



# RETAIL/OFFICE SPACE AVAILABLE

## 21 W. IMPERIAL AVE.

### LAS VEGAS ARTS DISTRICT

Las Vegas, NV 89102

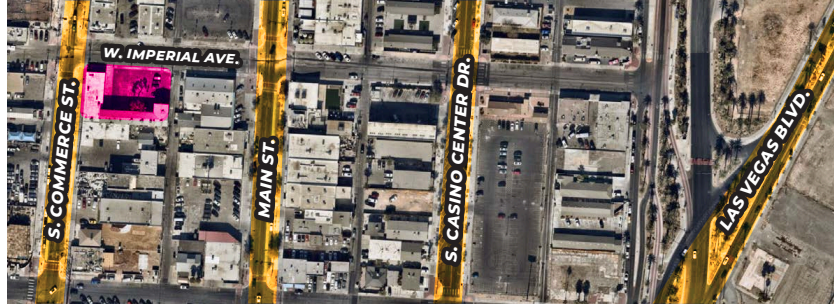
#### HIGHLIGHTS

<b>Price:</b>	<b>\$3.50 (NNN)</b>
<b>Size:</b>	<b>+/- 1,500 - 4,360 SF</b>
<b>Property Type:</b>	Retail/Office
<b>CAM:</b>	+/- \$0.30 estimated
<b>Year Built:</b>	1958
<b>Lot Size:</b>	0.40 AC
<b>APN:</b>	162 - 03 - 210 - 001

**Tenant Improvement Allowance for qualified tenants**

Located in the heart of the 18b Arts District, surrounded by over 200 unique restaurants, bars, shops, and creative services.

 [CLICK HERE FOR DTLV BUSINESSES OVERVIEW MAP](#)



Disclaimer: Our information is deemed reliable but not guaranteed. Buyer/Tenant to verify all information.

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