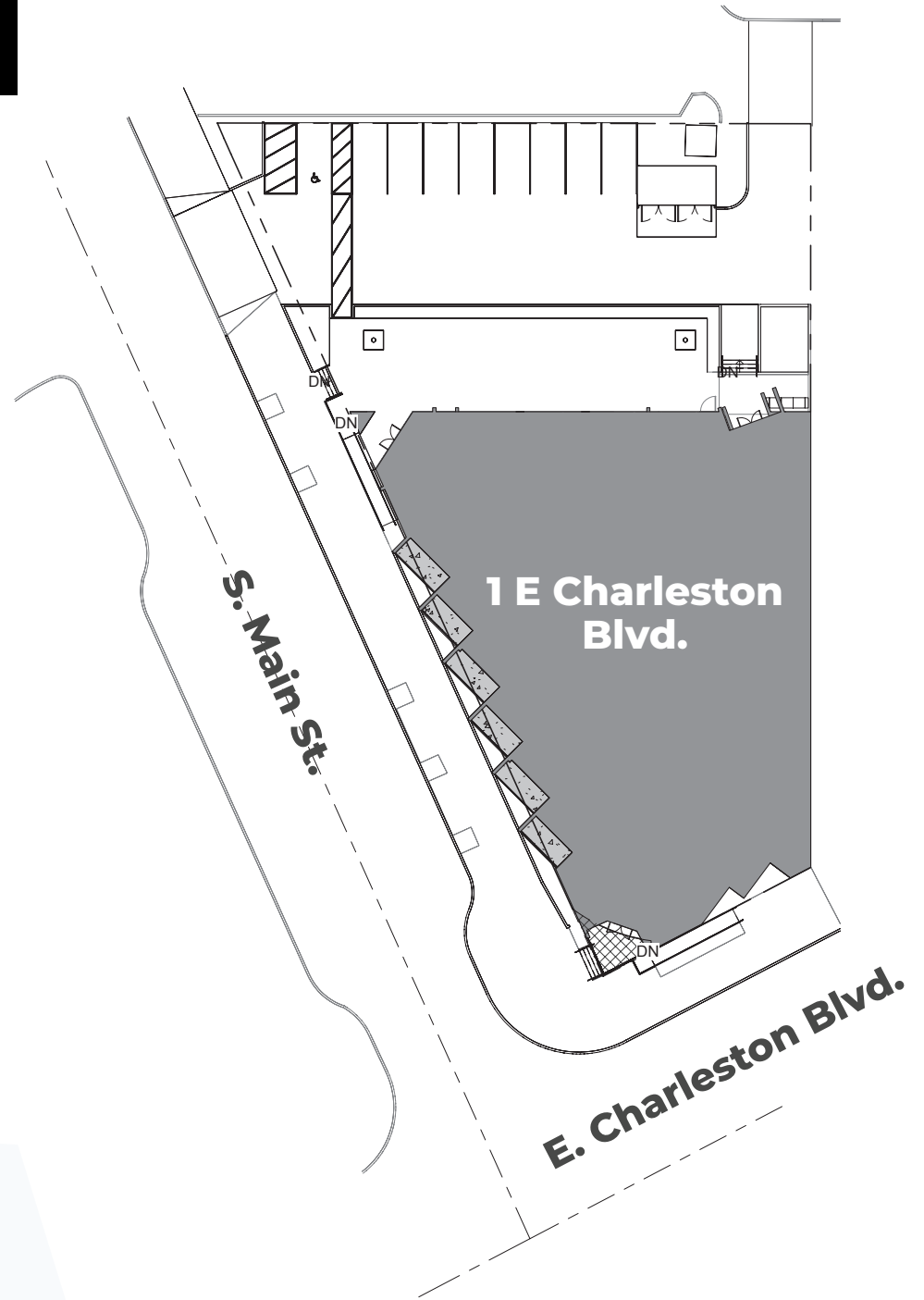
Suite Number →

Rentable Area →

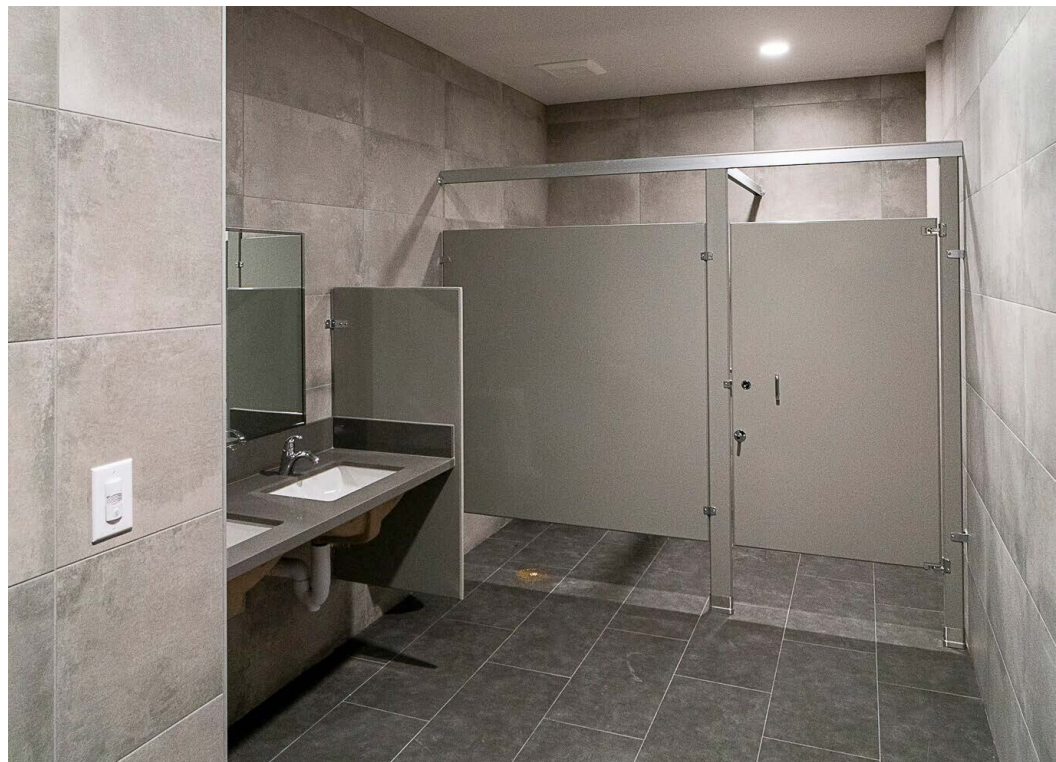
Share of Common Area →

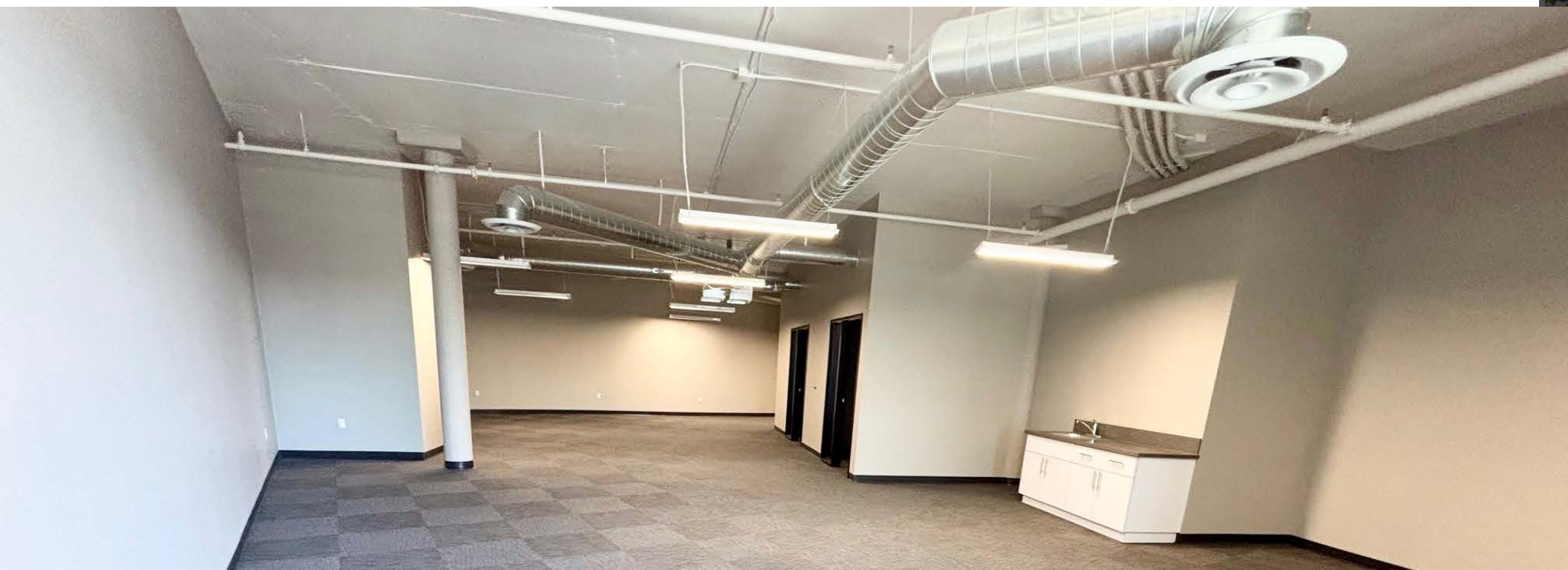
Suite 250
 2,708 RSF
 520 sf

SITE PLAN



INTERIORS







LEASING DETAILS

TOTAL GROSS SQUARE FOOTAGE

21,676 GSF / 2-story building

MINIMUM DIVISIBLE:

1st floor: 1,206 SF - LEASED
2nd floor: 2,708 SF

MAXIMUM CONTIGUOUS:

1st floor: 4,041 RSF
2nd floor: 2,708 SF

TENANT IMPROVEMENT ALLOWANCE:

**Available for qualified tenants
based on lease terms**

FIXTURIZATION PERIOD:

**Abated rent during fixturization period
based on tenant use and lease terms**

POTENTIAL USES:

**Retail, Office Professional, Bar &
Restaurant**

RENT:

1st Floor: \$3.30 PSF
2nd Floor: \$2.55 PSF

CAM:

\$0.50 SF/Mo.

FOOD & BEVERAGE

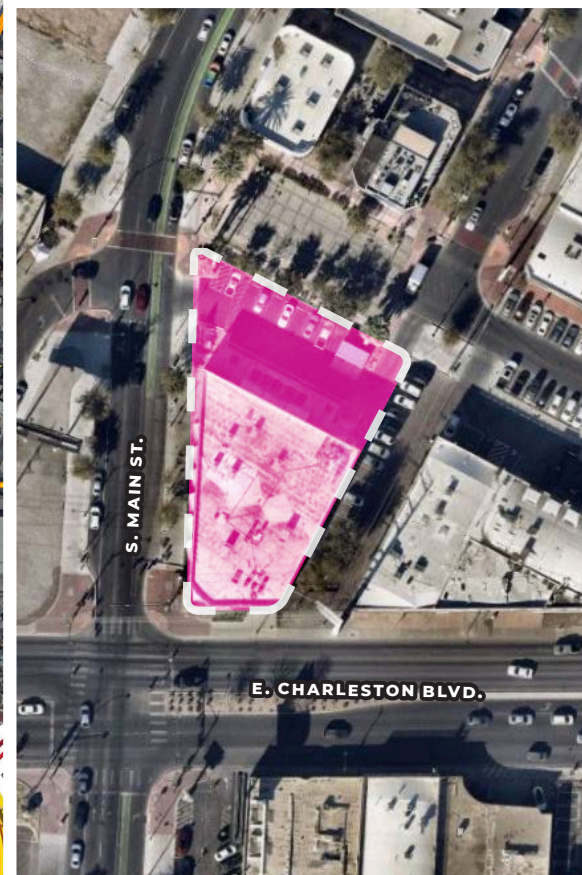
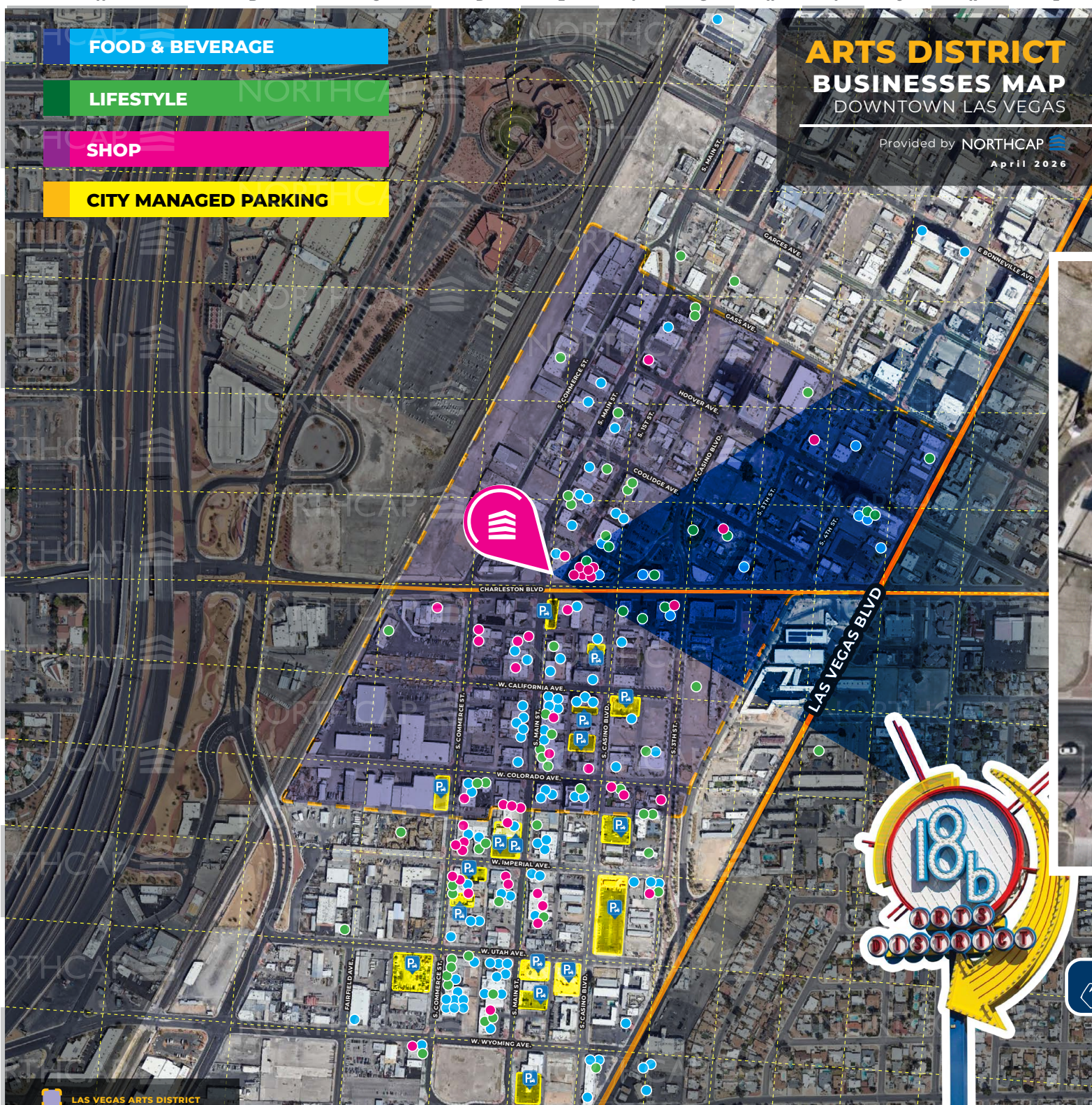
LIFESTYLE

SHOP

CITY MANAGED PARKING

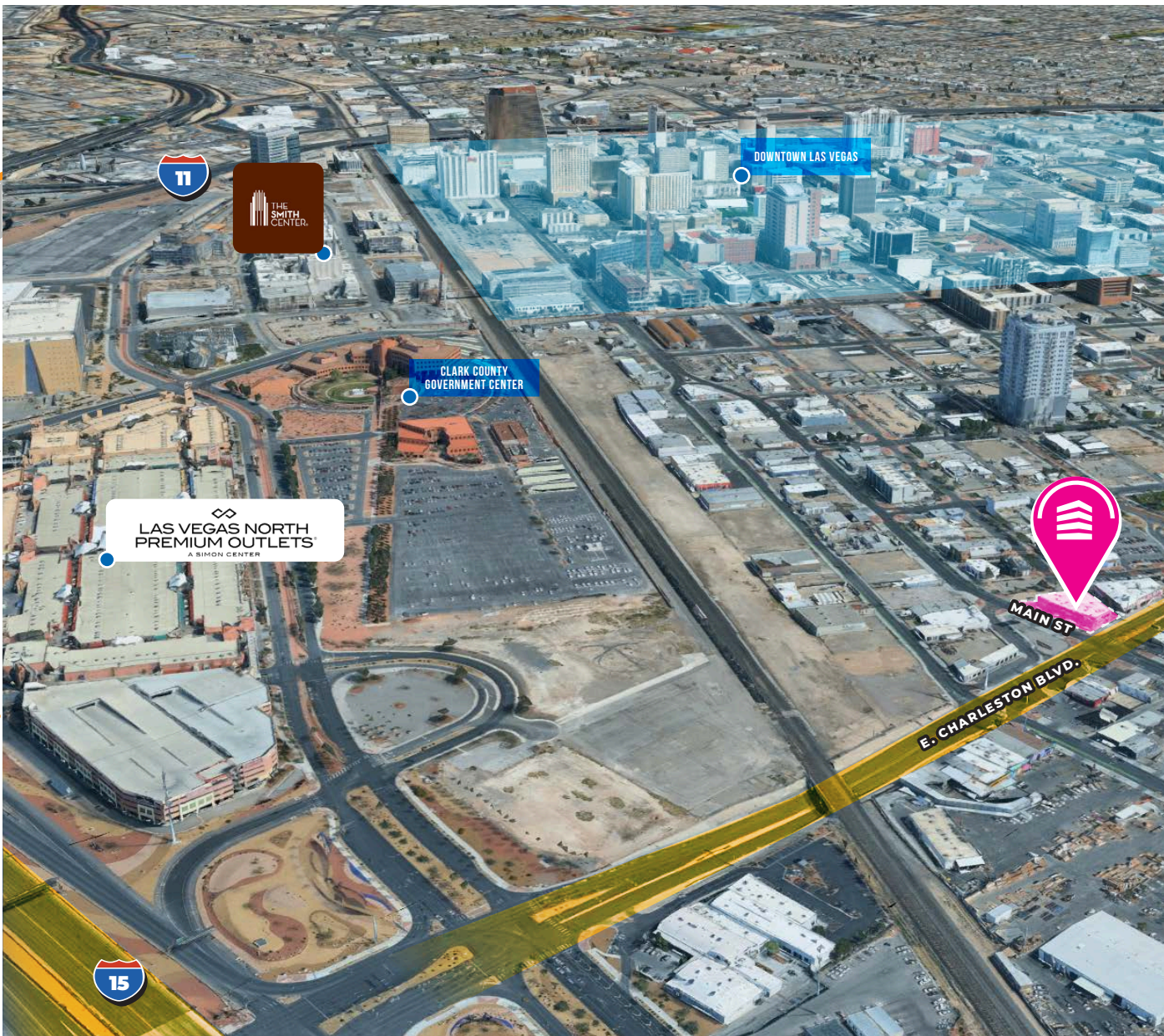
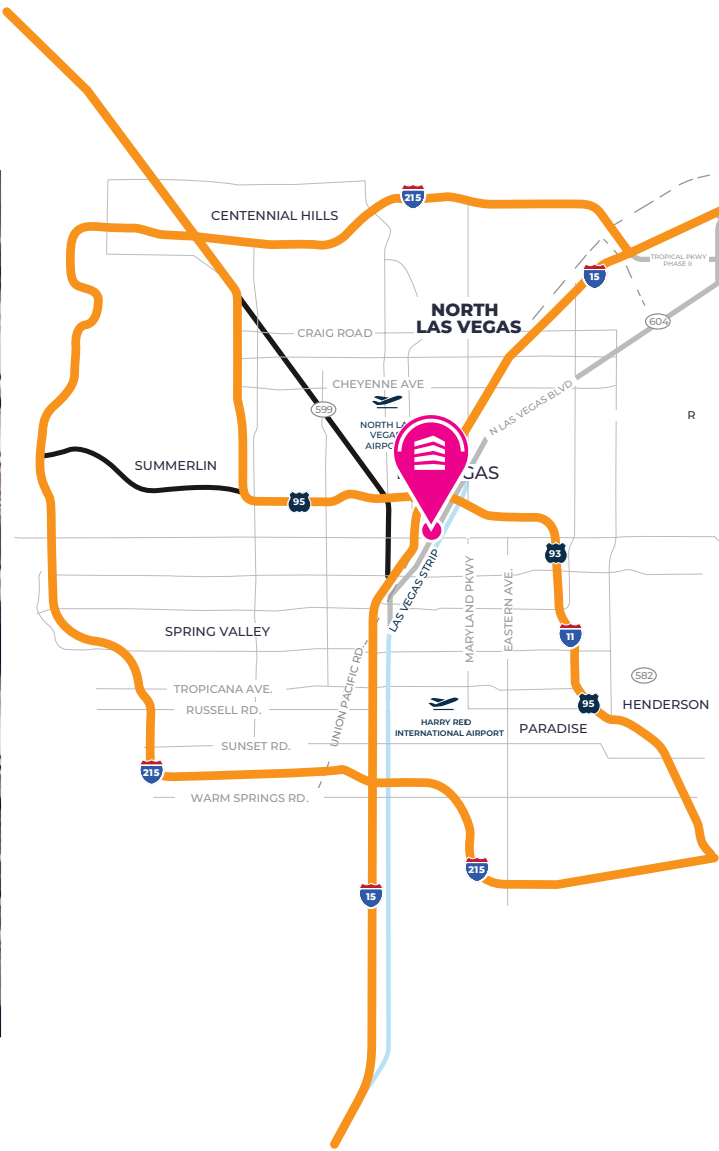
ARTS DISTRICT BUSINESSES MAP DOWNTOWN LAS VEGAS

Provided by NORTHCAP
April 2026



[CLICK HERE FOR DETAILED MAP](#)

AREA OVERVIEW



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