

LEASE HERE

818 & 820 Gass Avenue
Las Vegas, NV 89101
724 S 9th Street
Las Vegas, NV 89101

Lili Claire Garden

Suites from
+/-242 to 1,701 RSF
with private gated
courtyard and lush
rear garden and
performance space








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 Submarket	 Professional Office or Medical	 3 suites from +/-242 to 1,701 Rentable Square Feet as combined	 P-O Professional Office (City of Las Vegas)	 \$2.50 to \$3.50 Modified Gross (TI & FREE RENT AVAILABLE)

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





724 S 9TH ST
(+/- 1,701 RSF)

818 & 820 CASS AVE
(+/- 2,525 RSF)

S 9TH ST

CASS AVE

E CHARLESTON BLVD

Lili Claire Garden



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820 Gass Suite A

Use Type	RSF	Base Rent	Monthly	Tenant Responsibility	About This Space
Office / Medical	1,424	2.50 / SF MG	\$3,560	Electricity, Telecom, Interior Maintenance	Reception area, waiting area, 6 offices, 3 open spaces, break area with sink, 2 restrooms (ADA Compliant) Rear exit to Garden area.

820 Gass Suite B

Use Type	RSF	Base Rent	Monthly	Tenant Responsibility	About This Space
Office / Medical	615	3.00 / SF MG	\$1,845	Electricity, Telecom, Interior Maintenance	Rear entry / exit to garden, open office with built in cabinet / countertop, 2 private offices, private restroom. (Can be combined with Suite A + 818 Gass for +/- 2,525 RSF)

818 Gass

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 restroom (non-ADA) (Can be combined with 820 Gass Suite A for +/- 1,666 RSF)

LEASED



724 S 9th Building

Use Type	RSF	Base Rent	Monthly	Tenant Responsibility	About This Space
Office / Retail	1,701	2.00 / SF MG	\$3,402	Electricity, Telecom, Interior Maintenance	Frontage space on S. 9th street. Gated entry, built in reception desk conference room or executive office with built in cabinets, additional offices, and subterranean large room that can double as a conference room or general work room (has 2 windows) interior restroom fully redone, can be demised to 340 SF or 1,361 SF (Ask for Rate)



U P P E R F L O O R P L A N

L O W E R F L O O R P L A N

FOR MORE INFO OR TO TOUR:

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