

# 302 CARSON

302 EAST CARSON AVENUE • LAS VEGAS, NEVADA 89101

**WHY 302 CARSON**

**MAKE YOUR MARK**

**CREATE YOUR OWN IDENTITY  
FOR FULL FLOOR USE**

**WALK TO ALL  
COURTHOUSES**

**LESS THAN .3 MILES**

**OPERATIONAL SAVINGS**

**LEED GOLD BUILDING**

**TOP-OF-BUILDING  
SIGNAGE**

**FIVE FULL FLOORS  
AVAILABLE**

**CONNECTIVITY  
MULTIPLE FIBER PROVIDERS**



**FOR LEASING INFORMATION PLEASE CONTACT:**

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## Revitalizing an iconic Downtown staple.

Strategic exterior, parking garage, and interior capital enhancements are currently in their final phase at 302 East Carson Avenue, an 11-story, 161,924 square foot LEED-Gold certified creative office tower in the vibrant Downtown Las Vegas submarket.

The 11-story office tower was built in 1965 and first renovated in 2010 / 2011. In 2010, it was awarded the LEED-Gold certification by the U.S. Green Building Council. The renovation was the State of Nevada's first LEED Gold-Certified class A office building retrofit.

In 2017, the project has undergone key architectural and cosmetic upgrades intended to revitalize the asset and make it a priority option for creative, tech, and service firms seeking elevated creative space in a walkable Downtown location. These enhancements include the addition of tenant amenity spaces, refreshed lobby and common area upgrades, architectural and project signage upgrades and an improved arrival experience.



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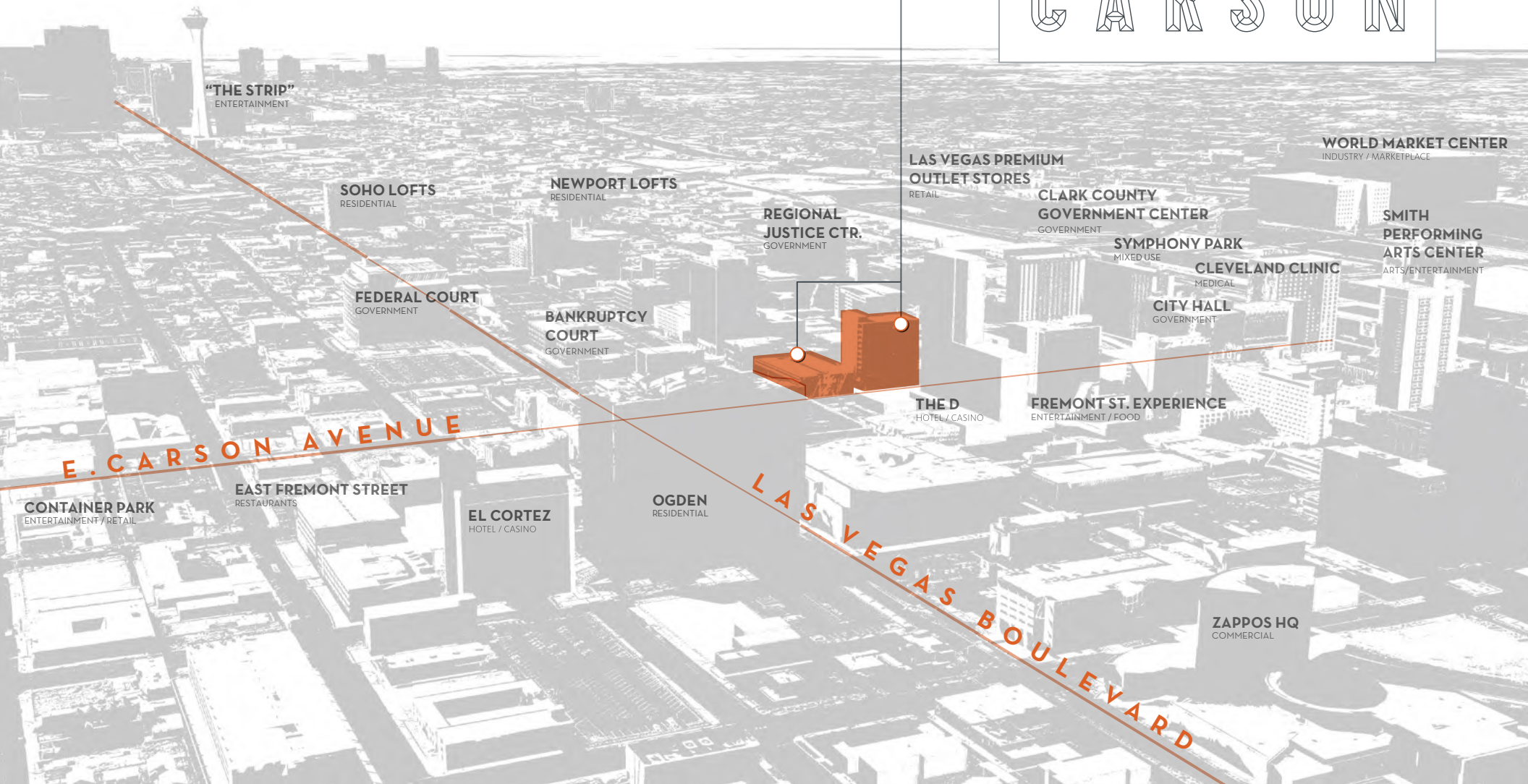
# Central location in Downtown Vegas.

One block from the Fremont Street Experience and within walking distance from three downtown courthouses: Lloyd D. George Federal Courthouse; Regional Justice Center; and the Foley Bankruptcy Courts.

Plentiful walkable dining and retail options along East Carson Avenue, Fremont Street and Las Vegas Boulevard.

302+304

CARSON



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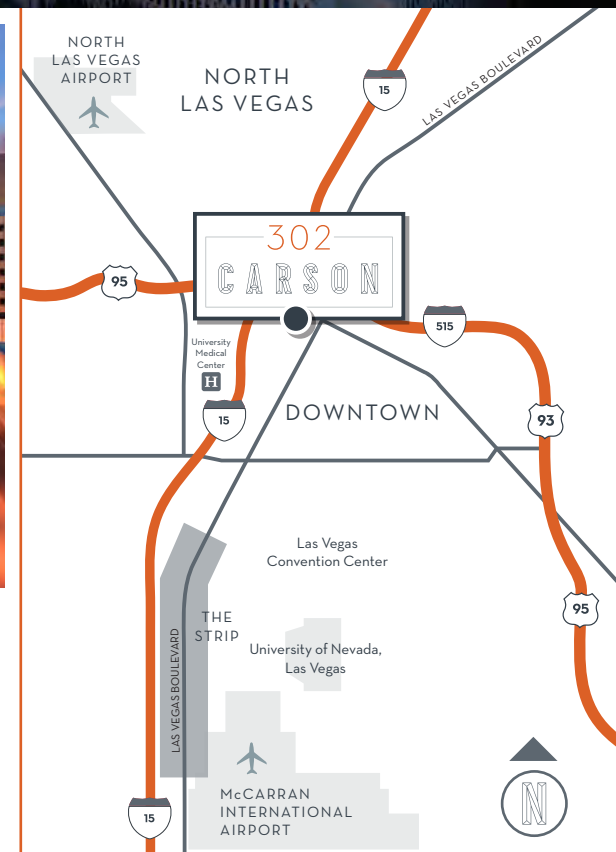
View from roof

Downtown is a hub  
for technology, legal,  
entrepreneurship  
and culture.

302  
CARSON



View from E. Carson Avenue



DRIVE  
TIMES

0.1 miles	Freemont Street Experience	4.0 miles	The Strip
0.6 miles	US 95 / Interstate 515	4.6 miles	North Las Vegas, NV
1.4 miles	Interstate 15	5.2 miles	University of Nevada, Las Vegas (UNLV)
2.5 miles	University Medical Center Hospital	5.2 miles	North Las Vegas Airport
3.3 miles	Las Vegas Convention Center	5.6 miles	McCarran International Airport

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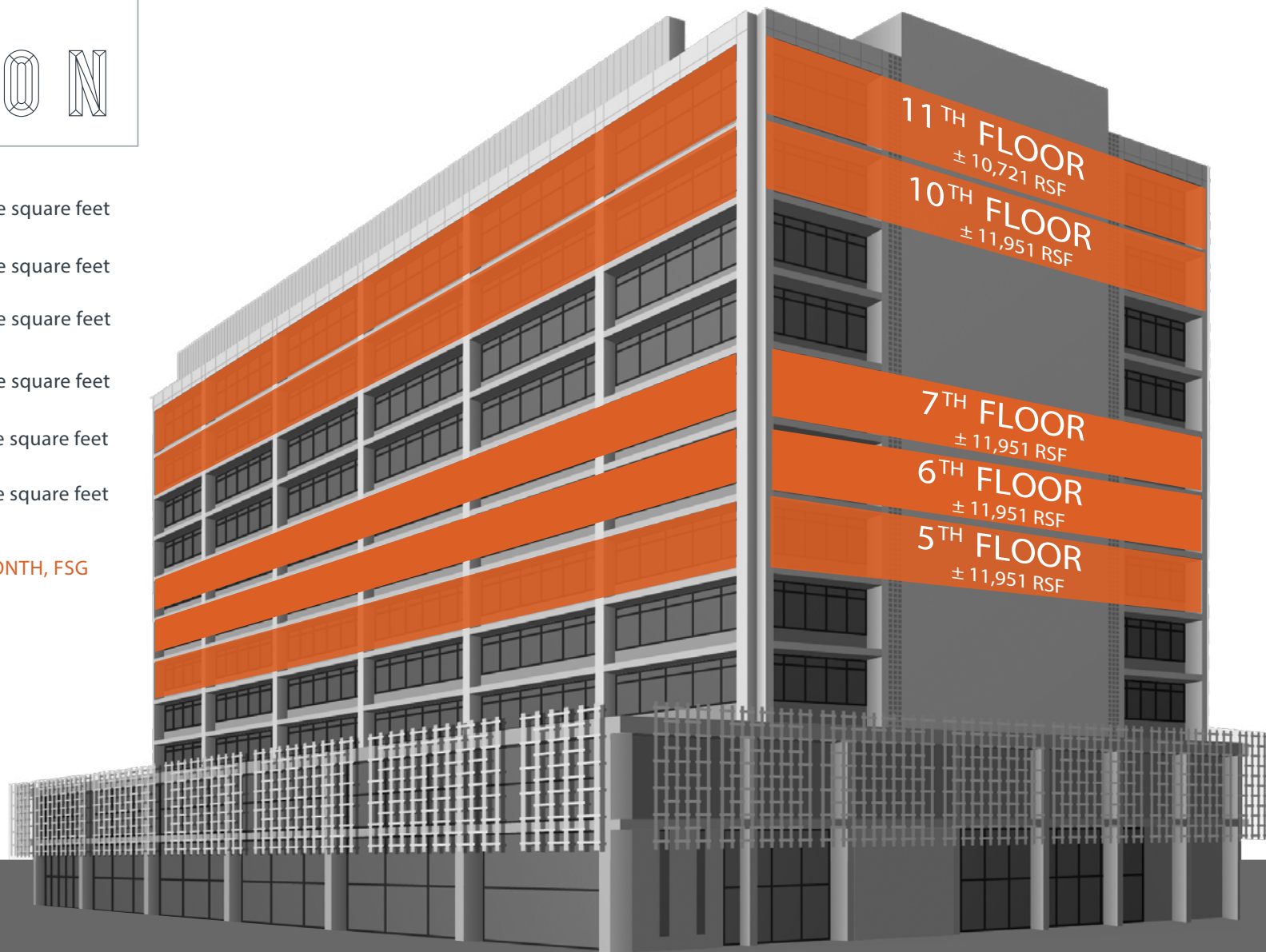
# 302

## CARSON

### Space Availabilities

5 <sup>th</sup> Floor	± 11,951 rentable square feet
6 <sup>th</sup> Floor	± 11,951 rentable square feet
7 <sup>th</sup> Floor	± 11,951 rentable square feet
10 <sup>th</sup> Floor	± 11,951 rentable square feet
11 <sup>th</sup> Floor	± 10,721 rentable square feet
Total:	± 60,333 rentable square feet

Lease Rate: \$2.60-\$2.70 / SF/ MONTH, FSG



# 302

# CARSON

## Fact Sheet

**Lease Rate: \$2.60-\$2.70 / SF/ MONTH, FSG**

### Leasing Team:

#### Newmark Knight Frank

David Scherer  
*Executive Managing Director*  
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Michael Hsu  
*Director*  
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### Property Management Team:

#### Newmark Knight Frank

### Renovation Architect:

Gensler

### RBA:

161,924 square feet

### Stories:

Eleven (11)

### Parking Ratio:

On-site 320-space parking structure and adjacent 4-story public parking structure

### Signage:

Monument signage and building signage available to tenants who qualify

### Green Initiatives:

LEED-Gold Certified (2010)

### Number of Elevators:

Three (3)

### Fiber:

High capacity "OC 192" data infrastructure and redundant fiber optic cabling

### HVAC:

Central

### Electrical:

2,500-amp, 277/480 volt for the building and 800-amp, 277/480 volt for the garage

### Loading Dock:

Yes, access from alley between 302 and 304 E. Carson

### Public Transportation:

**RTC stops:** E. Carson Avenue @ 3rd Street, E. Carson Avenue @ 4th Street, E. Carson Avenue @ Casino,  
E. Carson Avenue @ Fremont Street

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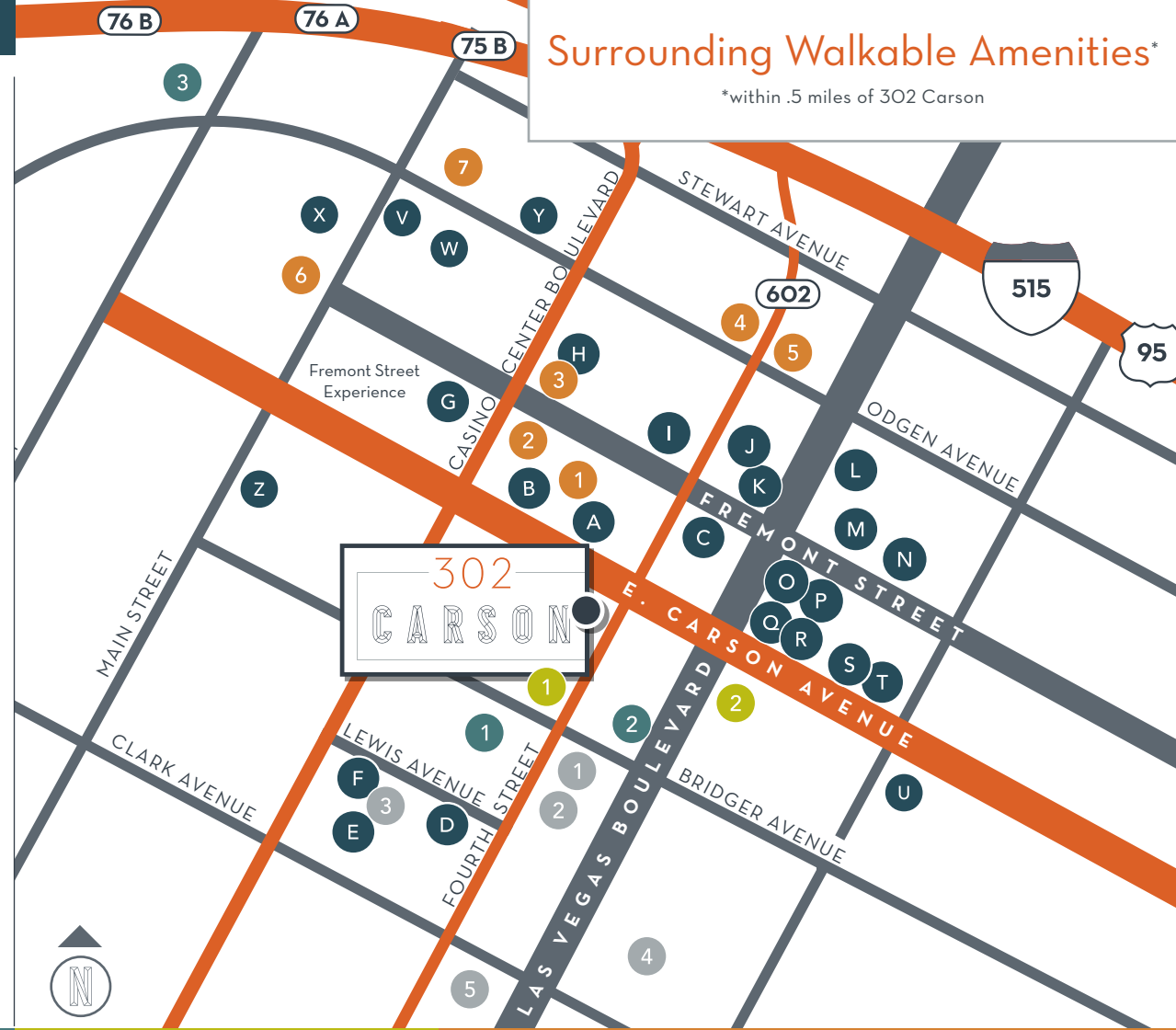


## DINING

- A McDonalds / Joe Vicari's Andiamo Italian Steakhouse / Vue Bar / The D Las Vegas
- B Hugos Cellar / Noble Roman's
- C Neonopolis / Mickie Finnz Fish House & Bar / Hennessey's Tavern
- D Sin City Sandwich / Mexipanes / Make It Yourself Pizza
- E Courthouse Bar & Grill
- F Espression Café / Anthony's Pizza & Deli / McKen's Mexican Grill
- G Vic & Anthony's Steakhouse / Lillie's Asian Cuisine / Golden Nugget
- H Paradise Buffet & Café / Dunkin' Donuts / Tony Roma's / Fremont Hotel
- I Nacho Daddy / Picadilly Pizza
- J Denny's
- K Banger Brewing / Heart Attack Grill
- L Itsy Bitsy
- M Park on Fremont, Therapy
- N Subway
- O Le Thai / The Griffin / Prima Pizza & Deli / Commonwealth
- P La Comida / The Laundry Room
- Q Bocho Downtown Sushi
- R Carson Kitchen
- S Glutton, VegeNation
- T The Perch
- U Eat
- V Du-Pars Restaurant & Bakery
- W Binion's Steakhouse
- X McDonalds / Oscar's Steakhouse / Subway
- Y Triple George Grill / Pizza Rock
- Z MTO Café

## Surrounding Walkable Amenities\*

\*within .5 miles of 302 Carson



## COURTHOUSES

- 1 Bankruptcy Court
- 2 Municipal Court
- 3 Clark County District Court Regional Justice Center
- 4 Federal Courthouse
- 5 State Supreme Court

## BANKS

- 1 Bank of America
- 2 Nevada State Bank
- 3 Bank of Nevada

## SERVICES

- 1 Fed Ex Offices Print and Ship
- 2 US Post Office

## LODGING

- 1 The D
- 2 Four Queens Hotel and Casino
- 3 Fremont Hotel and Casino
- 4 Downtown Grand Las Vegas
- 5 Gold Spike
- 6 Plaza Hotel and Casino
- 7 California Hotel and Casino

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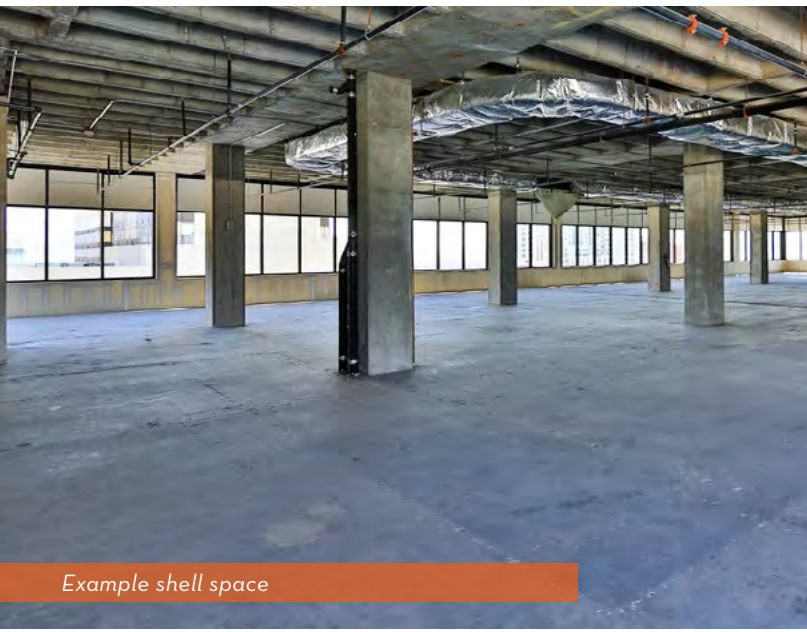
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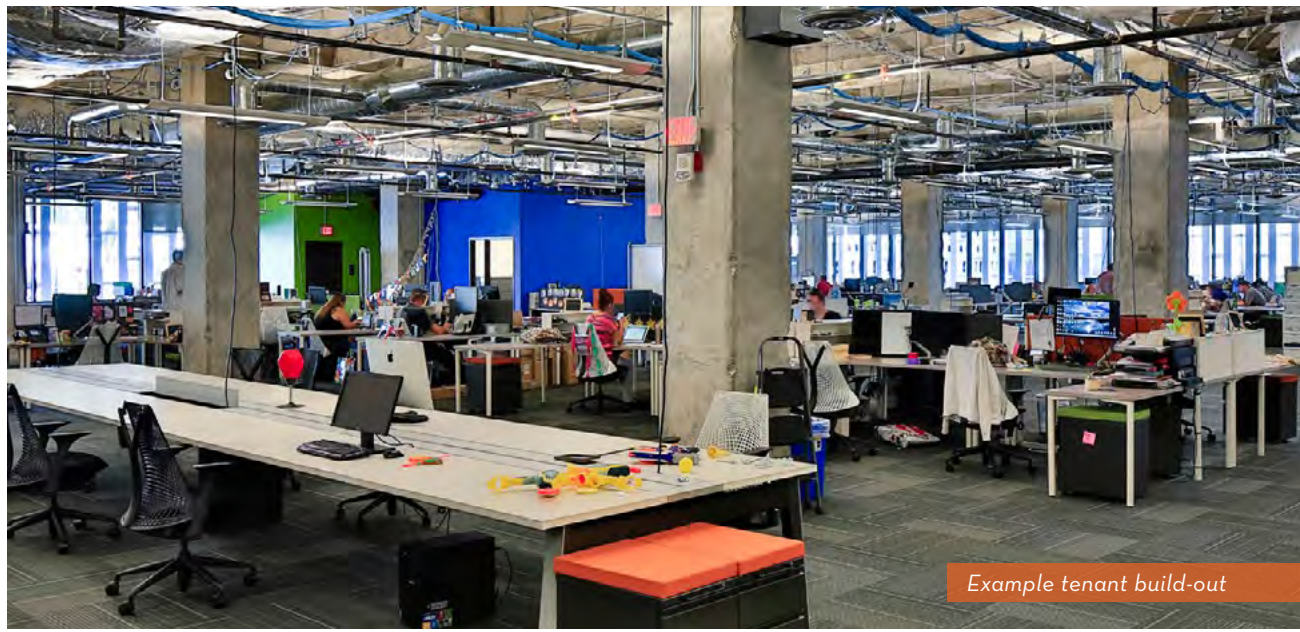




Panoramic view looking towards Las Vegas Strip



Example shell space



Example tenant build-out



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