

601 BRIDGER AVE

LAS VEGAS, NV 89101



601 BRIDGER AVE is a recently constructed $\pm 15,867$ square foot 2-story building located at the hard corner of Bridger Avenue and South 6th Street in Downtown Las Vegas.

Its strategic positioning—just steps from the Federal Courthouse, Foley Building, Regional Justice Center, Supreme Court of Nevada, and City Hall—makes it ideal for a wide range of professional and retail users.

A few of the many things that set 601 Bridger apart is the rare combination of private, gated tenant parking and free visitor parking—amenities almost unheard of in most of the Downtown core.

Now available is suite #190, a $\pm 1,876$ SF ground-floor hard-corner space, formerly a coffee shop. With existing infrastructure including a grease trap, cold-prep kitchen, 3-compartment sink, and ample natural light, the space is perfectly suited for:

- Quick-serve food and beverage concepts (coffee, ice cream, smoothies, sandwich shop, poke bowls, acai bowls, salads, cold-prep kitchens, specialty desserts)
- Retail, fitness, or beauty (yoga, pilates, boutique fitness, salon, med-spa)
- Creative or professional office (open-plan workspace with floor-to-ceiling windows)

Whether as a turnkey café replacement, a lifestyle retail concept, or a light-filled office, Suite 190 delivers unmatched flexibility in one of Downtown's most visible locations.

FOR LEASE

STARTING RENT /SF
\$2.95 BASE + \$0.60 NNN

AVAILABLE SF
 $\pm 1,876$ SF

PROPERTY TYPE
OFFICE/RETAIL, 2-STORY

BUILDING SIZE (GLA)
 $\pm 15,867$ SF

ZONING
C2, LAS VEGAS

YEAR BUILT
2019-2023

LOT SIZE
 ± 0.34 AC

PARKING
PRIVATE / COVERED (TENANTS)
OPEN SURFACE (GUESTS)

APN
139-34-701-013

PROPERTY HIGHLIGHTS:

Space Features

- ±1,876 SF hard-corner ground floor suite (former coffee shop)
- Existing F&B infrastructure: grease trap, 3-compartment sink, service bar, and dining area
- No kitchen hood — ideal for cold or non-vented food concepts (coffee, smoothies, poke, acai, salads, desserts, ice cream)
- Flexible layout also suitable for retail (yoga, pilates, boutique fitness, salon/med-spa) or creative office use
- Option to deliver furnished, as shown in photos
- Parking: Secure gated employee spaces and surface level visitor spaces

Tenant Incentives

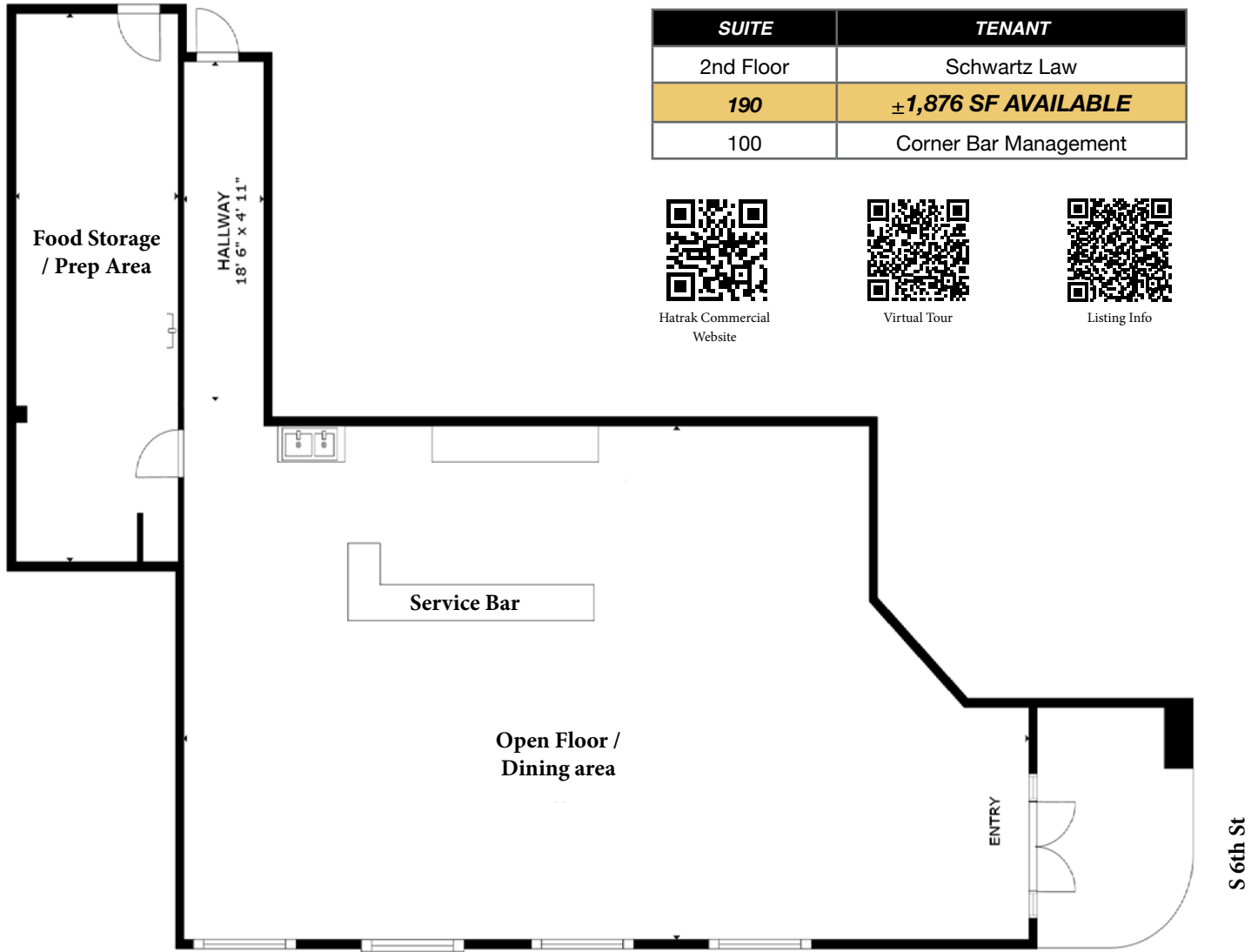
- Free Rent Incentives available for qualified tenants (conditions apply)

Location Advantages

- Prime Downtown corner location within short walk to the Federal Courthouse, Regional Justice Center, and City Hall
- Across the street from the Tesla Superchargers located at 701 Bridger
- Surrounded by luxury residential high-rises and walking distance to numerous dining options



FLOOR PLAN



SUITE	TENANT
2nd Floor	Schwartz Law
190	±1,876 SF AVAILABLE
100	Corner Bar Management



Hatrak Commercial Website



Virtual Tour



Listing Info





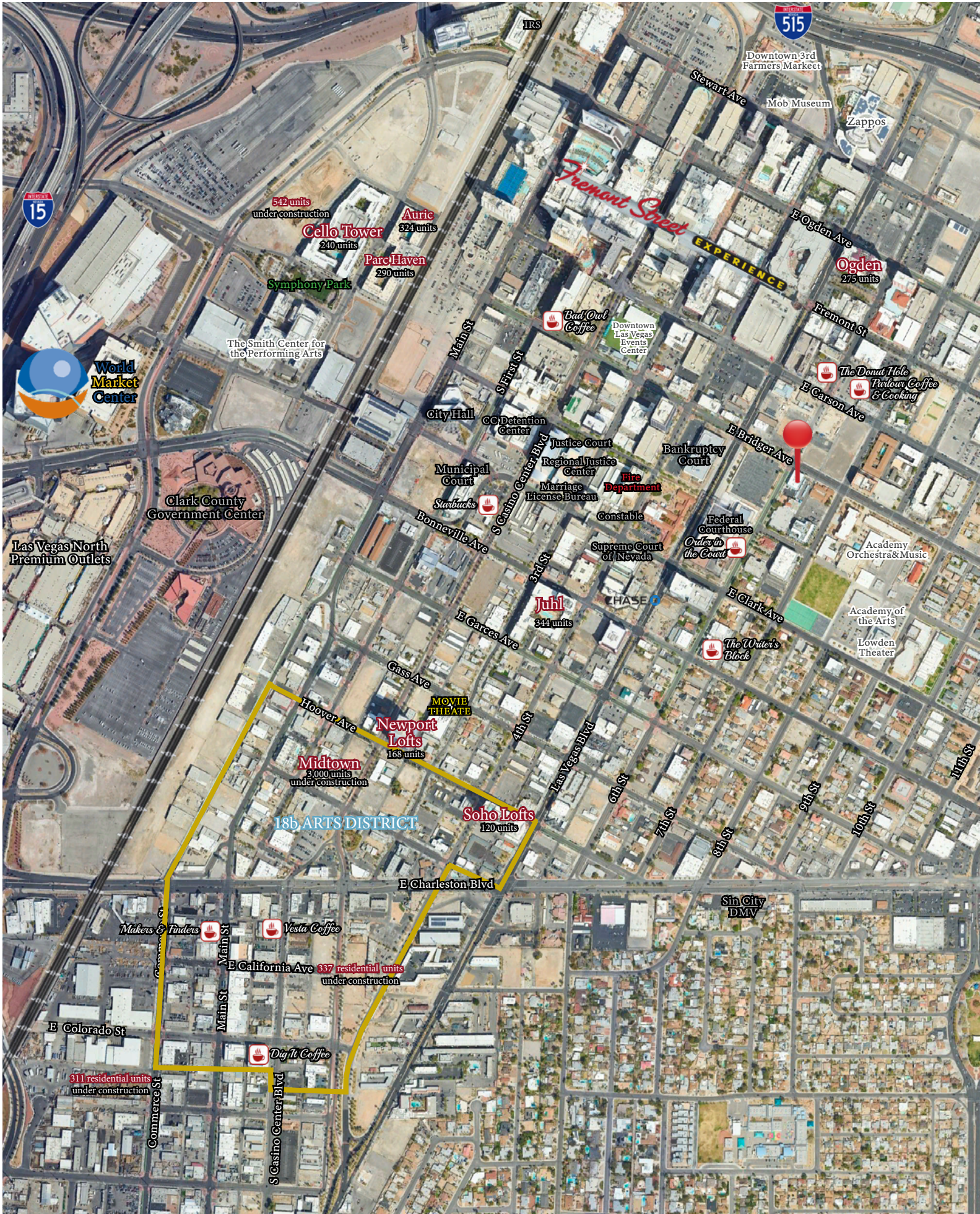




This photo was taken during construction



DTLV MAP





Your Direct Point of Contact:



Rob Hatrak

Owner | Broker • Hatrak Commercial
NV LIC #: B.144920.CORP, PM.168447.BKR

702.271.3520 • rob@hatrak.com

Hatrak Commercial

626 S 3rd St, Ste 100, Las Vegas, NV 89101 702-826-0050

Follow us on social media:



DISCLAIMER: The information contained herein has been obtained from sources deemed reliable but has not been verified for accuracy or completeness. No guarantee, warranty, or representation, either express or implied, is made with respect to such information. Terms of lease, rental rates, and availability are subject to change or withdrawal without notice. Prospective tenants are encouraged to conduct their own independent investigation of the property, including but not limited to zoning, permitting, building codes, and suitability for their intended use. No representation is made regarding the financial condition, business operations, or lease renewal intentions of any tenant. The property owner and broker make no warranties regarding the condition of the premises, the presence of environmental hazards, or compliance with local, state, or federal regulations, including but not limited to the Americans with Disabilities Act (ADA), zoning, permitting, or building codes. All logos, trademarks, and images contained herein are the property of their respective owners. Use of these materials without express written consent is prohibited. By receiving or reviewing these materials, you acknowledge and agree to the terms of this disclaimer. © 2025 Hatrak Commercial. All rights reserved.