

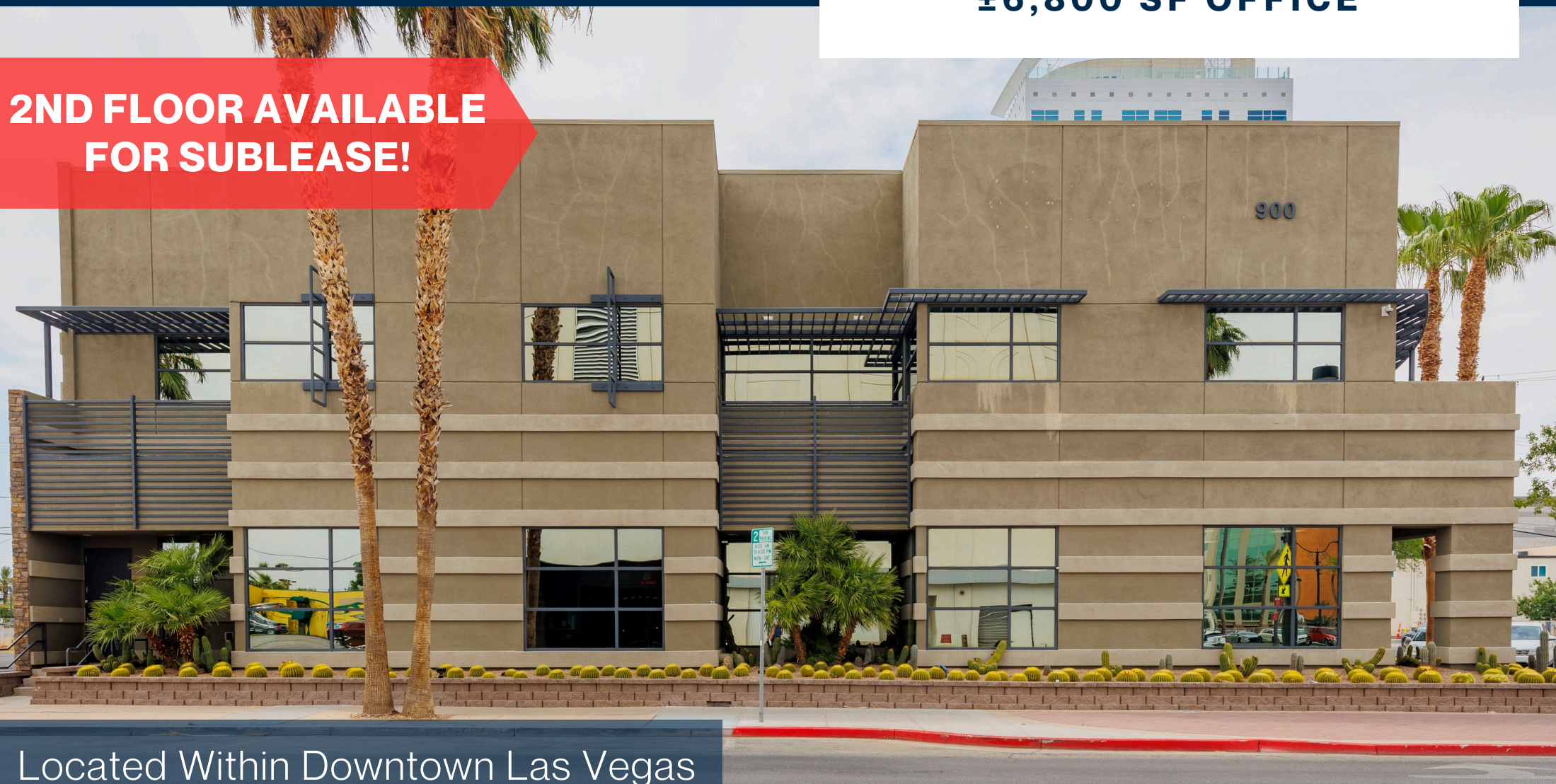
900 S 4TH STREET

LAS VEGAS, NV 89101

FOR SUBLEASE

±6,800 SF OFFICE

**2ND FLOOR AVAILABLE
FOR SUBLEASE!**



Located Within Downtown Las Vegas



LIZA FONG 方麗珊

M: 415-629-6888 | P: 702-483-0899

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BS.0146507

LICENSED IN NV, CA, OR, & WA



VIRTUAL TOUR

900 S. 4TH STREET

LAS VEGAS, NV 89101

Executive Summary



VIRTUAL TOUR

BUILDING FEATURES

- 2-story office building spanning approximately 13,679 SF
- Features a private garage space of about 1,500 SF
- Sublease rate at \$1.65 PSF/Month NNN
- CAM fees at \$0.40 PSF/Month NNN
- Provides easy access to major freeways such as I-15 and US-9
- Situated in a sought-after downtown location, conveniently close to Las Vegas Blvd, Fremont St, and Charleston Blvd
- Parking ratio is at 2.78 spaces per 1,000SF, including covered parking with extra reserved spaces available



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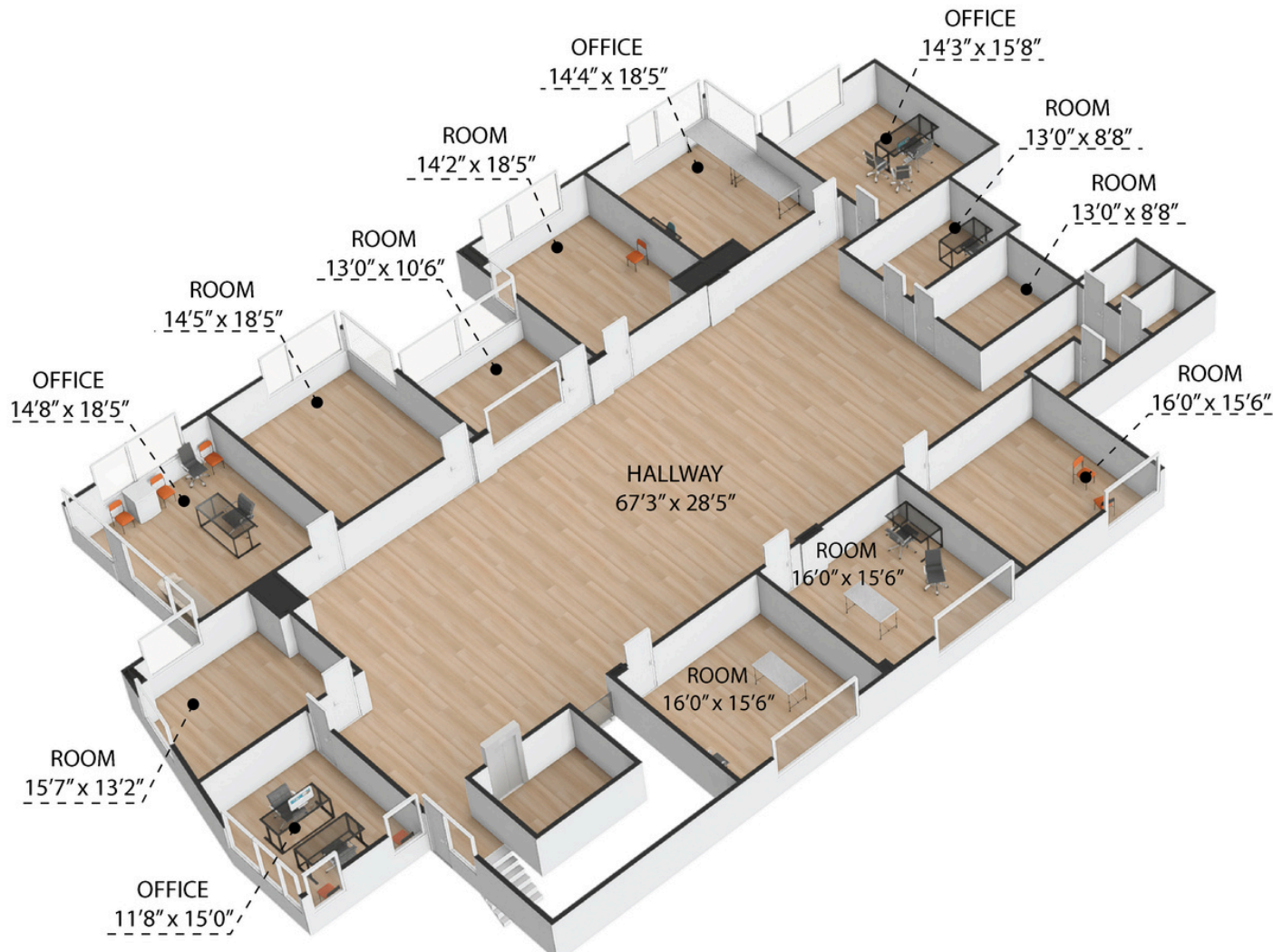


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Second Floor Plan



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Second Floor Plan



SECOND FLOOR



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Parking Lot



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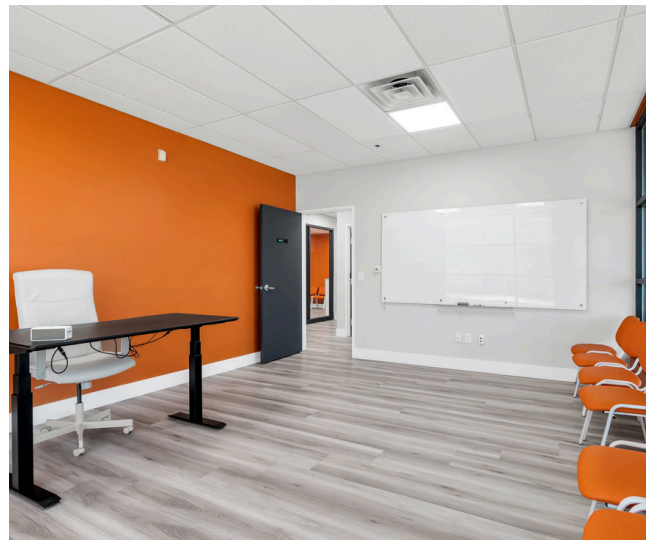


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Property Photos



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DOWNTOWN LAS VEGAS

Renaissance and Revitalization:

Downtown Las Vegas is currently undergoing a renaissance, with revitalization efforts attracting businesses and residents alike.

Business-Friendly Tax Incentives:

Las Vegas offers business-friendly tax incentives, making it an attractive location for investment and entrepreneurship.

Abundance of Amenities and Culture:

From museums and galleries to entertainment venues and recreational activities, Downtown Las Vegas offers a wealth of amenities and cultural experiences that enrich the quality of life for residents and attract tourists.

Proximity to the Las Vegas Strip:

Downtown Las Vegas is conveniently located near the famous Las Vegas Strip, offering investors access to a large and diverse market of tourists and visitors.

Proximity to Major Transportation Hubs:

With easy access to highways and the 9th busiest airport in North America, Downtown Las Vegas is well-connected to domestic and international markets.

Artsy and Unique Environment:

With its quirky and unique atmosphere, Downtown Las Vegas offers a distinct identity that sets it apart from other areas in the city. This eccentricity, combined with an open-minded community, creates a vibrant environment for both businesses and residents.



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LAS VEGAS STATISTICS

Favorable Tax Climate:

Nevada boasts one of the most business-friendly tax climates in the nation, with no personal income tax, corporate income tax, inventory tax, franchise tax, inheritance tax, estate tax, or unitary tax. This tax structure allows businesses to retain more of their profits, making it an appealing location for investment.

Generous State Incentive Programs:

Nevada provides a range of state incentive programs designed to support businesses and encourage economic development. These incentives include tax abatements, job training programs, employee hiring incentives, and support for intellectual property development.

Business Relocations and Expansions:

The fact that thirty-six companies relocated or expanded to Southern Nevada in 2017 underscores the region's appeal to businesses. This influx of companies demonstrates confidence in the area's economic prospects and presents opportunities for investors to capitalize on growing industries.

Employment Growth and Low Labor Costs:

With Nevada ranked #1 in the nation for employment growth from 2016-2017, investors can tap into a thriving workforce. Additionally, the state's low labor costs in the region further enhance its attractiveness for businesses looking to optimize operational expenses.



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