

FOR LEASE

150 N. LAS VEGAS BLVD • THE OGDEN • SUITE 140

4-STAR RETAIL SPACE AVAILABLE

Las Vegas, NV 89101

HIGHLIGHTS

- Heavy Foot Traffic
- Existing Beauty Salon
- Part Of The Fremont East Entertainment District (FEED)

ABOUT THE PROPERTY

FULLY BUILT OUT BEAUTY SALON AVAILABLE

The Ogden, formerly Streamline Tower, is a luxury high rise development built in the heart of the Las Vegas downtown entertainment district featuring nightly live jazz venues, taverns, cafes, nightclubs and boutiques. The Ogden graces the downtown Las Vegas skyline with 22 stories and 275 elegant residences with private balconies and fabulous views of the Las Vegas city lights. Spacious floor plans range in size from 823 sf to 2,044 sf.

Rental Rate:	\$3.25 /SF/Mo
CAM:	\$0.84/SF
Property Type:	Beauty Salon
Suite:	140
Size:	3,135 SF
Term:	5-10 Years
Condition:	Full Build-Out
Year Built:	2007
Status:	within 30 Days

- Lease rate does not include utilities, property expenses or building services
- Tenant Pays Water. Electricity and Gas Separately
- Located on the corner with other retail
- Anchor Space
- Exposed Ceiling
- Fremont East Entertainment District
- Fully Built Out as a Beauty Salon
- Space is in Excellent Condition
- Central Air Conditioning
- Private Restrooms
- Corner Space
- High Ceilings
- Heart of Downtown
- Next Door To Neonopolis Entertainment Complex

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

702 825 2125

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License: NV BS.0144720.LLC

DEREK BELANUS

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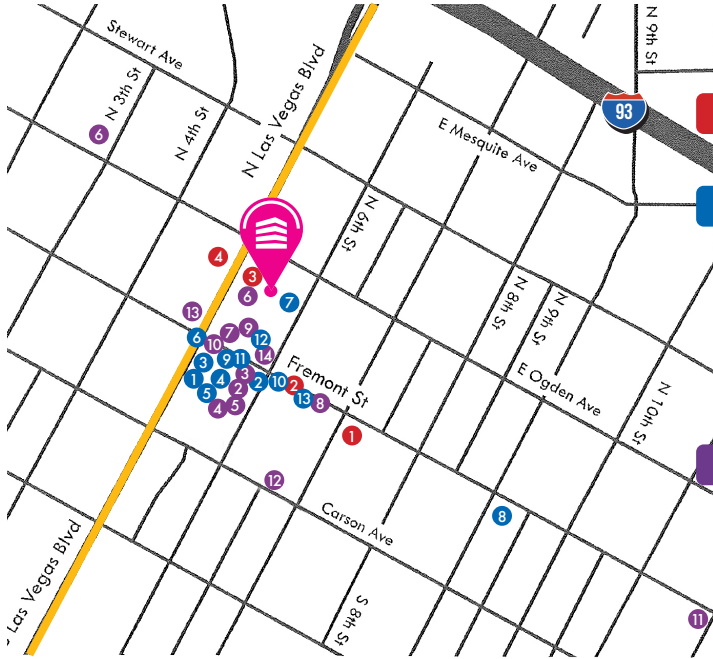
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AREA OVERVIEW



The Ogden places you at the crossroads of the most exciting dining, nightlife and cultural happenings in Las Vegas

SERVICES

- 1. Container Park
- 2. Fremont Street Experience
- 3. Bombshell Beauty Lounge
- 4. Neonopolis

NIGHTLIFE

- 1. Downtown Cocktail Room
- 2. Commonwealth
- 3. The Griffin
- 4. Don't Tell Mama
- 5. Beauty Bar
- 6. Inspire Theater
- 7. Oddfellows
- 8. Atomic Liquors
- 9. Corduroy
- 10. Backstage Bar & Billiards
- 11. Cheap Shots
- 12. Lucky Day
- 13. Fremont Country Club

RESTAURANTS

- 1. Esther's Kitchen
- 2. La Comida
- 3. Le Thai
- 4. Carson Kitchen
- 5. We All Scream
- 6. Triple George Grill
- 7. Therapy
- 8. The Smashed Pig
- 9. Evil Pie
- 10. Flipping 'Good Burgers & Shakes
- 11. PublicUs
- 12. 7th & Carson
- 13. Heart Attack Grill
- 14. Eureka!



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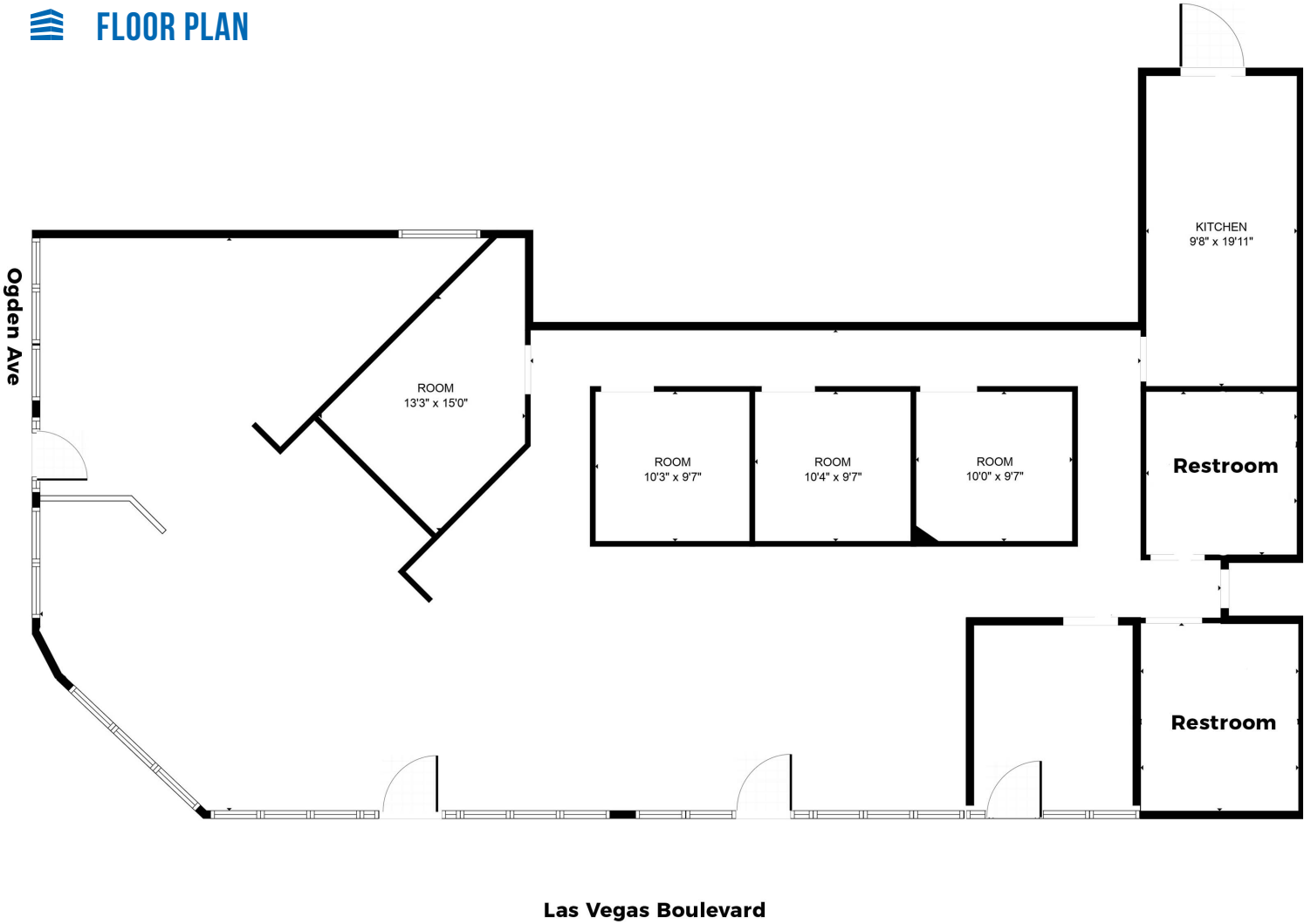
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 **FLOOR PLAN**



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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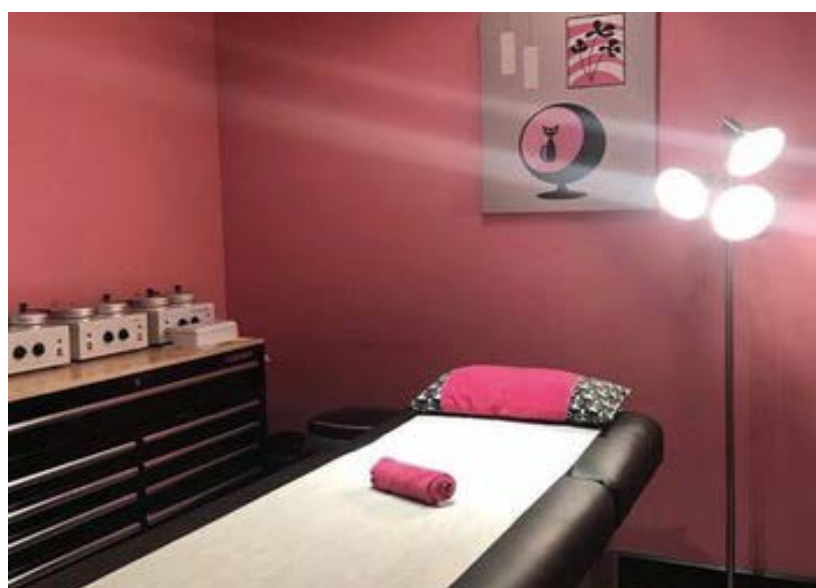
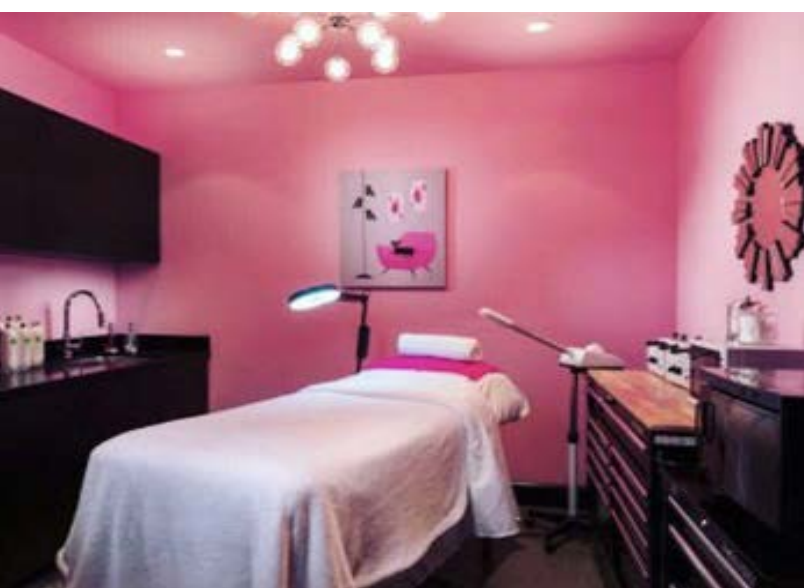
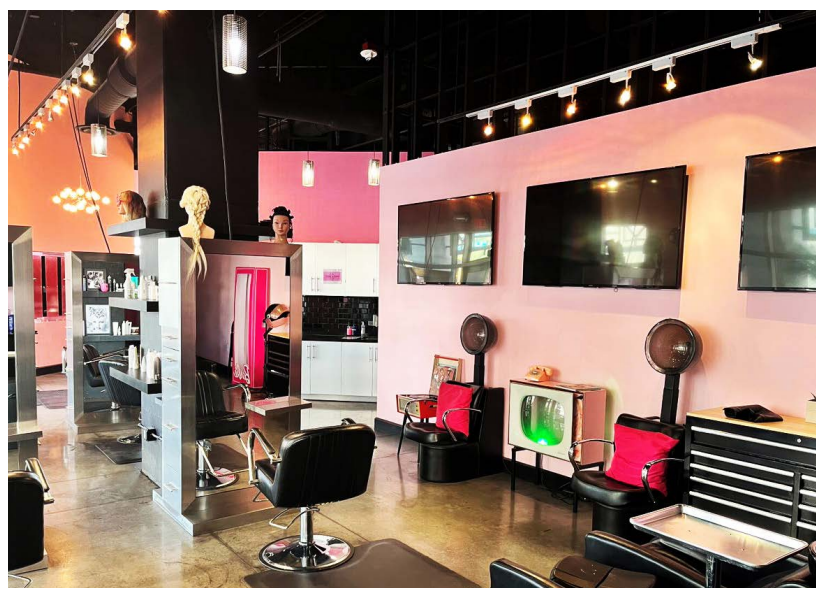
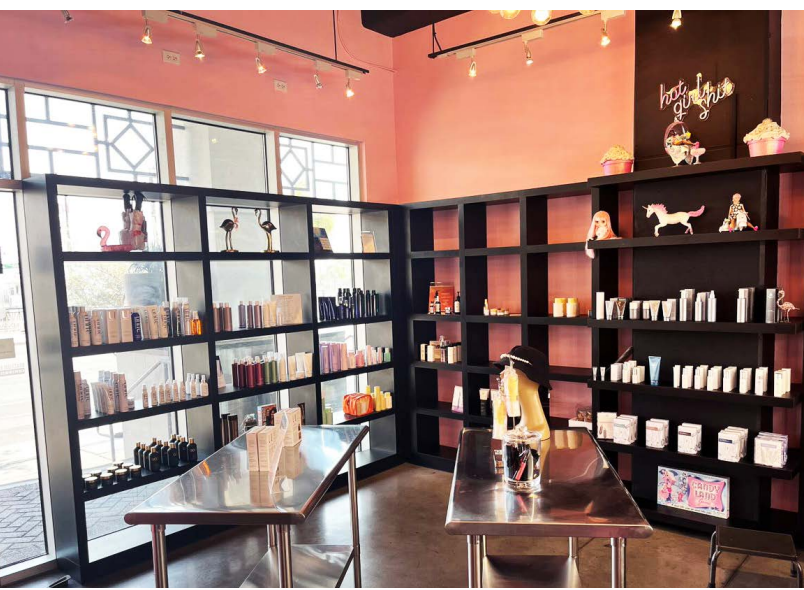
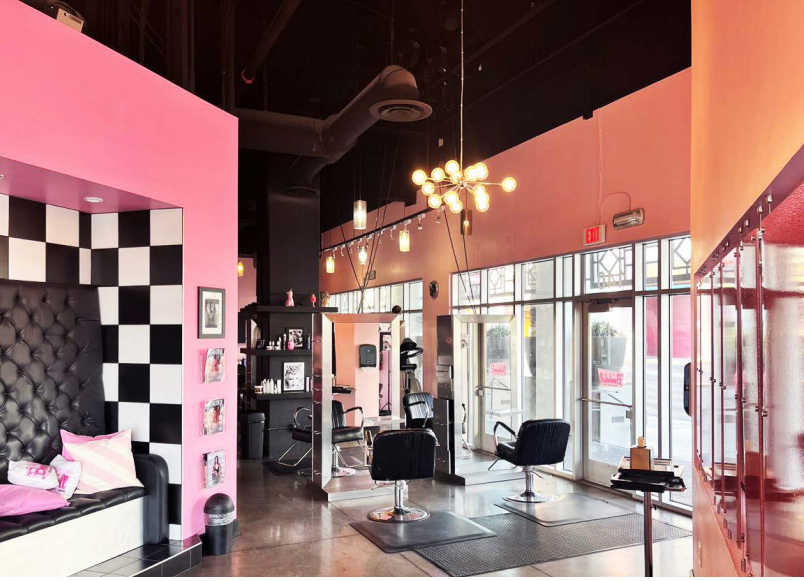
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