



The System CRE team at Simply Vegas is proud to introduce the Lili Claire Garden office spaces. An amazing addition to the downtown Las Vegas office market, the property houses the headquarters of the Lili Claire

Foundation, a non profit organization dedicated to helping families with children with neurogenic health conditions.

in the 820 Gass building, the developer has "pulled out all the stops" with regard to finishes, amenities, and overall quality of the offering, creating a cohesive office campus environment. Inside, the spaces feature new drywall throughout, LED Lighting, dual pane commercial windows, laminate flooring, and new fixtures throughout.

In the 724 9th Building, a welcoming built-in reception / lobby awaits with new carpet, lighting, paint, restrooms and access control.

Outside, the courtyard amenities include tranquil seating areas, lush landscaping in a serpentine discovery garden walkway that connects the office spaces to a full outdoor performance area which will feature year round innovative local programming for arts, events, and culture.

SUBMARKET	USE	AVAILABLE	ZONING	RATE	
Downtown Las Vegas Lawyer's Row Adjacent	Professional Office or Medical	3 suites from +/-242 to 1,701 Rentable Square	P-O Professional Office (City of Las Vegas)	\$2.50 to \$3.50 Modified Gross (TI & FREE RENT	

#### **ABOUT THIS PROPERTY**

Freestanding buildings with direct walk-up suites

Signage possibilities with visibility to Charleston Boulevard

Limited front and rear on-site parking with plentiful street parking available

Gated private courtyard with seating areas

Lush private rear garden walkway and performance stage area

Fully redone spaces with modern finishes at an extremely high level of quality

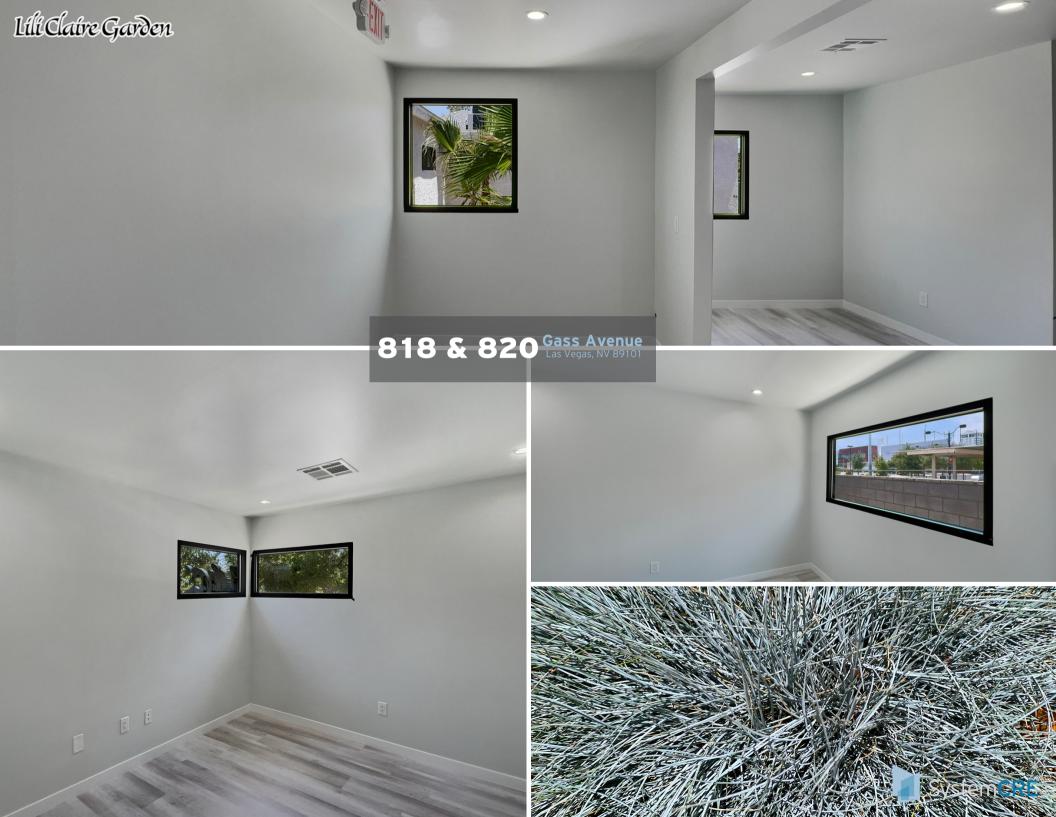
Rent concessions available for qualified tenants

















### Lílí Claire Garden

# 820 Gass Suite A Use Type RSF Base Rent Monthly Tenant Responsibility Office / Medical 1,424 2.50 / SF MG \$3,560 Electricity, Telecom, Interior Maintenance (ADA Compliant) Rear exit to Garden area.

# Use Type RSF Base Rent Tenant ponsibility About This Space Office / Medical 615 5:00 / SF MG \$1,845 Electricity, Telecom, Interior Maintenance private restroom, (Can be combined with Suite A + 618 Gass for +f- 2,525 RSF)

Use Type	RSF	Base Rent	Monthly	Tenant Responsibility	About This Space
Office / Retail	242	3.50 / SF MG	\$847	Electricity, Telecom, Interior Maintenance	Single open space office with private restroon (non-ADA) (Can be combined with 820 Gass Suite A for +/- 1,666 RSF)





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