

# 1700

SOUTH LAS VEGAS BLVD

**\$5,000,000 TENANT IMPROVEMENT ALLOWANCE  
AND 18 MONTHS FREE RENT FOR BUILDOUT.**

Available with qualified tenant for all  
or substantial portion of the building.



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# FOR LEASE



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## LEASE DETAILS

**For Lease Rate:** \$3.50 PSF per Mo.  
NNN + \$0.50 CAM per Mo.

**Tenant Improvement Allowance:**  
\$175 PSF

**Fixurization/Renovation Period:**  
18 months of rent abatement

**East Unit:**

7,444 SF

**West Unit:**

17,690 SF

**Mezzanine:**

3,905 SF

**Total SF:**

29,039 SF

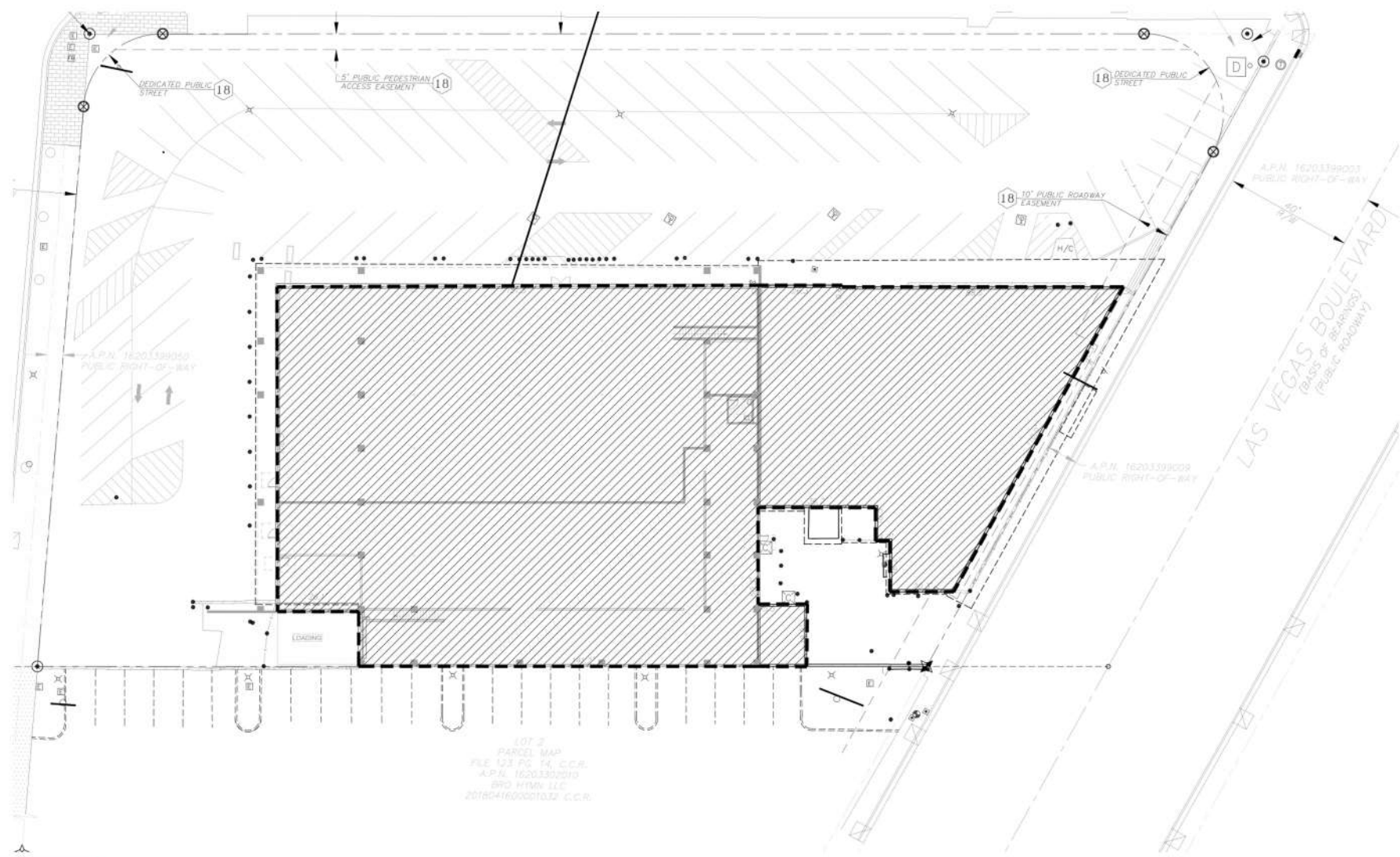
This prominent 1.48-acre, double-corner (Las Vegas Blvd & Main St @ Oakey) development site, (fully-signalized @ Las Vegas Blvd) rests directly in the flow of traffic between the Strip and the Arts District as the base of Brewery Row. No better visibility, accessibility, circulation exists within the corridor.

The site's unusually-large size and location make it suitable for hotel development and/or mixed-use residential with F&B and entertainment uses.

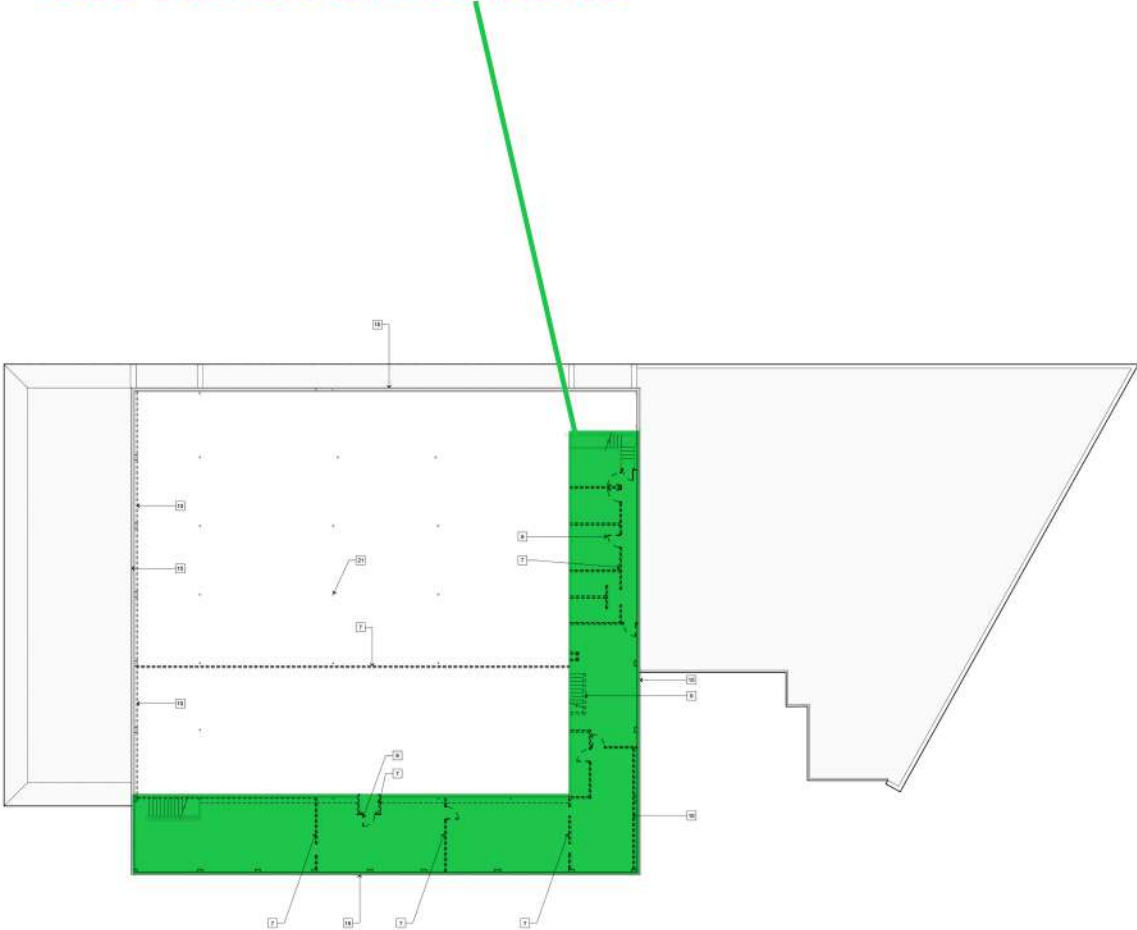
**Total SF: 29,039 SF**

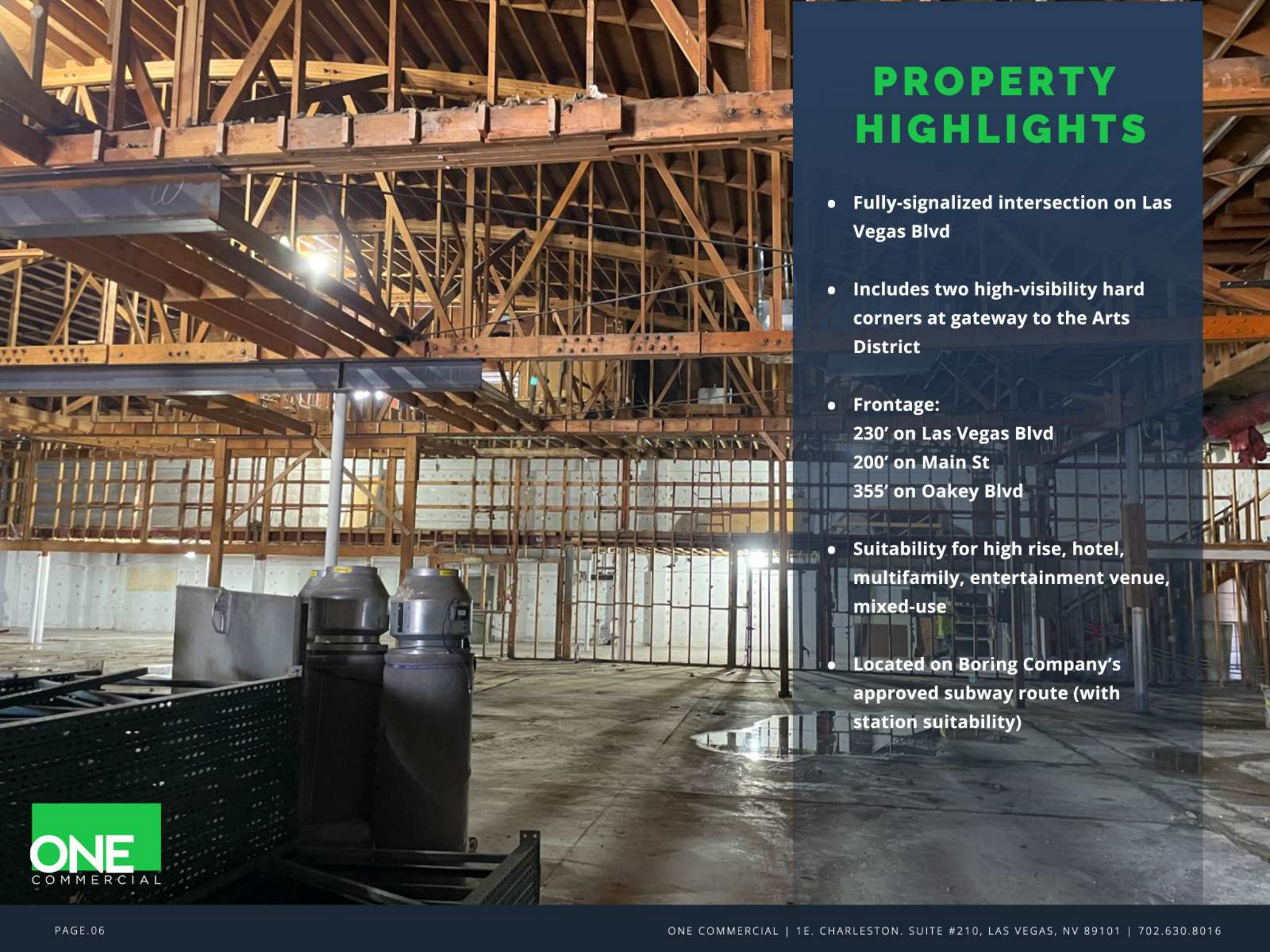


# FLOOR PLANS - 1ST FLOOR



FLOOR PLANS - 2ND FLOOR MEZZANINE





# PROPERTY HIGHLIGHTS

- Fully-signalized intersection on Las Vegas Blvd
- Includes two high-visibility hard corners at gateway to the Arts District
- Frontage:  
230' on Las Vegas Blvd  
200' on Main St  
355' on Oakey Blvd
- Suitability for high rise, hotel, multifamily, entertainment venue, mixed-use
- Located on Boring Company's approved subway route (with station suitability)

# PROPERTY LOCATION



**ONE**

COMMERCIAL

# PROPERTY LOCATION

S LAS VEGAS BLVD

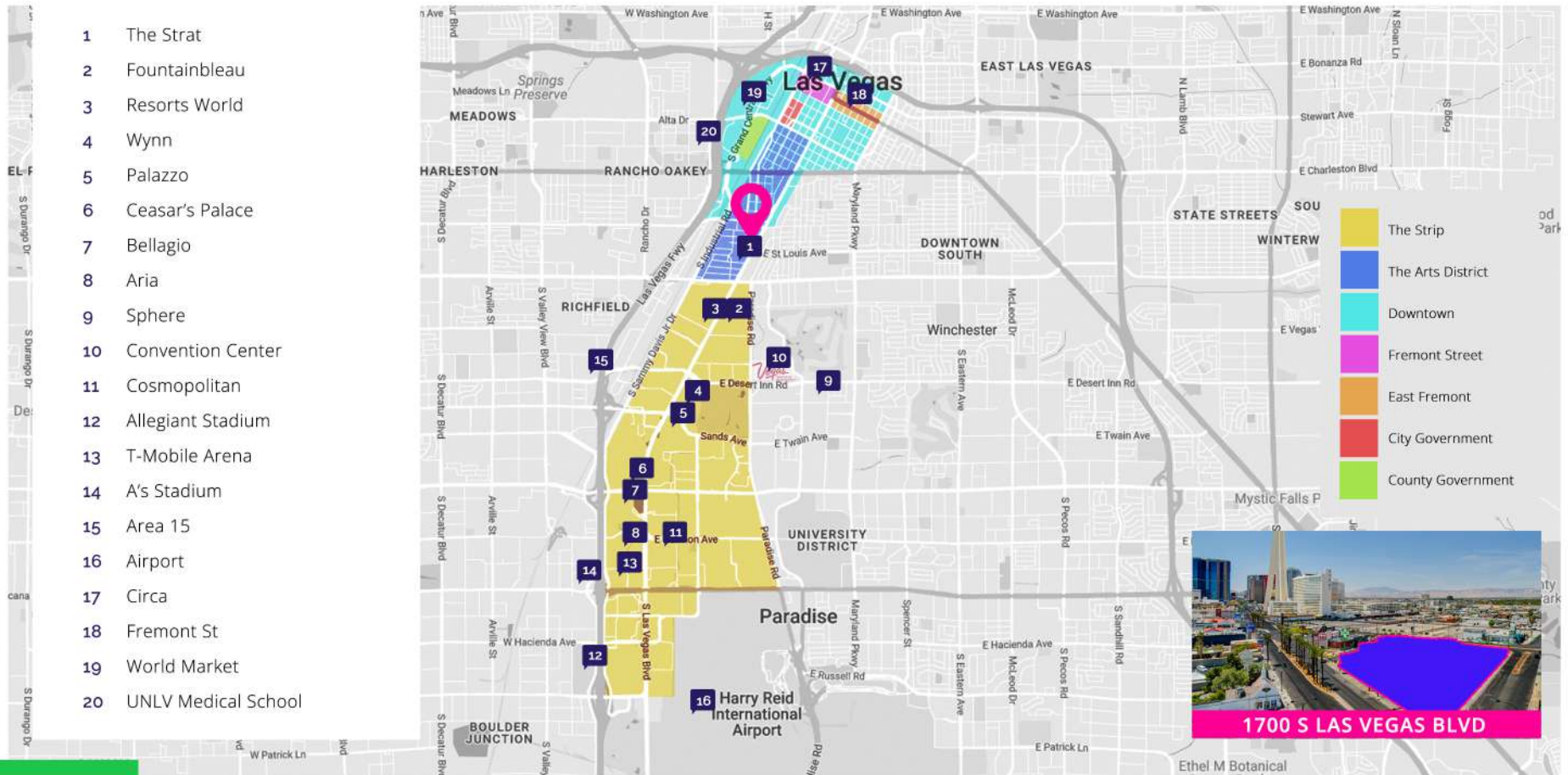
S MAIN ST

E OAKLEY BLVD



# PROPERTY LOCATION

ON THE NORTH END OF THE STRIP





AT THE SOUTHERN TIP TO THE LAS VEGAS ARTS DISTRICT NEIGHBORHOOD, 1700 S. LAS VEGAS BOOKENDS LAS VEGAS'S FASTEST REDEVELOPING SUBMARKET. NO OTHER SUBMARKET IN THE CITY ENJOYS GREATER DEMAND FROM CHEF-DRIVEN FOOD & BEVERAGE CONCEPTS, BARS, ENTERTAINMENT VENUES, AND CURATED RETAIL. TRULY LAS VEGAS' MOST SOUGHT-AFTER REAL ESTATE MARKET WITH THE GREATEST AMOUNT OF PENT-UP DEMAND FOR MULTIFAMILY & TENANT READY SPACE.

# THE ARTS DISTRICT ATTRACTIONS

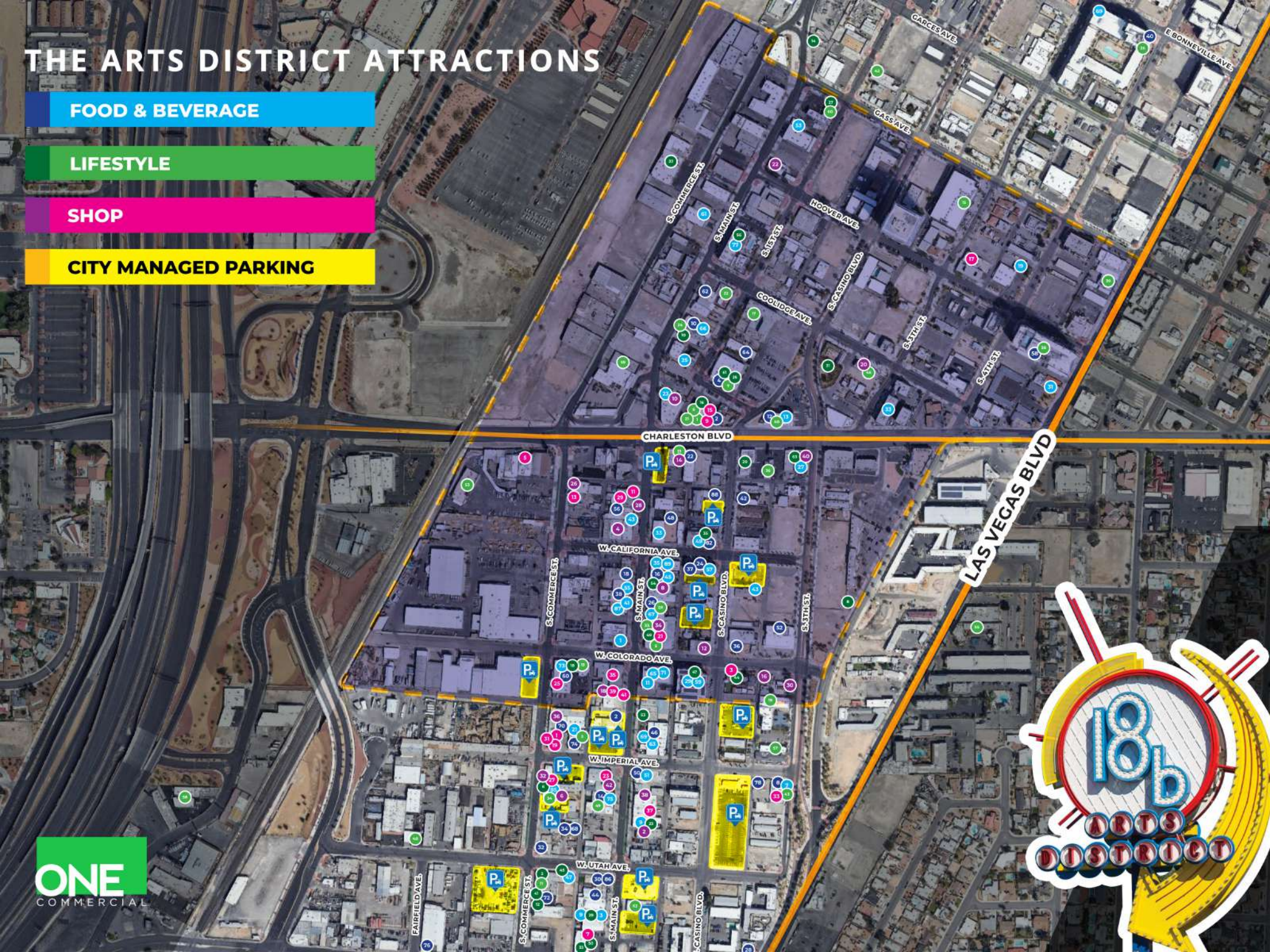
FOOD & BEVERAGE

LIFESTYLE

SHOP

CITY MANAGED PARKING

ONE  
COMMERCIAL



## FOOD & BEVERAGE

- 1 1228 MAIN
- 2 8BIN
- 3 ABLE BAKER BREWING COMPANY
- 4 DOBERMAN (COMING SOON)
- 5 ART OF FLAVORS
- 6 ARTS DISTRICT KITCHEN
- 7 ATOMIC TAVERN
- 8 BABYSTACKS CAFE
- 9 BAD BEAT BREWING (COMING SOON)
- 10 BAJAMAR SEAFOOD & TACOS
- 11 BAR GINZA
- 12 BERLIN BAR
- 13 ECHO (COMING SOON)
- 14 BJORK CAVIAR
- 15 BUEN PASTOR TAQUERIA
- 16 BUNGALOW COFFEE COMPANY
- 17 CASA DON JUAN
- 18 CIN CIN BREWHOUSE & SEAFOOD BAR
- 19 CHICAGO JOE'S
- 20 CLASSIC JEWEL
- 21 CORK AND THORN
- 22 CORNISH PASTY COMPANY
- 23 CRAFT CREAMERY
- 24 CRAFTHAUS BREWERY
- 25 CREAM ME ICE CREAMERY
- 26 DAVY'S
- 27 D E THAI KITCHEN
- 28 DINO'S LOUNGE
- 29 DIG IT! COFFEE
- 30 DISTRICT DELI & COFFEE
- 31 DONA MARIA TAMALES
- 32 DRAGON'S ALLEY COFFEE
- 33 ESTHER'S KITCHEN
- 34 FIN & FEATHERS RESTAURANTS
- 35 FREED'S DESSERT SHOP
- 36 GARAGISTE WINE ROOM
- 37 GARDEN LAS VEGAS
- 38 GOOD PIE
- 39 GOODWICH
- 40 GREENS AND PROTEINS
- 41 GUADALAJARA CARNITAS Y TORTAS AHOGADAS
- 42 HOLA HABIBI
- 43 HOP NUTS BREWING
- 44 HORSE TRAILER HIDEOUT
- 45 HOUSTON TX HOT CHICKEN

- 46 HUDL BREWING COMPANY
- 47 IWANA SPECIALTY COFFEE ROASTERS
- 48 JAMMYLAND
- 49 L'ARISTOCRAT (COMING SOON)
- 50 LA BOHEME (COMING SOON)
- 51 LA PETITE BOHEME
- 52 LAS VEGAS BREWING COMPANY
- 53 LETTY'S DE LETICIA'S COCINA
- 54 LUV-IT FROZEN CUSTARD
- 55 MAIN ST. PROVISIONS
- 56 MAKERS & FINDERS
- 57 MEZCLA - CEVICHE & TEQUILA BAR
- 58 MILLENNIUM FANDOM BAR
- 59 MISTERIO MEZCAL BAR
- 60 NEVADA BREW WORKS
- 61 MI BARRIO
- 62 NINJA KARAOKE
- 63 PALATE
- 64 THE PEPPER CLUB
- 65 REBAR
- 66 SEVEN:45
- 67 SERVEHZA BOTTLE SHOP AND TAP ROOM
- 68 SILVER STAMP
- 69 SIN CITY SEAFOOD KITCHEN + LOUNGE
- 70 SOULBELLY BBQ
- 71 STRAY PIRATE TROPICAL COCKTAIL LOUNGE
- 72 SWAN DIVE
- 73 TACO RICO
- 74 TACOS MEXICO
- 75 TACOTARIAN
- 76 TAVERNA COSTERA
- 77 VIKING MIKES YURT BAR (COMING SOON)
- 78 VELVETEEN RABBIT
- 79 VESTA COFFEE ROASTERS
- 80 VIVA LAS AREPAS
- 81 VODOO BREWING COMPANY
- 82 WINE GARDEN
- 83 YU-OR-MI SUSHI BAR
- 84 DUSTLAND
- 85 HOLSTIENS (COMING SOON)
- 86 SUBLIMOTION RESTAURANT (COMING SOON)
- 87 PHILLY FREEZE (COMING SOON)
- 88 MODEST BREWING (COMING SOON)
- 89 NOCTURNO (COMING SOON)
- 90 SUBLIMOTION (COMING SOON)

- 1 I STOP DJ SHOP (ARTS FACTORY)
- 2 188 TATTOO
- 3 ALLEY FITNESS
- 4 ATOMIC GOLF
- 5 ATOMIC STYLE LOUNGE
- 6 DOWNTOWN CINEMAS
- 7 ART SQUARE
- 8 ARTS DISTRICT MULTI-FAMILY (COMING SOON)
- 9 BLUE SKY YOGA
- 10 BURLESQUE HALL OF FAME
- 11 CHOCOLATE CITY CIGAR LOUNGE
- 12 CHOPS BARBERSHOP
- 13 CONRAD WEST GALLERY
- 14 CRANK N GRIND
- 15 CURALEAF
- 16 EFFIE LOVES TATTOO
- 17 EVEL KNIEVEL MUSEUM (COMING SOON)
- 18 F45 TRAINING
- 19 GLOBE SALON
- 20 HEALTH FOR LIFE DISPENSARY
- 21 IMPERIAL DTLV TATTOO BARBERSHOP
- 22 INSIDE STYLE
- 23 JRNY NFT GALLERY
- 24 JOSEPHINE SKAUGHT HAIRDRESSING
- 25 JUSTIN HUGHES FIGHT AND FITNESS
- 26 KAPTYN
- 27 KOOLSVILLE TATTOO
- 28 LAMARRE THEATER
- 29 LAS VEGAS MAGIC THEATER
- 30 LAS VEGAS COMMUNITY HEALING GARDEN
- 31 LAWLESS ATELIER
- 32 MAIN STREET TATTOO
- 33 MAJESTIC REPERTORY THEATER
- 34 MAKESHIFT UNION
- 35 MONSTER ESCAPE HOUSE
- 36 NINETWENTY
- 37 NOVUS ARCHITECTURE
- 38 NU LEAF DISPENSARY
- 39 PASTRY ACADEMY
- 40 PRETTY DONE
- 41 PUNK ROCK MUSEUM
- 42 RAW REMEDIES
- 43 HALO CAR
- 44 RENOWNED EVENTS
- 45 SCORPION MOON

- 46 SHARE DOWNTOWN
- 47 SICK ONE TATTOOS
- 48 SIN CITY YOGA
- 49 SINWAVE
- 50 SINISTER SALON
- 51 JONNY COCO'S
- 52 TAP N ASH SOCIAL CLUB
- 53 THRIVE CONSUMPTION LOUNGE
- 54 THE BEAUTY SHOPPE
- 55 THE ELVIS WEDDING CHAPEL
- 56 THE ENGLISH HOTEL
- 57 THE SANCTUARY DISPENSARY
- 58 TINY LITTLE PADS
- 59 TOPCAT TATTOO CLUB
- 60 TO BE DETERMINED HEALTH
- 61 VAY TECHNOLOGY
- 62 VEGAS THEATRE COMPANY
- 63 WISE GUYS COMEDY CLUB
- 64 YELLOW THE PHOTO STUDIO



## SHOP

- 1 AKIN COOPERATIVE
- 2 ALT REBEL
- 3 ANALOG DOPE STORE
- 4 ANTIQUE ALLEY MALL
- 5 ARTISTIC IRONWORKS
- 6 BOGART VINTAGE
- 7 BRING IT BACK
- 8 BUFFALO EXCHANGE
- 9 DEL'LA COUTURE (ARTS FACTORY)
- 10 SHOP- ROCK - SWAG (COMING SOON)
- 11 FOR THE LOVE
- 12 FORPLAY STYLE HOUSE
- 13 FRESA'S ROLLER SKATE SHOP
- 14 GIRLS WORLD
- 15 GAIA FLOWERS
- 16 GALLERY TO GO (ARTS FACTORY)
- 17 GLAM FACTORY VINTAGE
- 18 GREENLIGHT DISPENSARY
- 19 MAD GALLERY
- 20 LA LINEA BODY ART
- 21 LEGENDARY'S ART SUPPLIES
- 22 MAIN STREET MERCANTILE
- 23 MAIN STREET MOTO
- 24 MAIN STREET PEDDLERS ANTIQUE MALL
- 25 NAAKITI FLORAL DESIGN
- 26 NIGHTMARE TOYS
- 27 ONE OF US COMICS
- 28 OFF THE THREADS
- 29 PHARMACY BOARDSHOP
- 30 RECYCLED PROPAGANDA
- 31 ROCKIN BETTIE
- 32 SIN AMOR STUDIO
- 33 SPILLED MILK
- 34 USHERWOOD & CO
- 35 VINTAGE VEGAS ANTIQUES
- 36 THE RED KAT VINTAGE
- 37 THE GOOD WOLF LIFESTYLE CO.
- 38 THE HONEYPOT
- 39 WAVES



**ONE**  
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