

1025 S. FIRST STREET

LAS VEGAS ARTS DISTRICT

FOR LEASE SUITE 120

Creative Retail | Gallery | Boutique | Studio

WHERE CULTURE MEETS COMMERCE.

Presented by

JARED BONNELL

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— Downtown Las Vegas is Thriving

INTRODUCTION 1025 S. FIRST STREET

Position your business in the heart of the vibrant Arts District at 1025 S. First Street.

Located on the corner of 1st and Boulder, this exceptional space offers an open and versatile layout, a striking storefront, and a front row seat to the Arts District.

Surrounded by galleries, boutiques, restaurants, and museums, with new residential units under construction, this high-visibility location is ideal for both inspired startups and established ventures seeking a premium downtown presence.

Walkable, well-positioned, and rich in creative energy—this is where business thrives.

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PROPERTY HIGHLIGHTS

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- Industrial-modern aesthetic
- Multiple vertical and transom windows allowing natural light
- Exposed Beam ceilings
- Polished concrete floors
- Brick Accents
- Covered entry
- Prominent street Frontage
- Strong pedestrian traffic
- Open floorplan with high ceilings
- Immediate Access to I-15 & US-95
- High visibility suite situated between 1st and Boulder with approximately 50 ft of frontage on 1st Street.
- Property is positioned in the Arts District and center of the First Friday monthly event which draws thousands.
- Property is located within a vibing redevelopment area with nearly 1K condo/apartment units being built in the next year at Midtown.

PROPERTY DETAILS

Address: 1025 S. First Street

Parcel : 139-33-811-029

Intersection: Corner of 1st St & Boulder

Jurisdiction: City of Las Vegas

Zoning: Commercial Industrial District (C-M)

Ceiling Height: 11' Feet

Lot Size : 0.64 Acres

Year Built: 1951/ **Renovation:**2015



RENTABLE SQ FEET 1,295

Potential Uses: Retail, Office Professional, Gallery



BASE RENT

\$2.70 PSF/Mo + \$0.70 CAM/Mo.
Tenant to pay power & data directly



HVAC

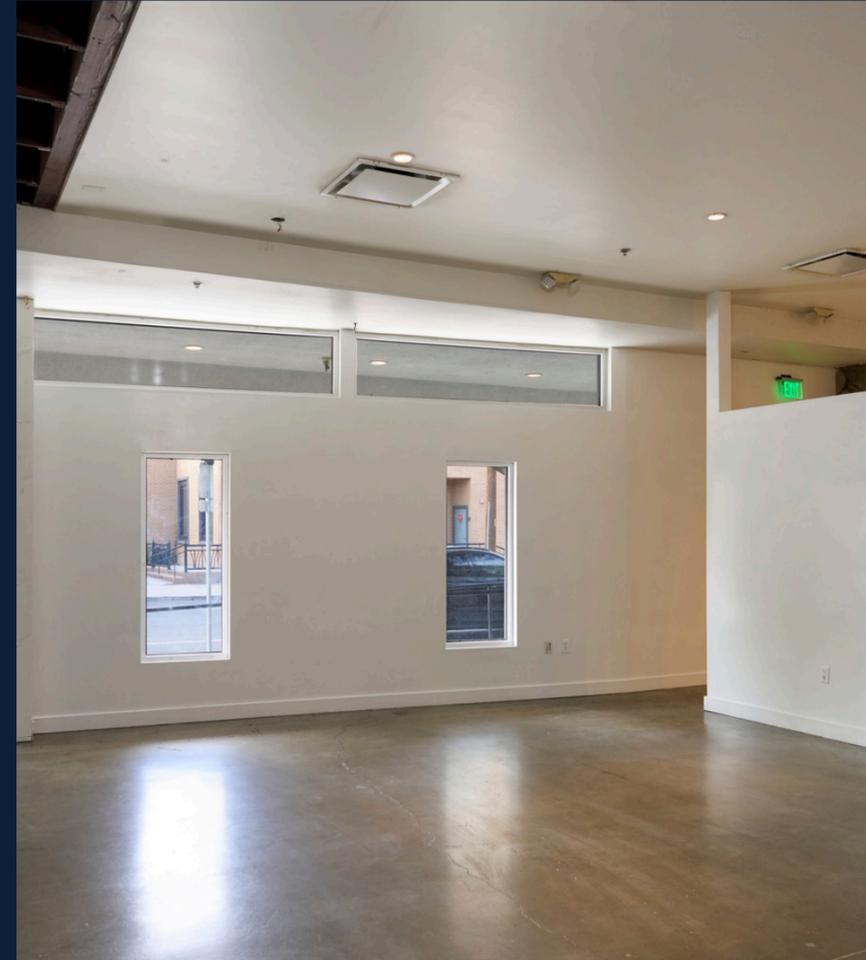
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1025 S. FIRST STREET



**HIGH CEILINGS AND
POLISHED CONCRETE
FLOORS**

**GLASS ENCLOSED
PRIVATE OFFICE**



**PREMIUM ACCESS &
UPPER TRANSOM
WINDOWS**

**UNLIMITED
POTENTIAL**

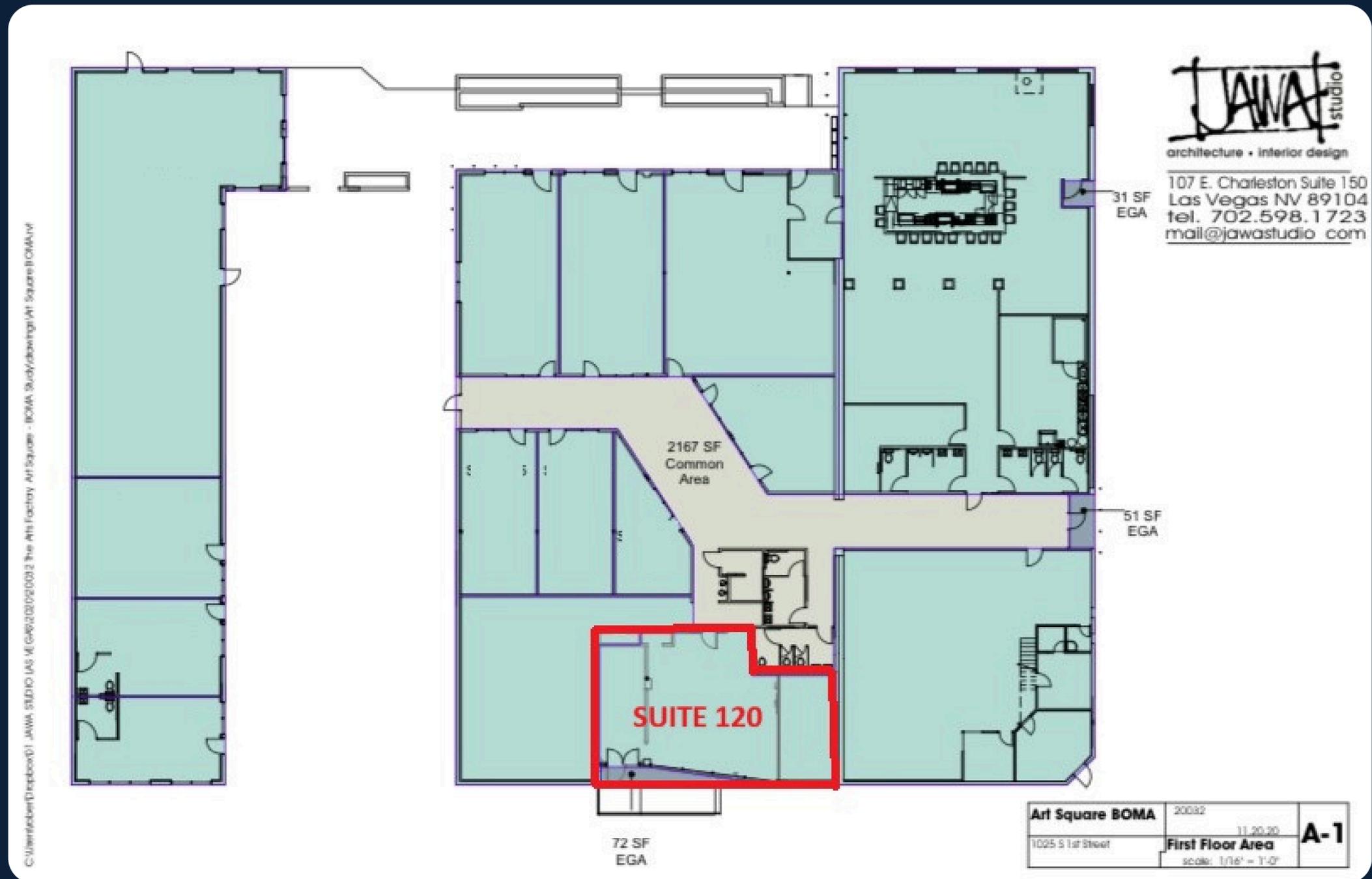


— 1025 S. First Street

FLOOR PLAN

At 1,295 sq ft this space is a vibrant canvas for bold ideas, creative concepts, and limitless possibilities—this is where your vision comes to life.

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PROPERTY LOCATION

1025 S. First Street sits at the crossroads of The Strip, Downtown Las Vegas, and the Arts District—Las Vegas’ most electric and evolving neighborhood.

Just one mile from I-15 via Charleston Blvd, the property is perfectly positioned for both local and tourist traffic. This is the neighborhood where buzzworthy chefs, boutique retailers, and cutting-edge creators want to be.

The Arts District is walkable, eclectic, and packed with personality—and 1025 1st Street. is right in the middle of it. From day to night, this is where culture lives and locals linger.

Las Vegas is investing \$130 million in the largest road project in city history—transforming Las Vegas Blvd with wider sidewalks, outdoor dining space, shade trees, and pedestrian-friendly energy.

This project connects The Strip to The Arts District and is already underway. • Walkable, bikeable, and highly visible

Steps from UNLV Medical District, Symphony Park, The Smith Center, and more

Rapid access to I-15, The Strip, and Fremont



Limitless potential in Las Vegas’ most magnetic neighborhood.

[LEARN MORE](#)

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— 1025 S. First Street

CALL TODAY FOR YOUR PERSONAL TOUR EXPERIENCE



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