



NOW PRE-LEASING

# Midtown Podium

±17,500 SF RETAIL OFFICE FOR LEASE

Gabriel Skerlich

+ 1 702 836 3709

[gabriel.skerlich@colliers.com](mailto:gabriel.skerlich@colliers.com)

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**Coming Soon**  
To The Arts District

**±17,500 SF**

RETAIL OFFICE FOR LEASE

The commercial core of Midtown — a vibrant corridor designed for retail, restaurants, entertainment, wellness, and professional services, energized by thousands of new residents, hotel guests, and the cultural momentum of the Arts District.

**Meet me  
in Midtown.**

# Available For Lease

**Size** ±17,500 SF

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**Approved Uses** Retail, Office

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**Delivery** Q4 2026 (shell condition)

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**Rent** *(guidance available upon request)*

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**Exclusivity** Colliers retained as exclusive advisor and broker

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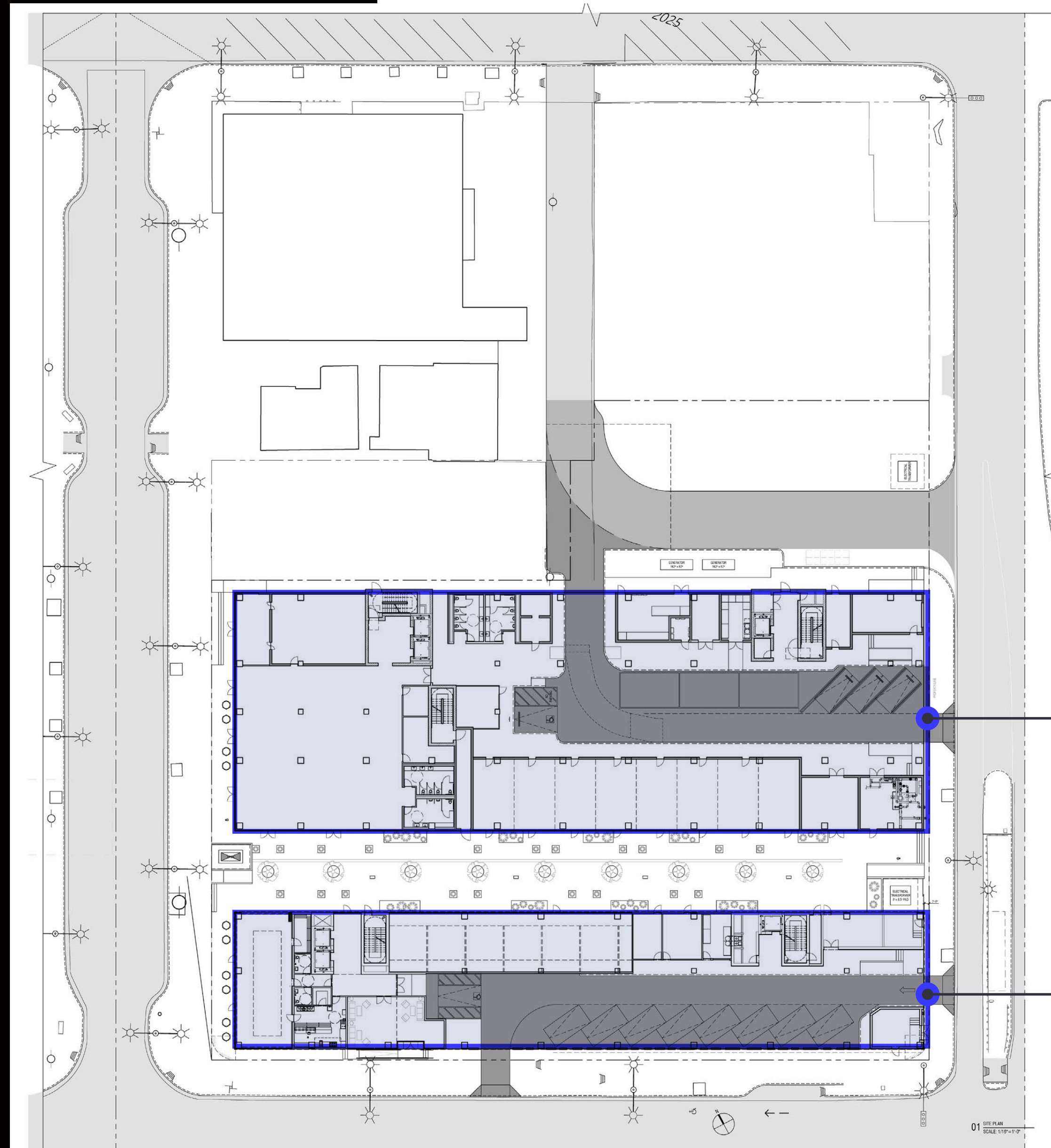
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# Midtown Podium Site Plan

## ±17,500 SF

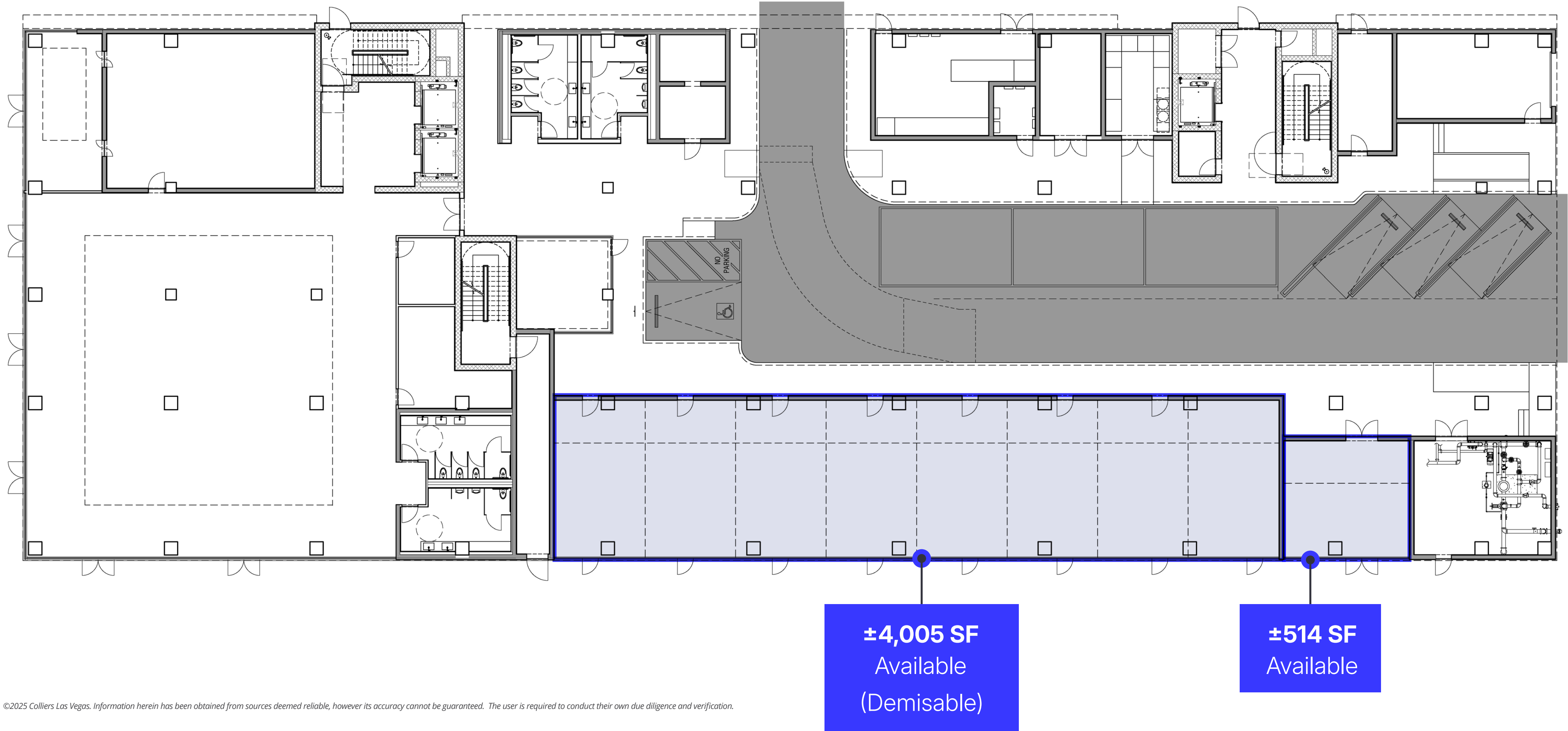
LIFESTYLE RETAIL & OFFICE



North Tower

South Tower

# North Tower Ground Floor

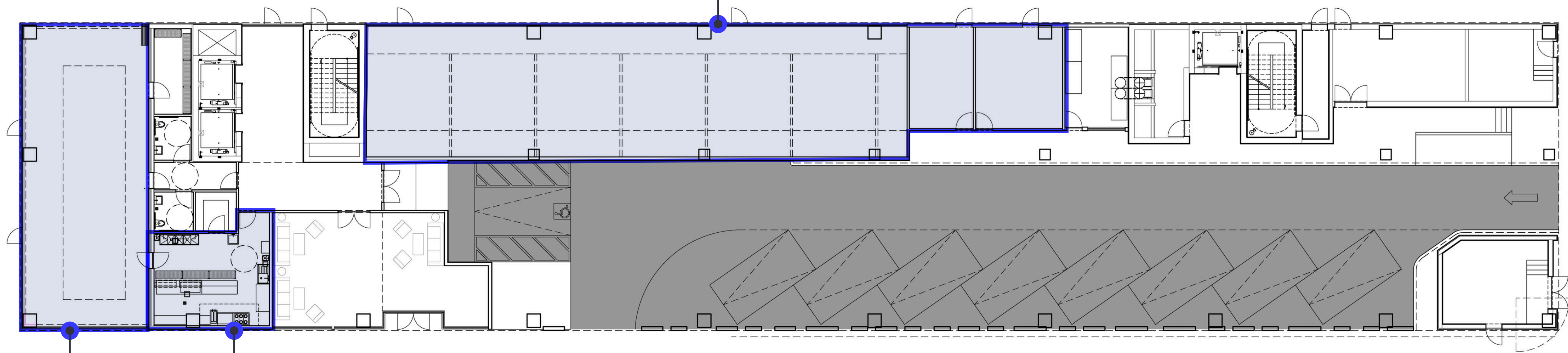


# South Tower

## Level 1



**±2,471 SF**  
Available  
(Demisable)



**±1,187 SF**  
Available

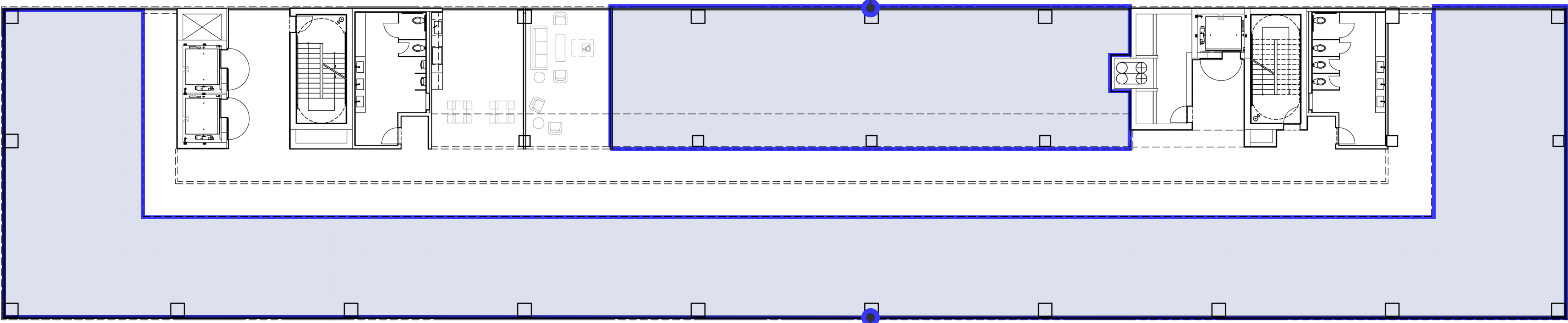
**±415 SF**  
Available

# South Tower

## Level 2



**±2,377 SF**  
Available  
(Demisable)



**±8,985 SF**  
Available  
(Demisable)



## THE DEVELOPMENT (MIDTOWN AS A WHOLE)

Midtown is a \$1.3 billion, 11-acre masterplan designed to reshape urban living in Las Vegas. It blends high-style condominiums, modern apartments, hospitality, and retail into a single, walkable neighborhood — the first true example of upscale urban density in the city.

At completion, Midtown will deliver:

±1,500

CONDOMINIUM UNITS

±1,300

APARTMENT UNITS

±400

HOTEL KEYS

±90,000 SF

COMMERCIAL RETAIL/OFFICE SPACE

The phasing ensures sustained absorption and momentum:

2025

MARRIOTT CONDOS (121 UNITS) + MIDTOWN PLAZA CONDOS (89 UNITS)

2027

±1,128 RESIDENTIAL UNITS

2028

±1,100 ADDITIONAL UNITS AND FULL BUILDOUT



## DEVELOPER SPOTLIGHT

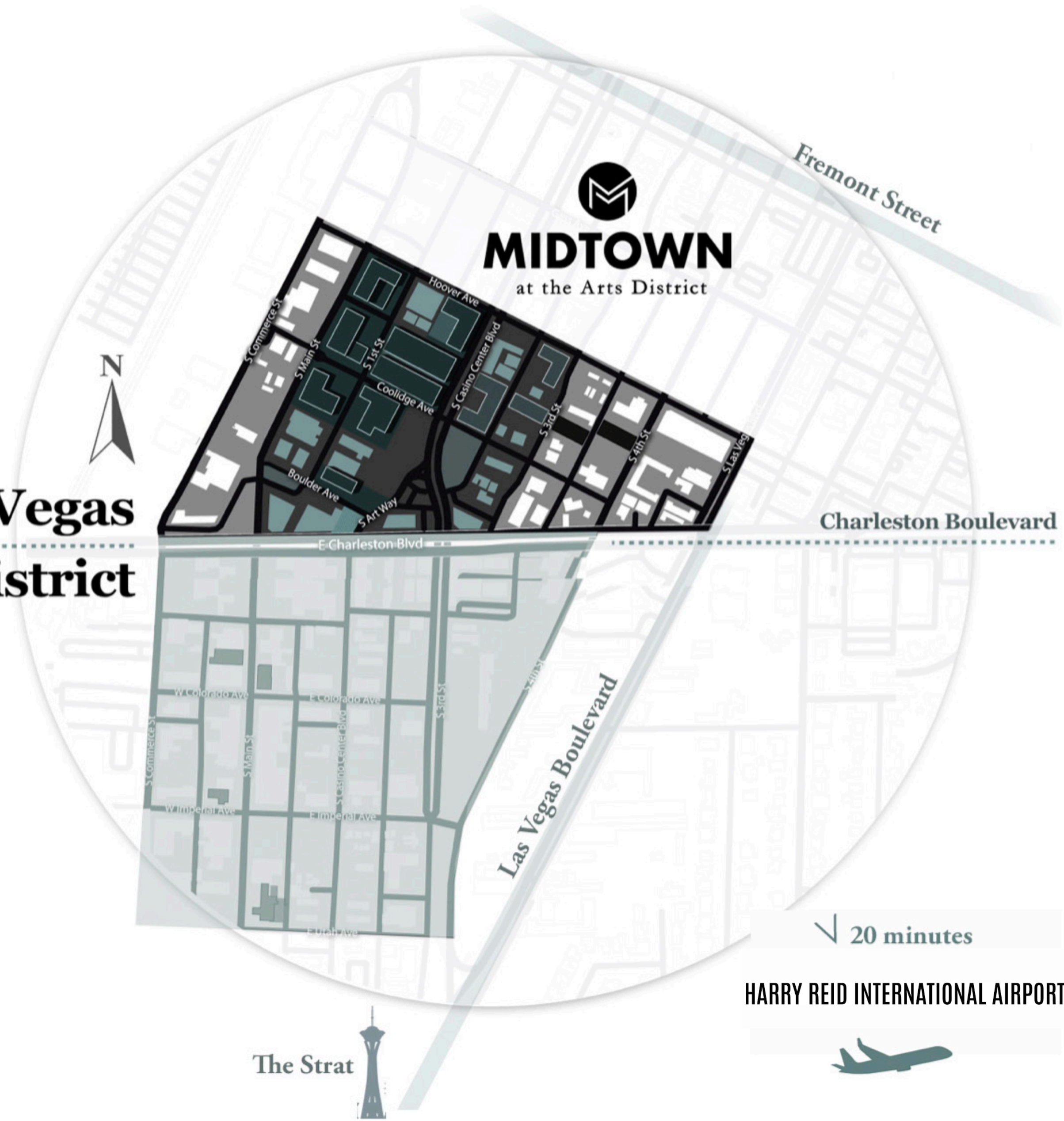
# ZLife®

The Z Life Company brings a new approach to real estate development, anchored in a thought leadership model by Weina Zhang. Z Life projects are positioned to respond to market conditions, not dictate them.


Innovation is only as effective as it is relevant, and Z Life has hacked the real estate model to allow our projects to respond faster and better to market volatility. At Z Life we view lifestyle as a technology, spaces as an interface and innovation as a prerogative.

Z Life's vision is to deliver Las Vegas' **first truly walkable neighborhood**, with design features such as shaded sidewalks, public plazas, rooftop pools, co-working lounges, a food hall, and even a community Tesla fleet. Midtown is built for a new generation of Las Vegasans who want city living without compromise.

Las Vegas  
Arts District



  
**MIDTOWN**  
at the Arts District

↓ 20 minutes  
HARRY REID INTERNATIONAL AIRPORT  


The Arts District *North of Charleston*

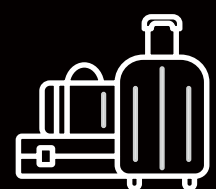
# Where is Midtown?

Emerging is Midtown, the new neighborhood just north of Charleston, offering the perfect **homebase** to fully experience the Las Vegas Arts District.

PREMIER SUBMARKET

The Midtown Podium is located at the northern gateway of the Arts District, within minutes of key Las Vegas destinations

Midtown is surrounded by growth. With City-backed investments into safety, streetscapes, and cultural infrastructure, the Arts District is primed for long-term value creation.

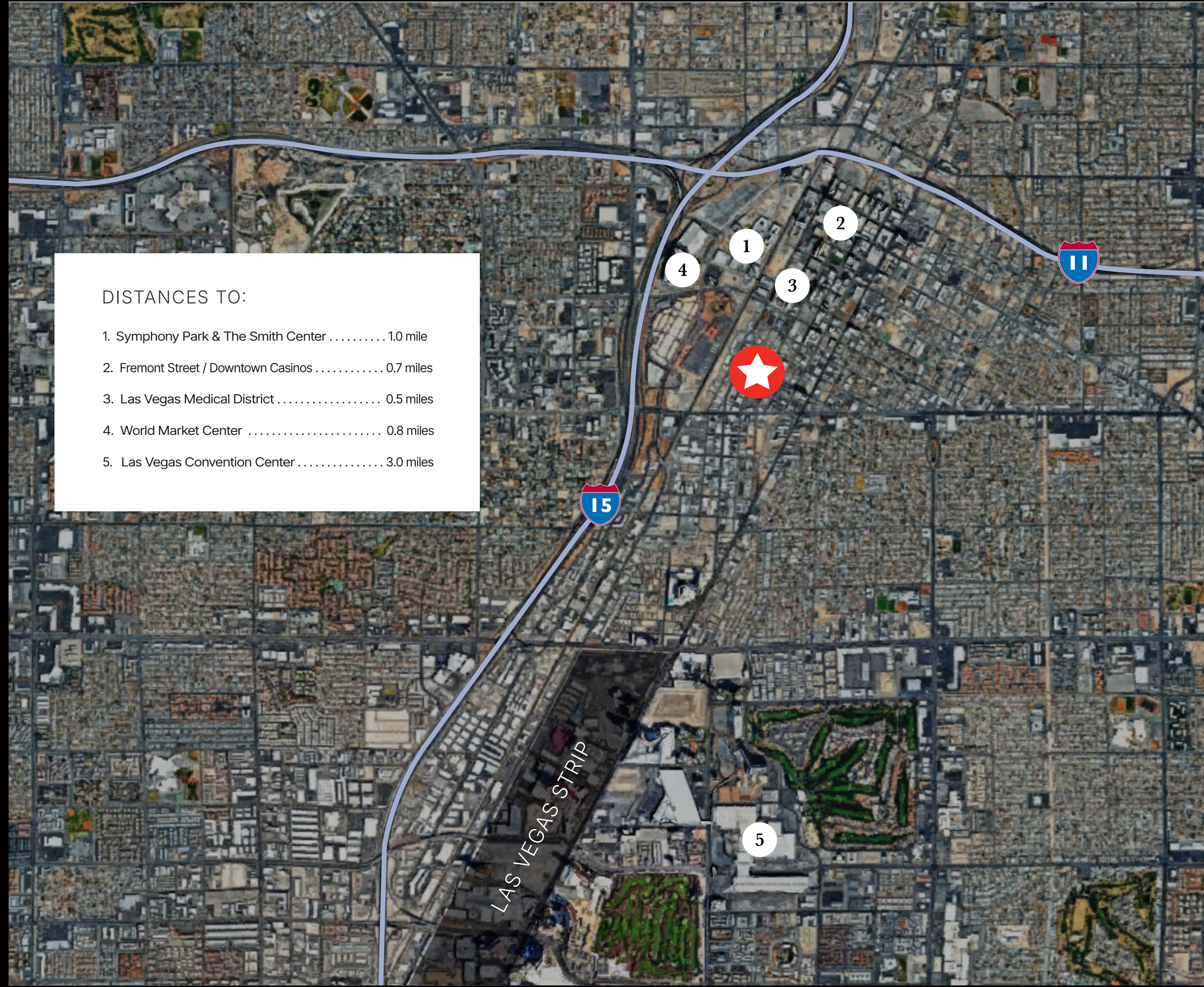


**Destination For Locals & Visitors**

Las Vegas hosts over 41.7MM visitors annually.

DISTANCES TO:

- 1. Symphony Park & The Smith Center ..... 1.0 mile
- 2. Fremont Street / Downtown Casinos ..... 0.7 miles
- 3. Las Vegas Medical District ..... 0.5 miles
- 4. World Market Center ..... 0.8 miles
- 5. Las Vegas Convention Center ..... 3.0 miles



For illustration purposes only. Not to scale.



# Meet me in Midtown.



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