

For Lease

Stewart Ave. & N. 9th St.



LOGIC



818 Stewart Ave.
Las Vegas, NV 89101

Joanna Zirbes, CCIM
Vice President
702.954.4163
jzirbes@logicCRE.com
S.0184741

Brendan Leake
Senior Associate
702.954.4132
bleake@logicCRE.com
S.0178140

Listing Snapshot



\$2.50 PSF
Lease Rate



± 2,000 SF
Available Square Footage



139-34-612-041
APN

Property Highlights

- Entire second floor suite includes private offices, open work area, kitchen/break area and one private restroom
- Property is located in Downtown Las Vegas near state and federal court systems, restaurants, Arts District, etc
- Secured, gated parking lot with up to 10 spaces available to tenant (street parking available, as well as a \$30/month paid lot across the street)
- Entire building is outfitted with a security system with key pad entry to front gates and each entrance
- Current budgeted operating expenses (NNNs) for 2024 are \$0.54 PSF monthly (subject to change)

Demographics

	1-mile	3-mile	5-mile
2024 Population	23,270	201,611	527,238
2024 Average Household Income	\$53,830	\$64,954	\$67,239
2024 Total Households	10,583	72,889	193,574

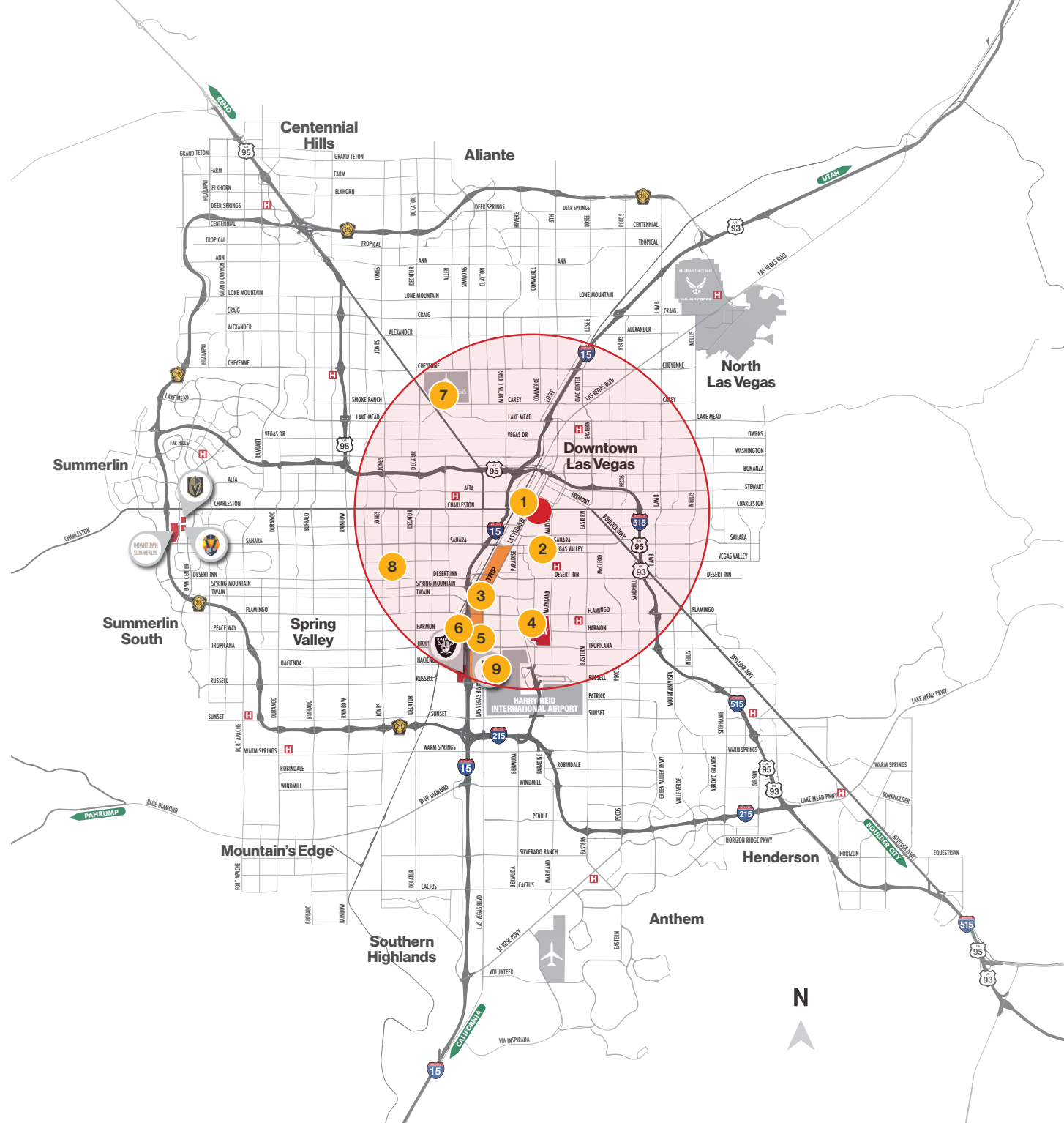


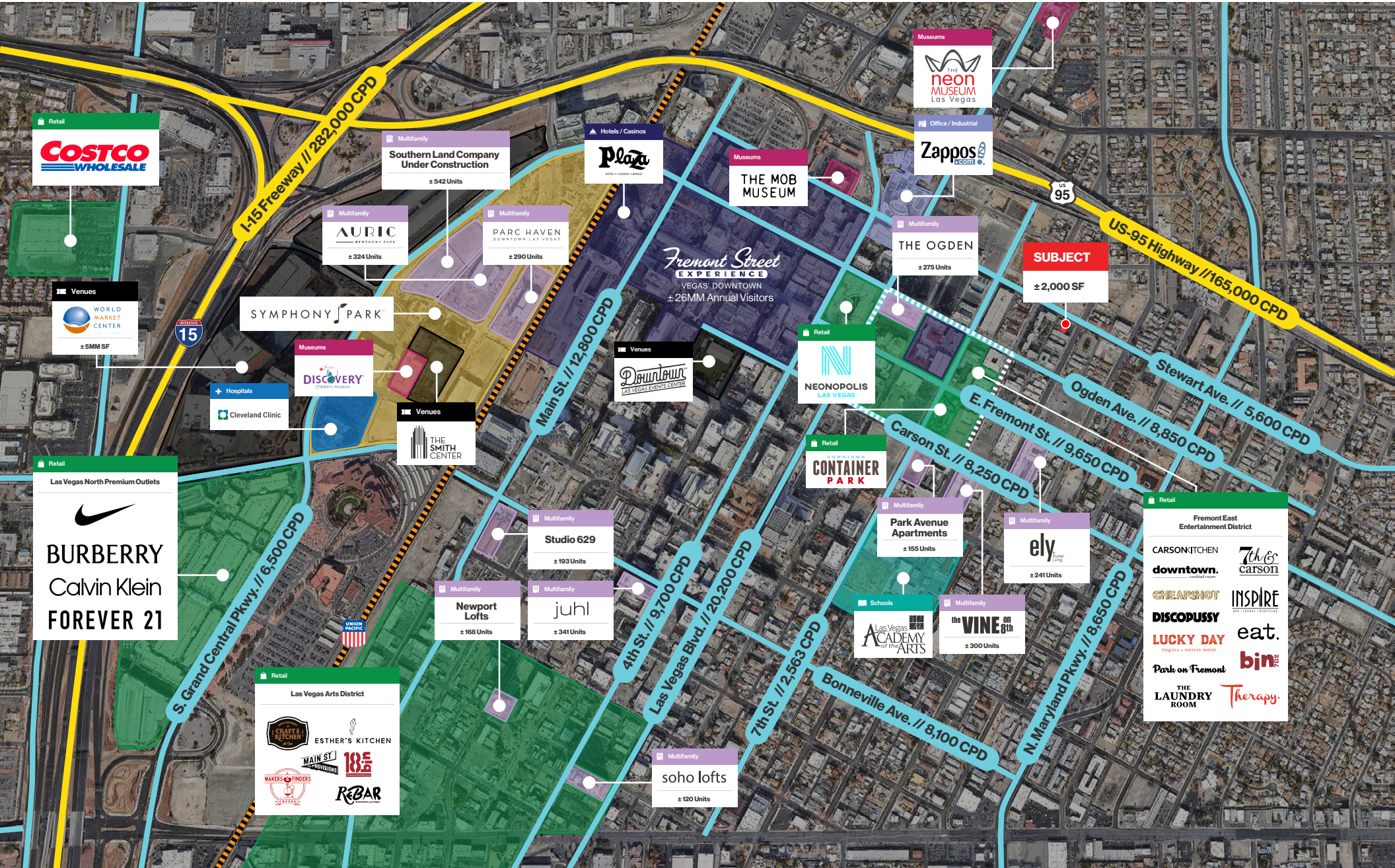
Vicinity Map

The location of 818 Stewart Ave. is in the thriving Downtown Las Vegas district, which is home to our state and federal court systems as well as the ever-trendy Arts District, where you can dine at celebrated chef concepts while on your lunch break.

Amenities within a 5-mile radius

- 1 **Las Vegas Arts District**
-0.3 miles
- 2 **The Las Vegas Country Club**
-1.5 miles
- 3 **Las Vegas Strip**
-3.0 miles
- 4 **University of Nevada, Las Vegas**
-3.5 miles
- 5 **T-Mobile Arena**
-4.25 miles
- 6 **Allegiant Stadium**
-4.3 miles
- 7 **North Las Vegas Airport**
-4.4 miles
- 8 **Las Vegas Day School**
-4.7 miles
- 9 **Harry Reid International Airport**
-4.8 miles







Schools

Las Vegas
ACADEMY
of the ARTS

Government

Clark County
Government Center

SUBJECT

± 2,000 SF

Venues

WORLD
MARKET
CENTER
LAS VEGAS

THE
EXPO
AT WORLD MARKET CENTER LAS VEGAS

YOSEMITE
HOME DÉCOR

Government

IRS

Government

Las Vegas Metropolitan
Police Department

Retail

LAS VEGAS NORTH
PREMIUM OUTLETS
A M. HORN CENTER

Office / Industrial

Zappos
.com

Las Vegas Blvd. // 20,200 CPD

N. 9th St.

Stewart Ave. // 5,600 CPD

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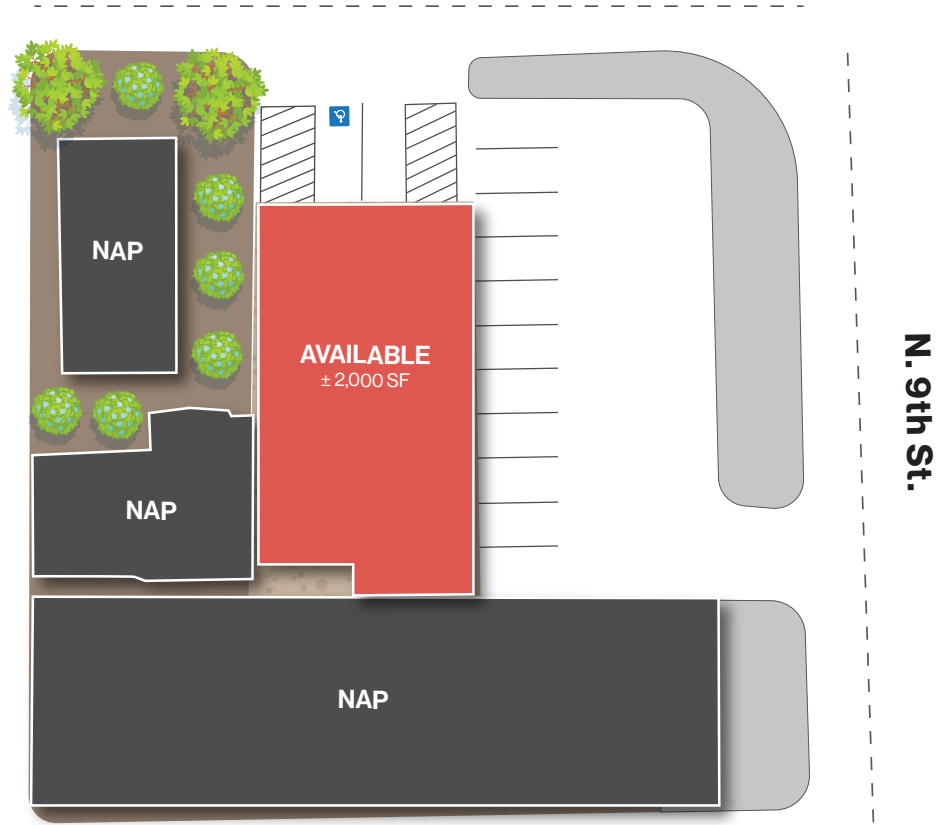
I-15 Freeway // 165,000 CPD

93

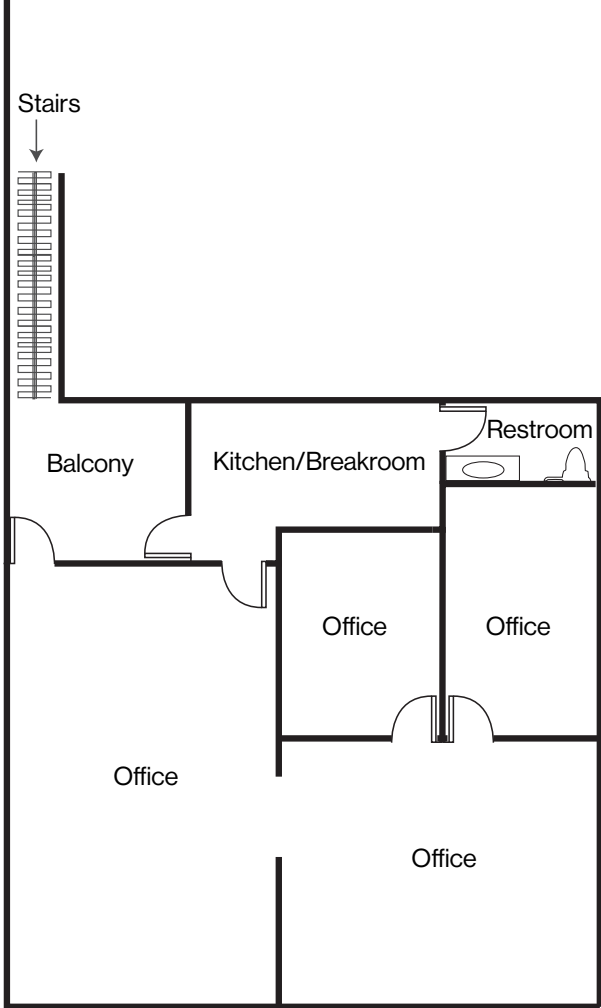
93 Highway // 158,000 CPD

E. Bonanza Rd. // 16,900 CPD

Stewart Ave. // 5,600 CPD



Floor Plan | Second Floor
± 2,000 SF

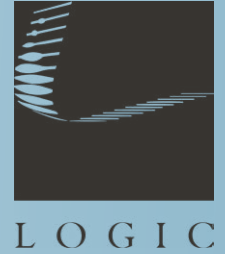


Property Photos



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For inquiries please reach out to our team.

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