



DOWNTOWN OFFICE FOR LEASE

703 S 10th Street & 1000 Garces Ave

LEASE RATE

\$1.60

NNN

\$0.37

JESSE CHIPPOLETTI, CCIM

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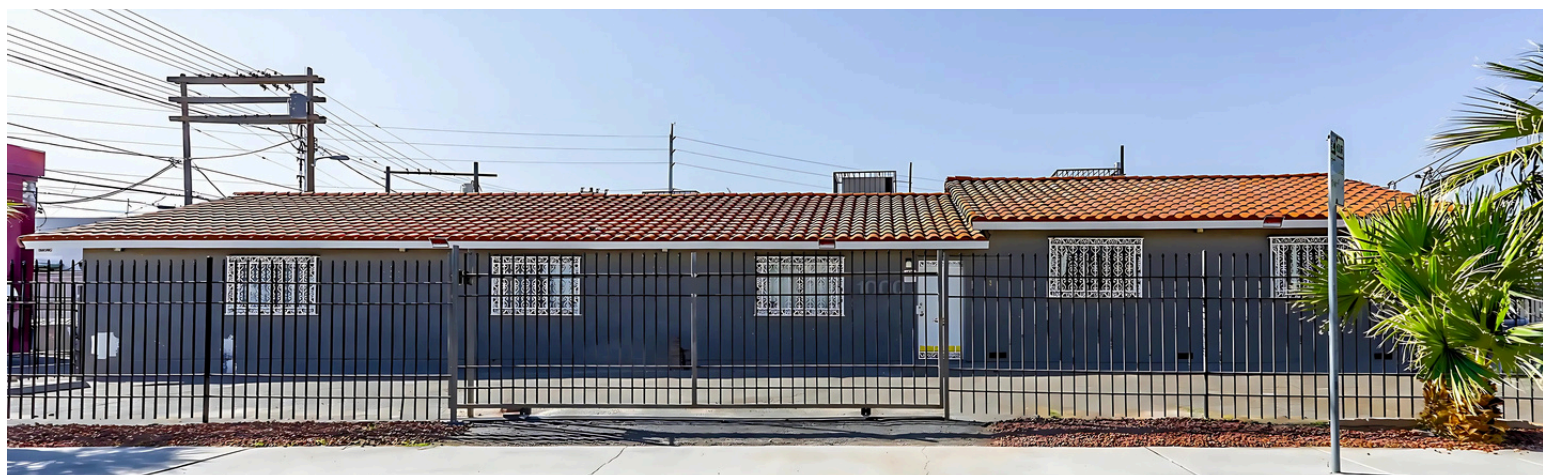
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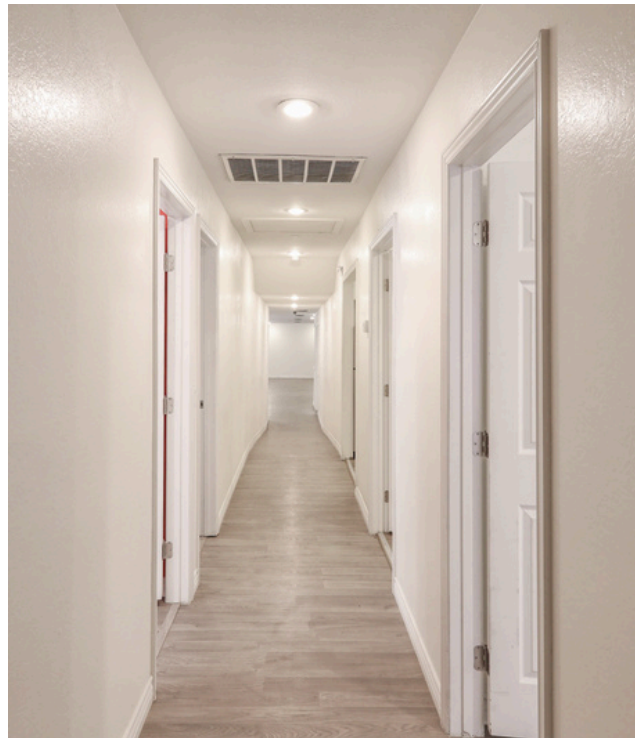
PROPERTY OVERVIEW

- 6 Private Offices
- 2 Bathrooms
- 1 Kitchen
- 9 On-site Parking Spaces
- 2 Storage Rooms

The **2,600** square foot property at 703 S 10th St is a well-positioned, freestanding office building located in the vibrant Founders District of downtown Las Vegas. This single-story building offers a prime corner location at the intersection of 10th Street and Garces Avenue, providing excellent visibility and accessibility. Situated in a dynamic area known for its blend of professional services, government offices, and dining options, the property is just minutes away from key downtown landmarks such as the Regional Justice Center and Las Vegas City Hall. Its central location and proximity to major roadways make it an ideal choice for businesses seeking a convenient and strategic downtown presence.



PROPERTY PHOTOS





- 1 John S. Park Elementary School
- 2 The U CSS be



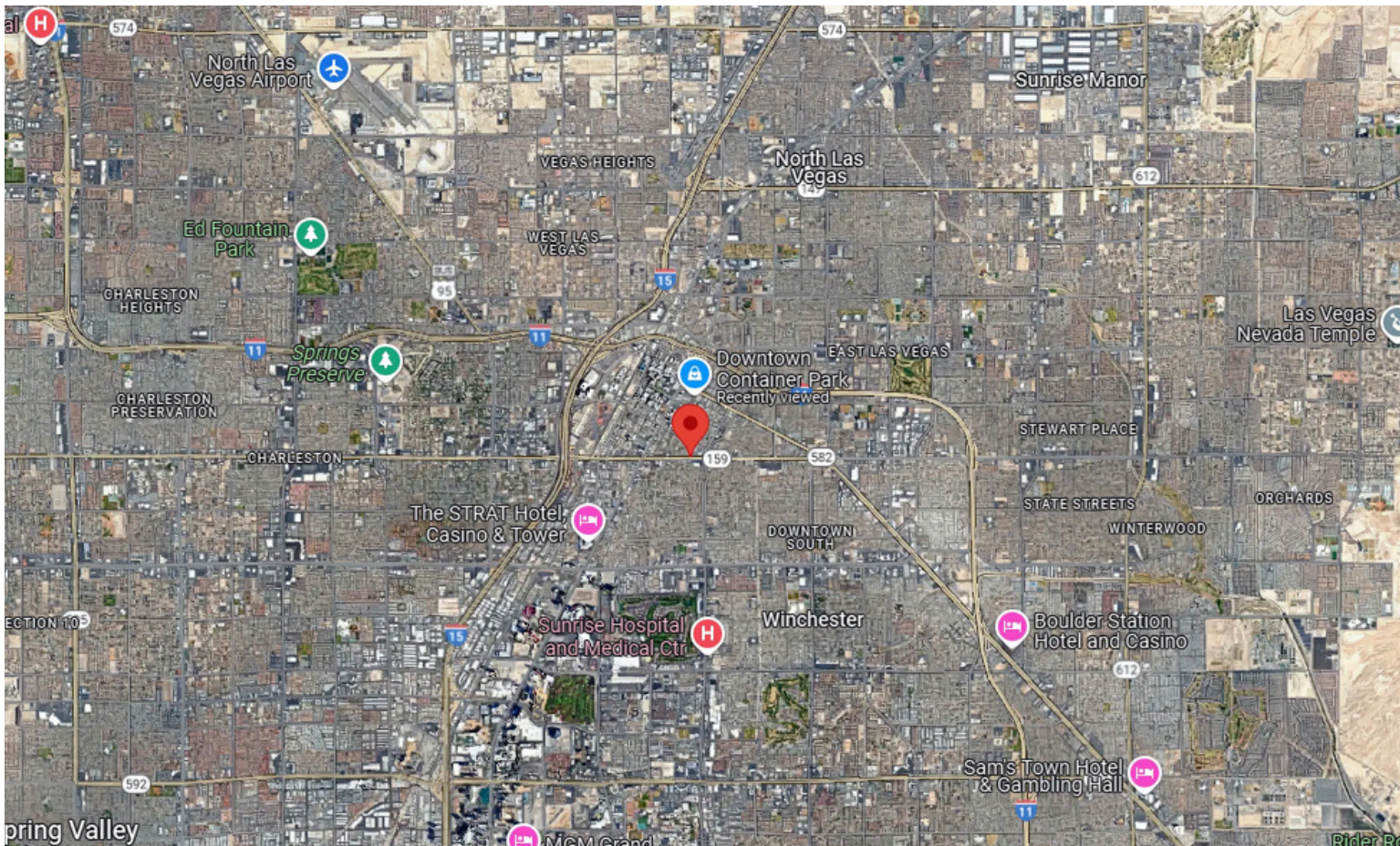
- 1 A & M Chiropractic & Wellness Center



- 1 Legal Aid Center of Southern Nevada
- 2 H&P Law
- 3 Marshall Law Office
- 4 24/7 Attorneys

SITES OF INTEREST

LOCATION MAPS





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