

3 CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE



Be At The Center Of The Las Vegas Strip



CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE

Be At The Center Of It All



CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE

Be At The Center Of Destination Retail

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Las Vegas Boulevard & Harmon Avenue

63 CityCenter is an exciting new destination for dynamic retail, world-class attractions, and hospitality experiences. Located at the heart of the Las Vegas Strip at the intersection of Las Vegas Boulevard and Harmon Avenue, this new four-story, 240,000 SF high-design building is a central feature of "CityCenter," steps from the Shops at Crystals, Aria, and The Cosmopolitan and a short walk from Waldorf Astoria, Vdara, Bellagio, Paris, MGM Grand and Caesars Palace.

Join newly opened Jason Aldean's Kitchen + Bar, Ocean Prime, Ariat, Museum of Illusions, and ARTE MUSEUM – the first location to open in the Western Hemisphere.



±9,274 SF – ±30,190 SF

TOTAL AVAILABLE SPACE

Be At The Center Of World Class Dining & Views

CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE



At The Center Of...

UNRIVALED SURROUNDINGS

- Over 32,000 Hotel Rooms within a 10 Minute walk
- **The Cosmopolitan** (3,033 rooms)
- **Shops at Crystals** (611,977 SF of luxury retail)
- **ARIA Resort & Casino** (4,000 rooms)
- **Vdara Hotel and Spa** (1,495 rooms)
- **Waldorf Astoria** (389 rooms & 225 luxury condos)
- **VEER Towers** (669 luxury condos)

PRIME PEDESTRIAN TRAFFIC

- Direct connectivity to three (3) pedestrian bridges
- Captures foot traffic from both east and west sides of Las Vegas Boulevard
- Las Vegas hosts 40MM visitors per year
- Access to 3 pedestrian bridges capturing traffic from The Cosmopolitan & The Shops at Crystals with stair and elevator access to Las Vegas Blvd and upper levels

A COVETED INTERSECTION

- 250' of strip frontage to Las Vegas Blvd
- Intersection welcomes 30.1MM+ visitors per year
- Located on one of the most well-traveled corners on the Las Vegas Strip
- Dubbed as the Heart of Las Vegas Blvd, this main + main location attracts high-end demographic visitors, upscale shopping, dining, and entertainment venues

IMPACTFUL ADVERTISING

- One of the largest advertising opportunities on the Las Vegas Strip
- Digital LED measures 41' high and 151' wide for a total of 6,000 square feet of advertising
- Be seen at center stage of the iconic intersection of Las Vegas Boulevard & Harmon Avenue

THE SHOPS AT
CRYSTALS
ARIA LAS VEGAS

CHANEL
FENDI
DOLCE & GABBANA
HERMES
GUCCI
PRADA
TIFFANY & CO.
VERSACE

±10,418 SF

Suite 202-302
±5,209 SF (Level 2)
±5,209 SF (Level 3)

±9,274 SF
(W/ PATIO OPPORTUNITY)

Suite 201-301
±4,730 SF (Level 2)
±4,544 SF (Level 3)

±10,498 SF

Suite 203-303
±5,249 SF (Level 2)
±5,249 SF (Level 3)

Impactful Advertising



OCEAN PRIME
SEAFOOD · STEAKS · COCKTAILS

JASON ALDEAN'S
KITCHEN + BAR
LAS VEGAS, NV
NOW OPEN

ARTE
MUSEUM

ARIAT

ROSS
DRESS FOR LESS®

MUSEUM OF ILLUSIONS

CITYCENTER
LAS VEGAS BOULEVARD & HARMON AVENUE

Center Stage to the Famous Las Vegas Strip

63 CityCenter offers world-class attractions, restaurants, shopping, easy access to its driveway for private valet service and unparalleled views of the Strip. Flagship tenants of 63 CityCenter include Jason Aldean's Kitchen + Bar, Ocean Prime, Ariat, Museum of Illusions and ARTE MUSEUM digital art museum.

SEE PAGE 22 FOR DETAILS

Project Summary

OCEAN PRIME (LEVEL 4)

A OCEAN PRIME
www.ocean-prime.com

BRIDGE LEVEL (LEVELS 2 & 3)

B ARTE MUSEUM
First Northern Hemisphere Location

C WELCOME TO LAS VEGAS
Take home something to remember your trip

D ARIAT
www.ariat.com

E FAT TUESDAY
www.fattuesday.com

F AGORA
www.agora.care

G JASON ALDEAN'S KITCHEN + BAR
NOW OPEN - www.jasonaldeansbar.com/home-las-vegas

1 **±9,274 SF (W/ PATIO OPPORTUNITY)**
Suite 201-301
±4,730 SF (Level 2), ±4,544 SF (Level 3)

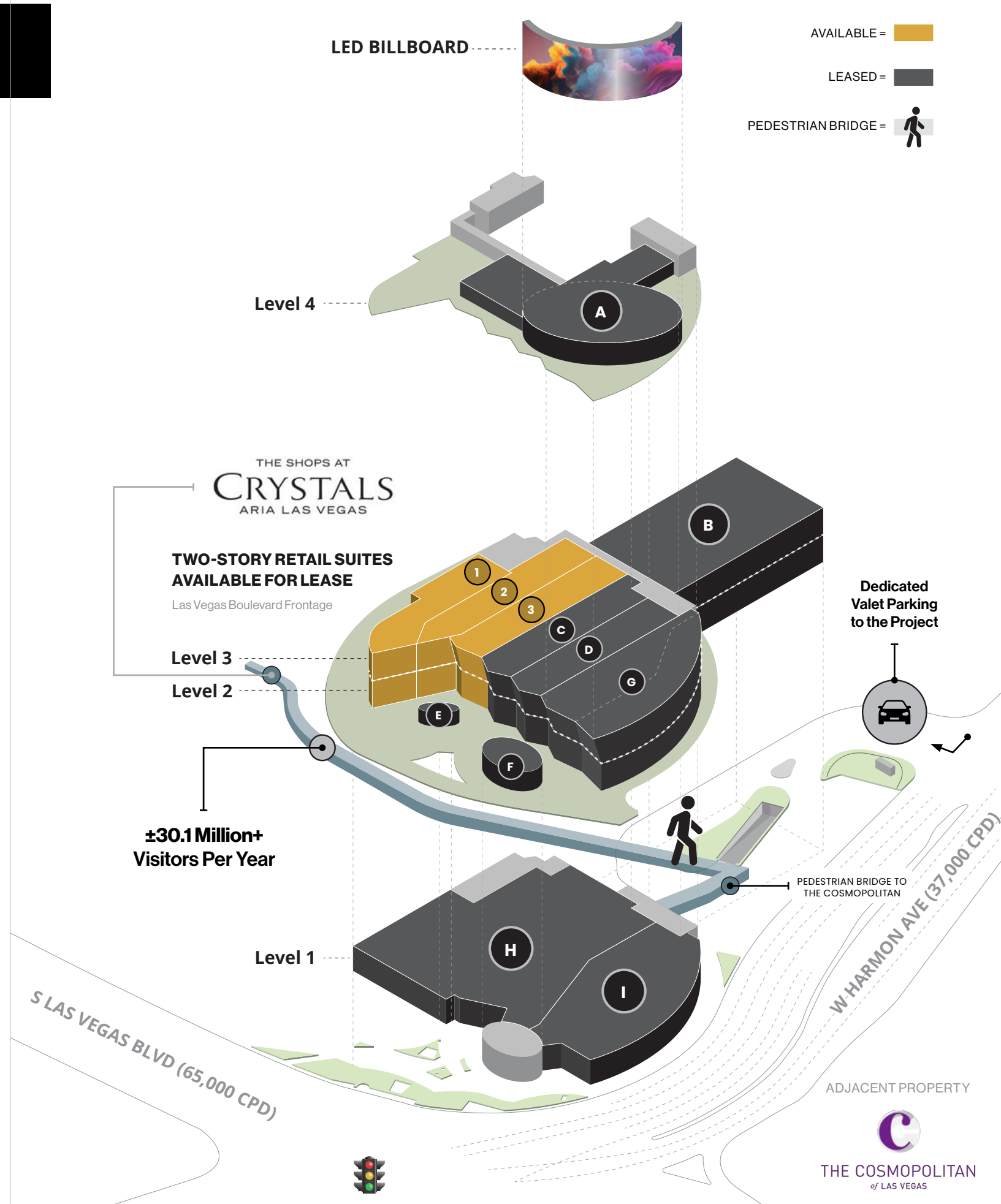
2 **±10,418 SF**
Suite 202-302
±5,209 SF (Level 2), ±5,209 SF (Level 3)

3 **±10,498 SF**
Suite 203-303
±5,249 SF (Level 2), ±5,249 SF (Level 3)

STREET LEVEL 1

H ROSS
Highest performing location in Las Vegas

I MUSEUM OF ILLUSIONS
www.moilasvegas.com



Availabilities

1

±9,274 SF
(W/ PATIO OPPORTUNITY)

Suite 201-301
±4,730 SF (Level 2), ±4,544 SF (Level 3)

2

±10,418 SF

Suite 202-302
±5,209 SF (Level 2), ±5,209 SF (Level 3)

3

±10,498 SF

Suite 203-303
±5,249 SF (Level 2), ±5,249 SF (Level 3)

Ability
to Combine



±9,274 SF
(W/ PATIO OPPORTUNITY)
Suite 201-301
±4,730 SF (Level 2)
±4,544 SF (Level 3)

±10,418 SF
Suite 202-302
±5,209 SF (Level 2)
±5,209 SF (Level 3)

±10,498 SF
Suite 203-303
±5,249 SF (Level 2)
±5,249 SF (Level 3)

Rendering for illustration purposes only.

High-Profile Destination



SUITE 3.01

SUITE 3.02

SUITE 3.03

WELCOME
to Fabulous
LAS VEGAS

ARIAT

JASON ALDEAN'S
KITCHEN + BAR

JASON ALDEAN'S
KITCHEN + BAR

SUITE 2.01

SUITE 2.02

SUITE 2.03

WELCOME
to Fabulous
LAS VEGAS

ARIAT

JASON ALDEAN'S
KITCHEN + BAR

ROSS

MUSEUM OF
ILLUSIONS
ROSS

CITYCENTER
LAS VEGAS BOULEVARD & HARMON AVENUE

Rendering for illustration purposes only.

Las Vegas Resort Corridor



Las Vegas Resort Corridor



PEDESTRIAN BRIDGE

30.1 Million+
Visitors Per Year
(Pedestrian Bridge)

PEDESTRIAN BRIDGE

PEDESTRIAN BRIDGE

S. LAS VEGAS BOULEVARD (65,000 CPD)

HARMON AVENUE (37,000 CPD)

LESS THAN 10
MINUTE WALKING
DISTANCE

220,000
Cars Per Day

Vdara
HOTEL & SPA

THE COSMOPOLITAN
of LAS VEGAS

planet hollywood™
RESORT & CASINO • LAS VEGAS

MIRACLE MILE SHOPS™
AT PLANET HOLLYWOOD RESORT & CASINO LAS VEGAS

ELARA
Hilton Grand Vacations Club
LAS VEGAS

HARMON
CORNER

HARMON AVENUE

Aria
RESORT & CASINO
LAS VEGAS

veer°
TOWERS

Tillman Fertitta Hotel & Casino
(±2,420 rooms)

Marriott
VACATION CLUB
Grand Chateau

THE SHOPS AT
CRYSTALS
ARIA LAS VEGAS

THE
SIGNATURE
AT MGM GRAND_®

CITYCENTER
LAS VEGAS

W
WALDORF ASTORIA
LAS VEGAS

BLVD Development
Coming Soon

PARK MGM
LAS VEGAS

MGM GRAND GARDEN ARENA

Hard Rock
CAFE

T-Mobile
ARENA

MGM GRAND

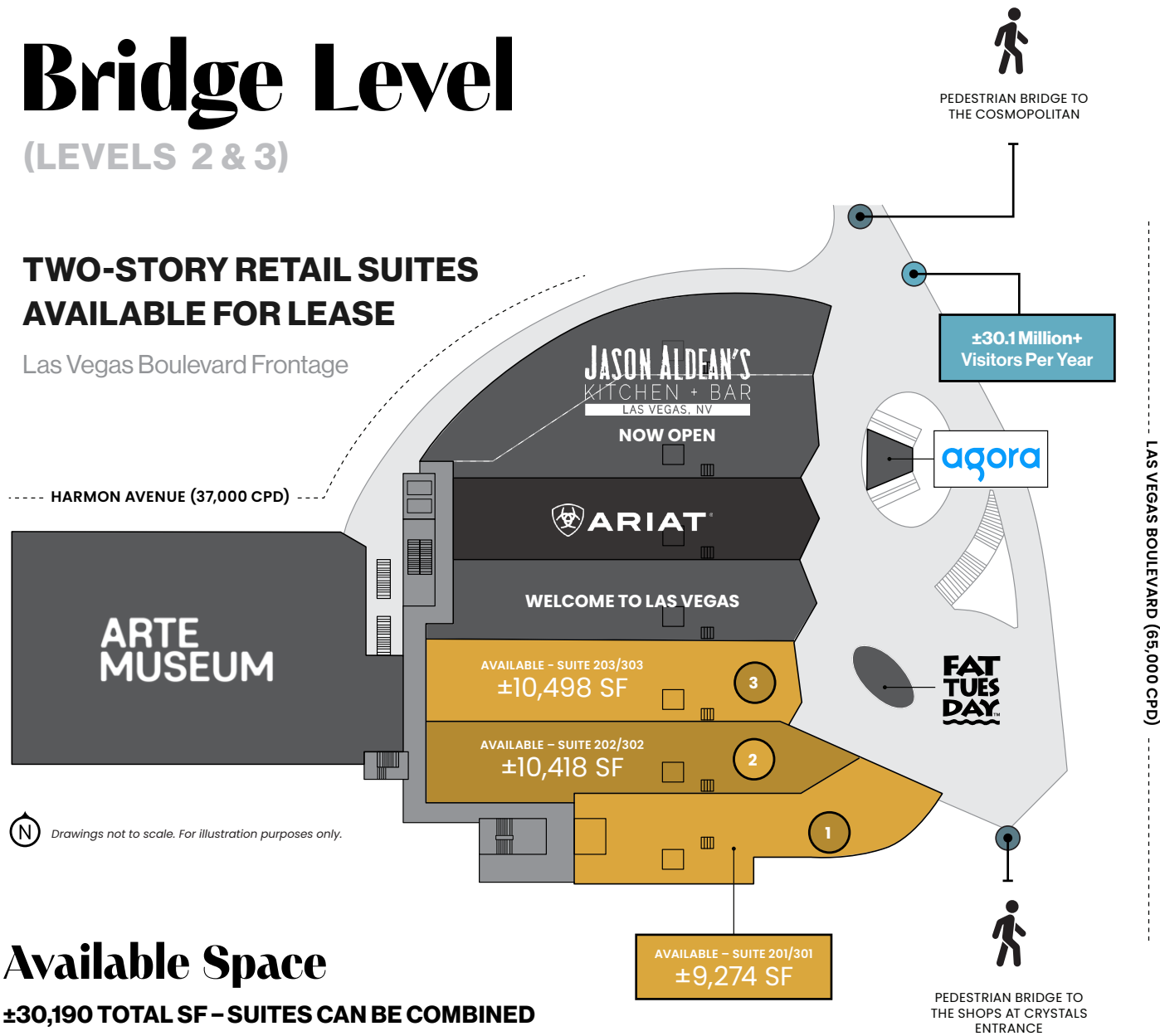


Bridge Level

(LEVELS 2 & 3)

TWO-STORY RETAIL SUITES AVAILABLE FOR LEASE

Las Vegas Boulevard Frontage



Available Space

±30,190 TOTAL SF - SUITES CAN BE COMBINED

- | | | |
|---|---|---|
| <p>1 ±9,274 SF (W/ PATIO OPPORTUNITY)</p> <p>Suite 201-301
Level 2: ±4,730 SF
Level 3: ±4,544 SF</p> | <p>2 ±10,418 SF</p> <p>Suite 202-302
Level 2: ±5,209 SF
Level 3: ±5,209 SF</p> | <p>3 ±10,498 SF</p> <p>Suite 203-303
Level 2: ±5,249 SF
Level 3: ±5,249 SF</p> |
|---|---|---|

BRIDGE LEVEL TENANTS

JASON ALDEAN'S KITCHEN + BAR
www.jasonaldeansbar.com/home-las-vegas

ARIAT
www.ariat.com

FAT TUESDAY
www.fattuesday.com

ARTE MUSEUM
First Northern Hemisphere Location

AGORA
www.agora.care

WELCOME TO LAS VEGAS
Take home something to remember your trip

JASON ALDEAN'S KITCHEN + BAR

LAS VEGAS, NV

NOW OPEN



The venue includes a 250+ seat main dining area, seven bars and a spectacular outdoor elliptical patio offering unparalleled views of the Strip, as well as a 15,000-square-foot second floor of entertainment with velvet-tufted booths, resident DJs, an additional live music stage and an elevated VIP bottle service section. The Las Vegas location also features a signature 4,000-square-foot patio with views of the Strip for a one-of-a-kind late-night experience.

TC Restaurant Group, premier owner-operator of entertainment and dining destinations, has teamed up with country superstar and Academy of Country Music Artist of the Decade Jason Aldean to bring Jason Aldean's Kitchen + Bar to the Las Vegas Strip. TC Restaurant Group is known as the leading operator in Nashville's famed lower Broadway district and aims to deliver the best of the Music City experience to Las Vegas.

OCEAN PRIME

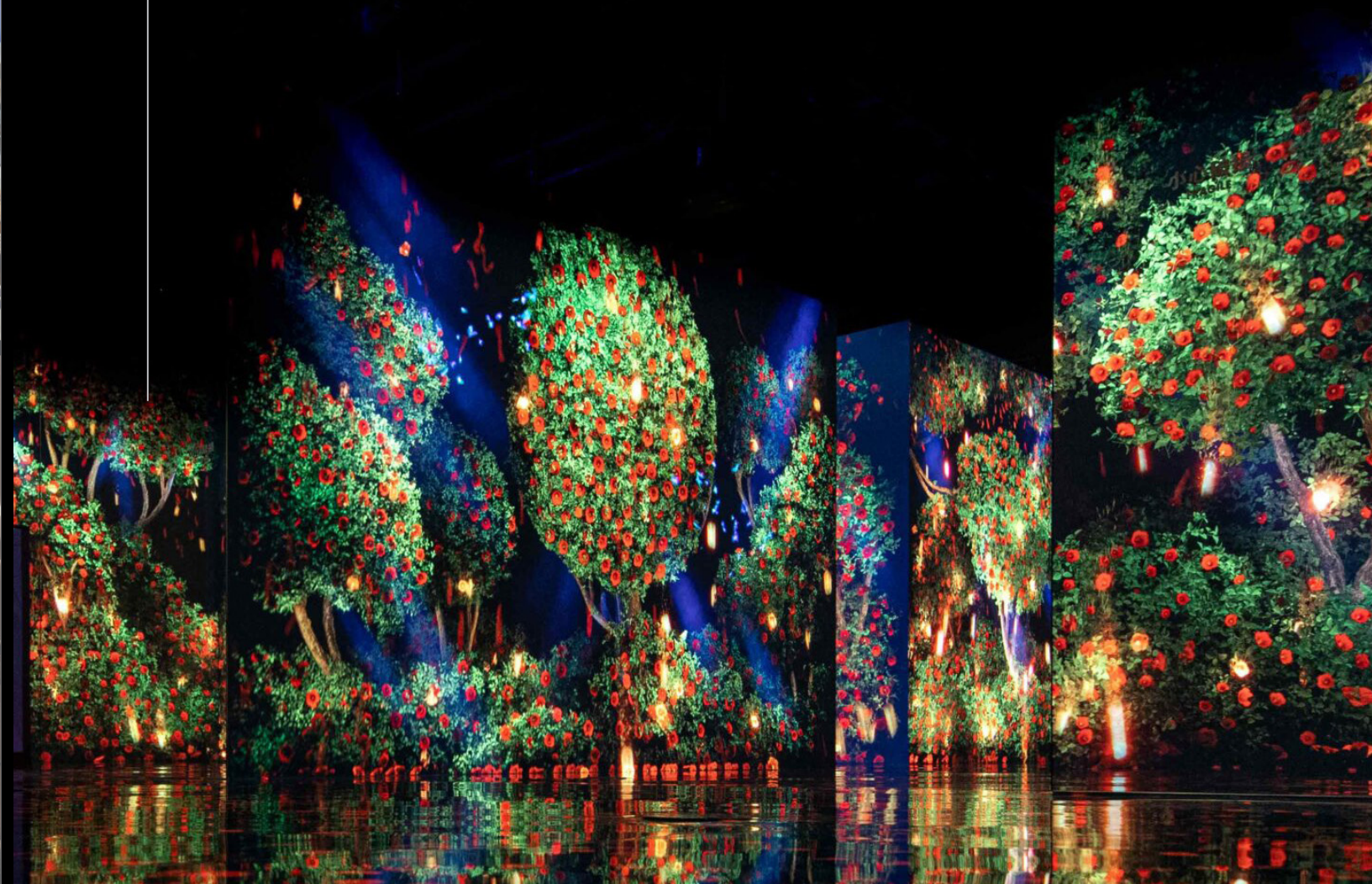
SEAFOOD · STEAKS · COCKTAILS

Award-Winning Cameron Mitchell Restaurant

The nationally-acclaimed Ocean Prime delivers an extraordinary experience with stunning settings, an impressive menu of seafood and prime cuts of steak, signature cocktails, a Wine Spectator-honored wine list and truly genuine hospitality. Each Ocean Prime location is unique and designed to fold into the energy of the city where it's located. With stunning spaces, luxe details and truly genuine hospitality, Ocean Prime is an ideal place to socialize, talk business, celebrate and indulge.



ARTE MUSEUM



First location to open in the Western Hemisphere

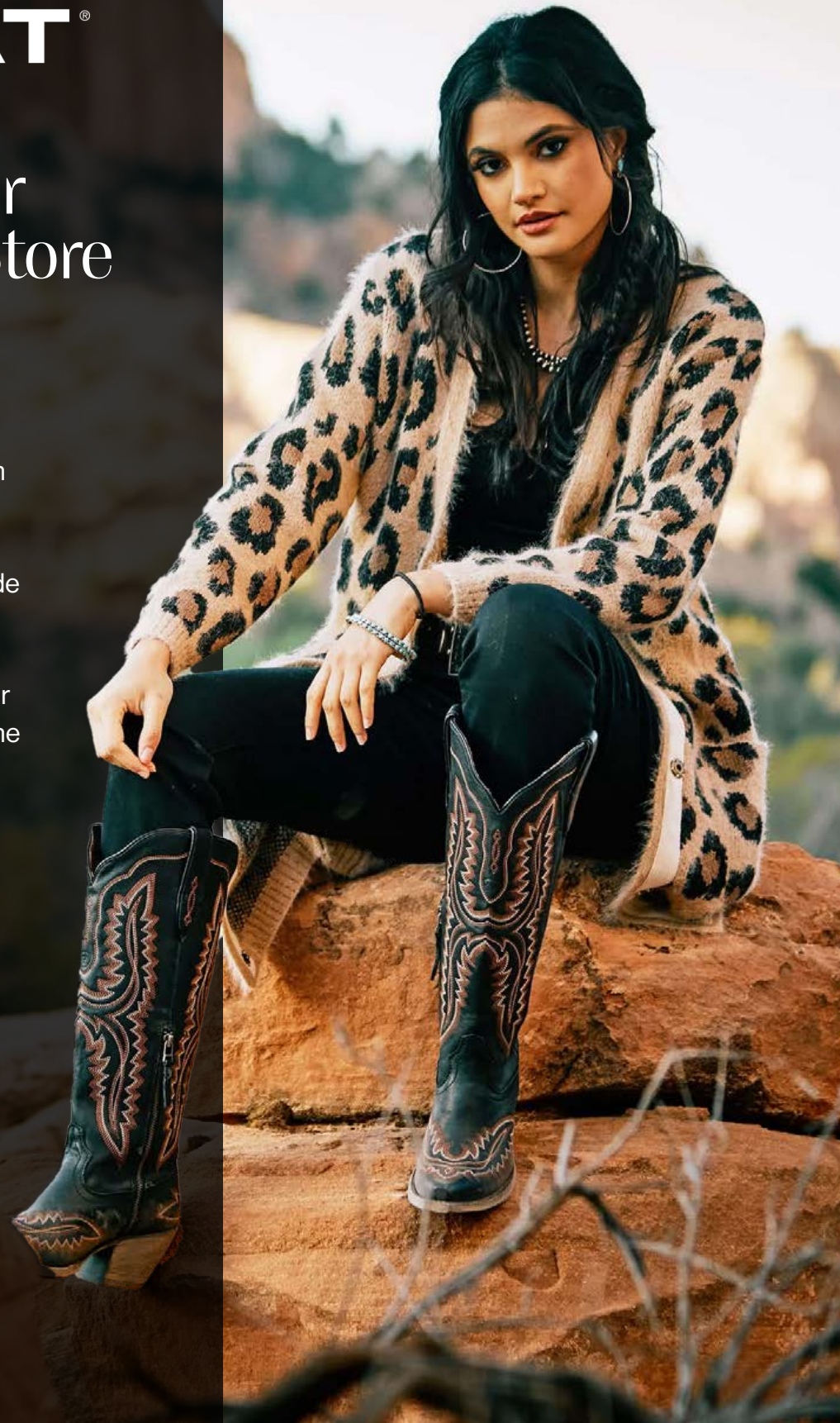
A multi-sensory compilation of 14 immersive artworks, ARTE MUSEUM showcases works inspired by nature. The exhibition incorporates both the natural landscapes and the cultural backdrop of the city. Visitors can also enjoy the ARTE TEA BAR for a unique teahouse experience enriched with media art. Each piece of artwork delivers not just a vivid visual journey, but also a multi-sensory engagement—from enveloping soundscapes to tailor-made aromas—that amounts to a completely immersive experience.



Ariat's Premier Experiential Store

The retail space spans nearly 10,000 square feet, offering a stunning showcase of Ariat's extensive assortment of premium boots, clothing, jeans, shoes and accessories. Ariat's experiential Hat Doctor area features cow-hide details, fringe-like signage décor and barber shop chairs where customers can get fitted with their customized hats while enjoying the view of the Las Vegas Strip.

Drawing inspiration from Ariat's performance-based Rodeo scene, the new Ariat Las Vegas Flagship blends the brand's eclectic Western lifestyle with that of Las Vegas fun and energetic atmosphere. Welcoming guests into the space with a photo op is a custom life-size bucking bull sculpture, crafted from hedgewood and fun elements of Las Vegas, that localize the space, and intertwines Ariat's charging Rodeo scene with the vibrant flair of Sin City.



Experience the impossible



Museum of Illusions is the largest and fastest-growing chain of privately held museums in the world. Discover a brilliant collection of perspective-changing rooms, enthralling installations, and spellbinding images. Their exhibits will teach you that nothing is ever quite as it seems, especially in the Museum of Illusions Las Vegas.

CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE

Las Vegas has the Strongest Tourism Growth Trajectory in the World.



FORMULA ONE
GRAND PRIX
RACES THRU 2032



HOME OF THE
NFL SUPERBOWL
2024



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



HOME OF THE
UFC HEADQUARTERS
LAS VEGAS, NV



2022 & 2023 WNBA
WORLD CHAMPS
LAS VEGAS ACES



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND

Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of "Greatest Arena in the World."



Annual Visitors (~ 20.5% YOY)
40M+



Convention Attendance (~ 126.2% YOY)
5M Visitors



En/Deplane Passengers
52.7M



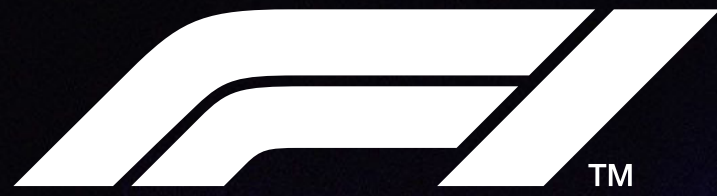
Daily Traffic Count
97,700



Direct Visitor Spending
\$44.9 Billion



Economic Impact
\$79.3B



During the inaugural Las Vegas Grand Prix in 2023, millions of viewers witnessed more than 15 overtakes at the “Harmon turn” directly in front of the building.



The greatest racing spectacle on the planet and the sports and entertainment capital of the world collide as Formula 1® will light up the Las Vegas Strip till 2032, for an unforgettable race cutting right through the neon heart of the city.

TRACK LENGTH
3.8 MILES

GRAND PRIX DURATION
50 LAPS

TOP SPEEDS EXCEEDING
212 MPH

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