



± 2,400 SF
OPEN FLOOR PLAN
FOR LEASE

914 S Main St.
Unit B

Las Vegas, NV 89101

AVAILABLE
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An independently operated franchisee of BHH Affiliates, LLC

Property Snapshot



± 2,400 SF
Available SF



\$2.00 / SF
Lease Rate



\$0.30 / SF
NNN



Unit B presents a spacious open floor plan right in the heart of the Arts District that is ideal for customization

Property Highlights

- Tenant Improvements
 - Up to \$25 / SF with 5 year lease
- Unique Amenities
 - 500 SF Patio + **Grease Interceptor Option**
- Versatile Space
 - Large, open floor plan ideal for customization
- Prime Location
 - Frontage on Main St. and Commerce St. in the popular Arts District



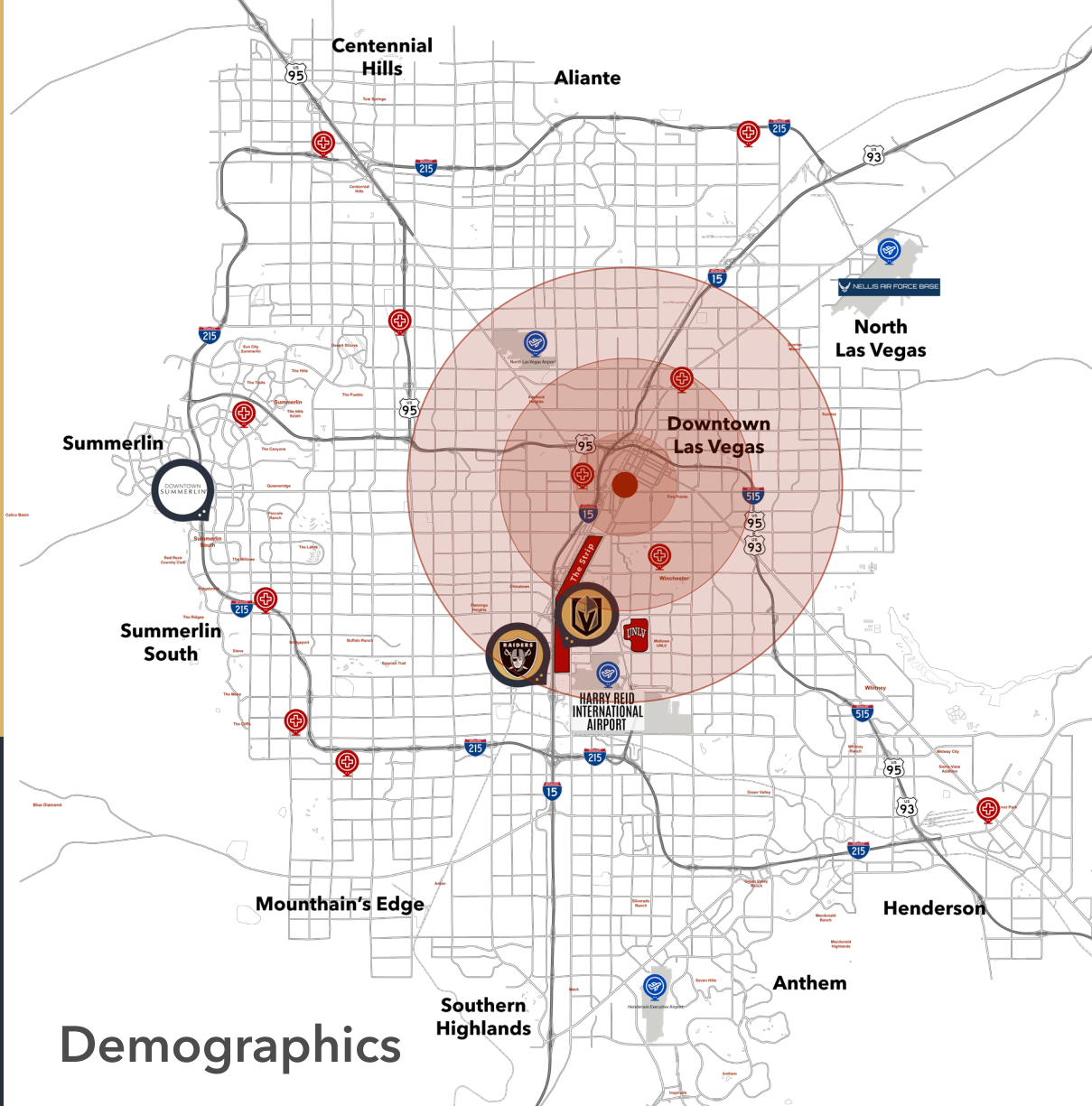
 **BARASHY GROUP**

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Vicinity Map

Discover 914 S Main Street Unit B, boasting prime location with frontage on Main St near the Arts District.

A versatile and spacious open floor plan that is ideal for customization; enjoy a large 500 SF patio and the option to plug into Unit A's grease interceptor (at a cost negotiated with Unit A).



Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



UNLV



Valley Hospital

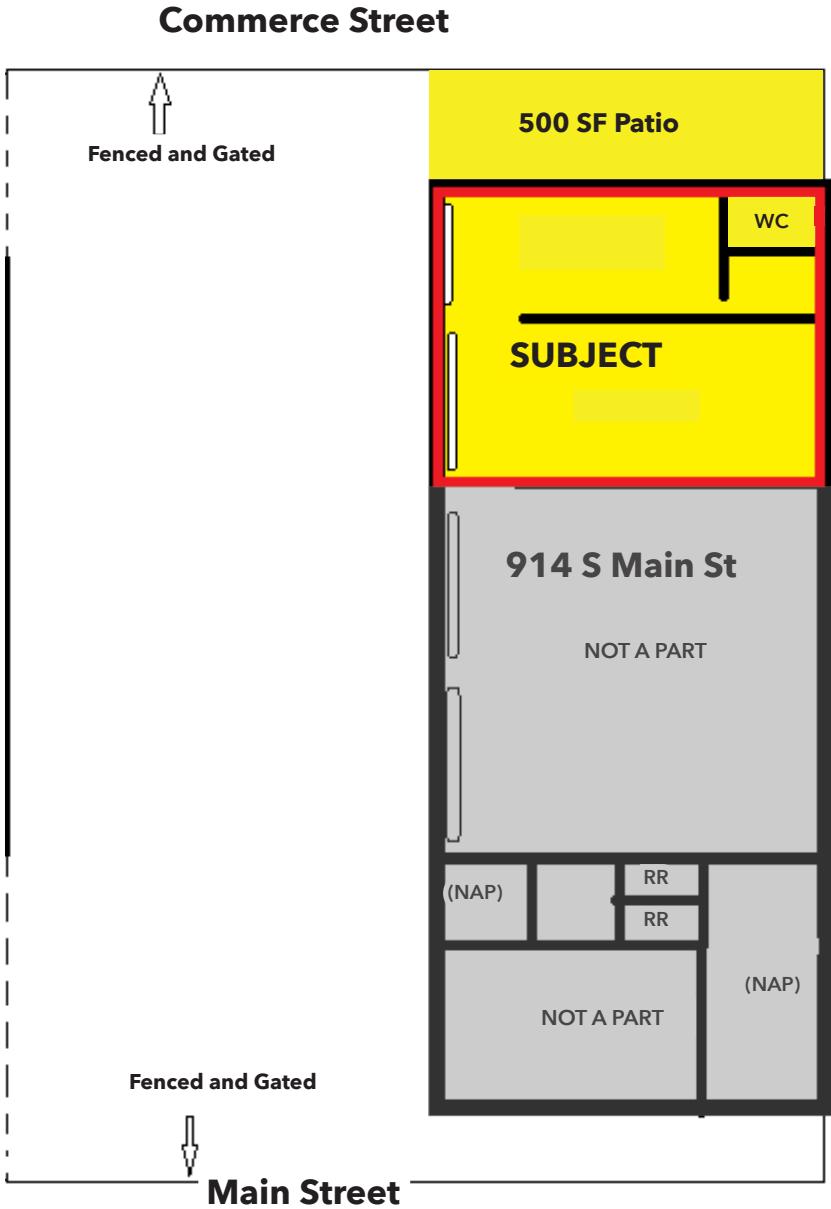


Harry Reid International Airport

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	13,540	167,216	524,743
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$66,666	\$63,174	\$63,768
Households	1-mile	3-mile	5-mile
2022 Total Households	5,584	65,315	191,740

Floor Plan





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