

63 CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE



Be At The Center Of The Las Vegas Strip

Colliers



Be At The Center Of It All

CITYCENTER
LAS VEGAS BOULEVARD & HARMON AVENUE

Listed By:



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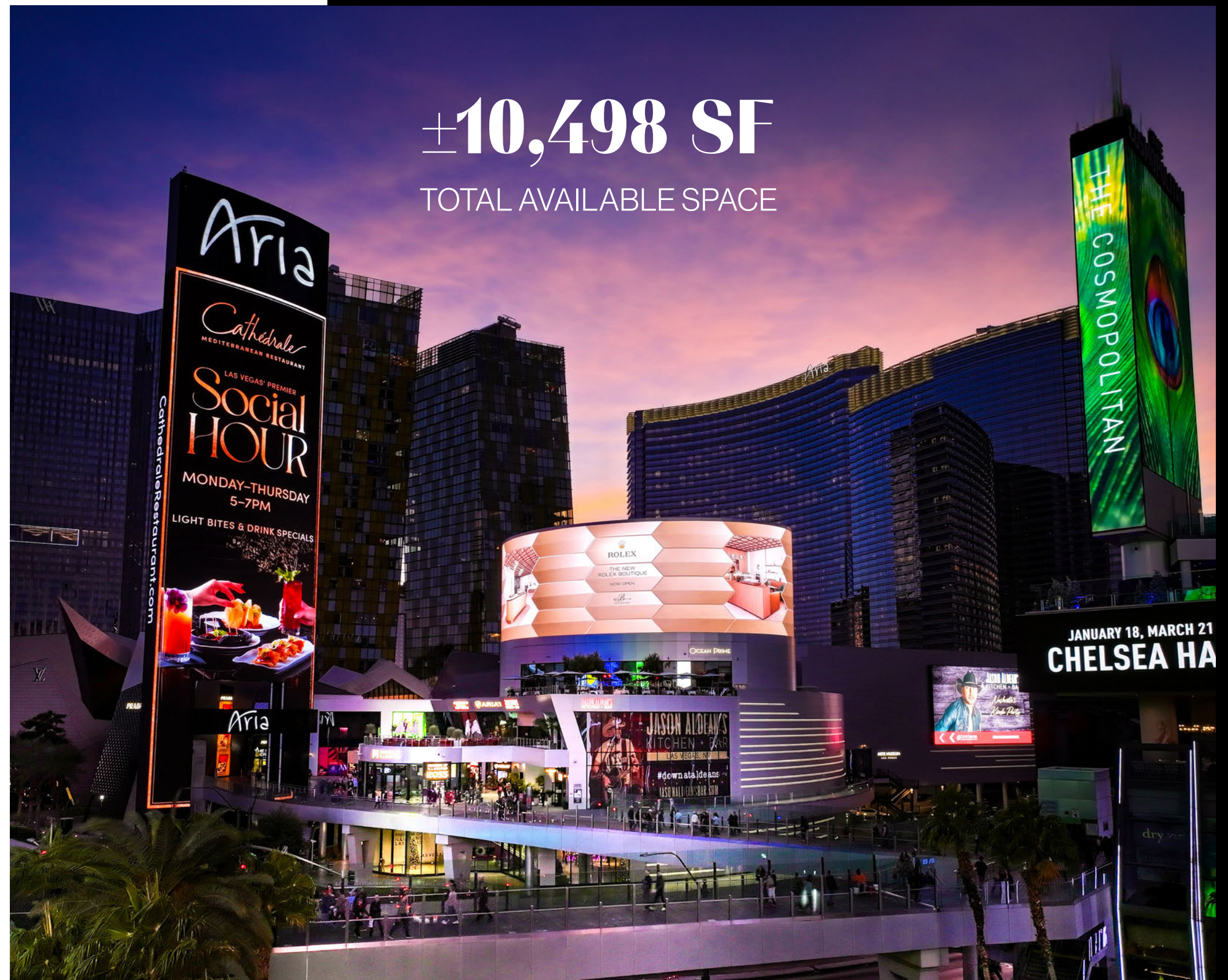




Las Vegas Boulevard & Harmon Avenue

63 CityCenter is an exciting destination for immersive retail, world-class attractions, dining and entertainment. Located at the heart of the Las Vegas Strip at the intersection of Las Vegas Boulevard and Harmon Avenue, this four-story, 240,000 SF high-design building is a central feature of “CityCenter,” steps from the Shops at Crystals, Aria, and The Cosmopolitan and a short walk from Waldorf Astoria, Vdara, Bellagio, Paris, MGM Grand and Caesars Palace.

This iconic location features flagship tenants: Jason Aldean’s Kitchen + Bar, Ocean Prime, Ariat, Museum of Illusions, and ARTE MUSEUM – the first location to open in the Western Hemisphere.



±10,498 SF
TOTAL AVAILABLE SPACE

Be At The Center Of World Class Dining & Views



At The Center Of...

UNRIVALED SURROUNDINGS

- **32,000+ Hotel Rooms** within a **10-minute walk**, ensuring a high volume of visitors
- **4,000+ Timeshare Units** within a **1-mile radius**, attracting a steady stream of guests
- **Luxury & Iconic Resorts Nearby**
 - **The Cosmopolitan** (3,033 rooms)
 - **ARIA Resort & Casino** (4,000 rooms)
 - **Vdara Hotel & Spa** (1,495 rooms)
 - **Waldorf Astoria** (389 rooms & 225 luxury condos)
 - **Veer Towers** (669 luxury condos)
 - **Shops at Crystals** (611,977 SF of premier retail)

PRIME PEDESTRIAN TRAFFIC

- **Direct connectivity** to **three pedestrian bridges** linking major resorts and retail destinations
- Captures foot traffic from **both east and west sides** of Las Vegas Boulevard
- **38.5+ million annual visitors** to Las Vegas, ensuring year-round exposure
- **Convenient access points** with stairs and elevators connecting The Cosmopolitan, The Shops at Crystals, and upper levels of 63 CityCenter



A COVETED INTERSECTION

- **250 feet of premier Strip frontage** along Las Vegas Boulevard
- **30.1+ million visitors per year** at this high-traffic intersection
- One of the **busiest corners** on the Las Vegas Strip, attracting affluent shoppers and entertainment seekers
- Recognized as the **Heart of Las Vegas Boulevard**, surrounded by world-class dining, retail, and nightlife entertainment venues

IMPACTFUL ADVERTISING

- **One of the largest digital advertising opportunities** on the Strip
- Massive **6,000 SF digital LED display**, measuring **41 feet high by 151 feet wide**
- A can't-miss advertising platform at the **center of Las Vegas Boulevard & Harmon Avenue**

THE SHOPS AT
CRYSTALS
ARIA LAS VEGAS

CHANEL
FENDI
DOLCE & GABBANA
HERMES
GUCCI
PRADA
TIFFANY & CO.
VERSACE

LEASE PENDING

Suites 201-301
Suites 202-302

**AVAILABLE
±10,498 SF**

Suite 203-303
±5,249 SF (Level 2)
±5,249 SF (Level 3)

CITYCENTER
LAS VEGAS BOULEVARD & HARMON AVENUE

**Impactful
Advertising**

THE COSMOPOLITAN
of LAS VEGAS

ARIAT

OCEAN PRIME
SEAFOOD • STEAKS • COCKTAILS

**JASON ALDEAN'S
KITCHEN + BAR**
LAS VEGAS, NV
NOW OPEN

ROSS
DRESS FOR LESS®

**MUSEUM OF
ILLUSIONS**

**ARTE
MUSEUM**

Center Stage to the Famous Las Vegas Strip

63 CityCenter offers world-class attractions, restaurants, shopping, easy access to its driveway for private valet service and unparalleled views of the Strip. Flagship tenants of 63 CityCenter include Jason Aldean's Kitchen + Bar, Ocean Prime, Ariat, Museum of Illusions and ARTE MUSEUM digital art museum.

Project Summary

OCEAN PRIME (LEVEL 4)

- A** OCEAN PRIME
www.ocean-prime.com

BRIDGE LEVEL (LEVELS 2 & 3)

- B** ARTE MUSEUM
First Northern Hemisphere Location
- C** WELCOME TO LAS VEGAS
Take home something to remember your trip
- D** ARIAT
www.ariat.com
- E** FAT TUESDAY
www.fattuesday.com
- F** AGORA
www.agora.care
- G** JASON ALDEAN'S KITCHEN + BAR
NOW OPEN - www.jasonaldeansbar.com/home-las-vegas

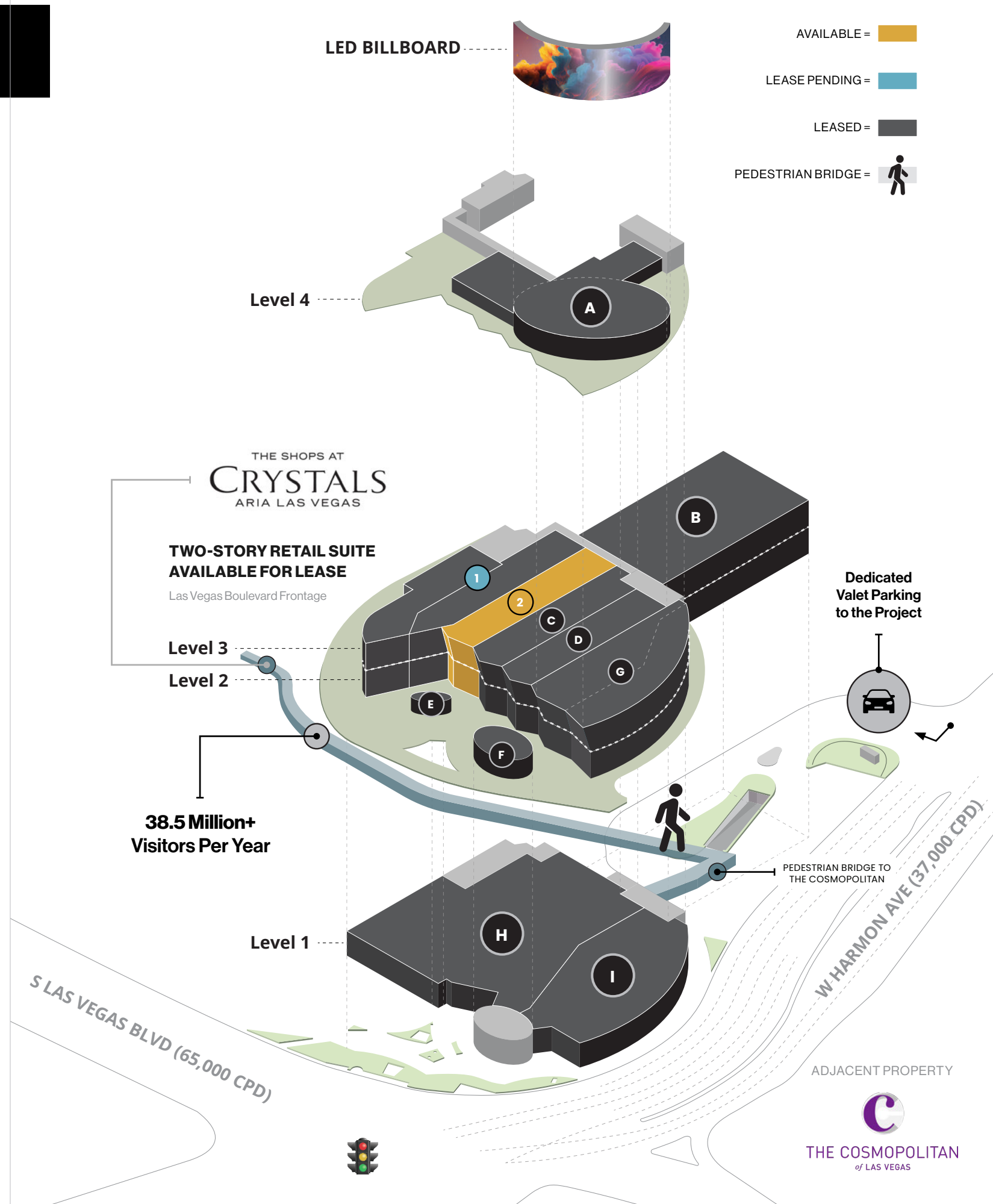
SEE PAGE 22 FOR DETAILS

- 1** LEASE PENDING ±19,692 SF
Suite 201-301
Suite 202-302

- 2** AVAILABLE ±10,498 SF
Suite 203-303
±5,249 SF (Level 2), ±5,249 SF (Level 3)

STREET LEVEL 1

- H** ROSS
Highest performing location in Las Vegas
- I** MUSEUM OF ILLUSIONS
www.moiilasvegas.com



Availabilities

1

LEASE PENDING
±19,692 SF

Suite 201–301
Suite 202–302

2

AVAILABLE
±10,498 SF

Suite 203–303
±5,249 SF (Level 2)
±5,249 SF (Level 3)

LEASE PENDING

Suites 201–301
Suites 202–302

AVAILABLE
±10,498 SF

Suite 203–303
±5,249 SF (Level 2)
±5,249 SF (Level 3)

High-Profile Destination



Aria

Emirates

NBA CUP

SEMIS AND CHAMPIONSHIP
DEC 14 & 17
T-MOBILE ARENA

GET TICKETS AT
NBAEVENTS.COM

ROLEX

THE NEW
ROLEX BOUTIQUE
NOW OPEN

JASON ALDEAN'S
KITCHEN + BAR
LAS VEGAS, NV

#downataaldeans
JASONALDEANSBAR.COM

JASON ALDEAN'S
KITCHEN + BAR

Aria

THE SHOPS AT
CRYSTALS

CITYCENTER
LAS VEGAS BOULEVARD & HARMON AVENUE

Rendering for illustration purposes only.

Las Vegas Resort Corridor



Las Vegas Resort Corridor



Vdara
HOTEL & SPA

THE COSMOPOLITAN
of LAS VEGAS

planet hollywood™
RESORT & CASINO • LAS VEGAS

PEDESTRIAN BRIDGE

HARMON AVENUE (37,000 CPD)

MIRACLE MILE SHOPS™
AT PLANET HOLLYWOOD RESORT & CASINO LAS VEGAS

ELARA
Hilton Grand Vacations Club
LAS VEGAS

HARMON
CORNER
LAS VEGAS BLVD

30.1 Million+
Visitors Per Year
(Pedestrian Bridge)

PEDESTRIAN BRIDGE

HARMON AVENUE

Aria
RESORT & CASINO
LAS VEGAS

veer°
TOWERS



THE SHOPS AT
CRYSTALS
ARIA LAS VEGAS

Marriott
VACATION CLUB
Grand Chateau

BLVD
LAS VEGAS

THE
SIGNATURE
AT MGM GRAND_®

CITYCENTER
LAS VEGAS

W
WALDORF ASTORIA[®]
LAS VEGAS

S. LAS VEGAS BOULEVARD (65,000 CPD)

LESS THAN 10
MINUTE WALKING
DISTANCE

220,000
Cars Per Day

PARK MGM
LAS VEGAS

MGM GRAND GARDEN ARENA

Hard Rock
CAFE

PEDESTRIAN BRIDGE

T-Mobile
ARENA

MGM GRAND

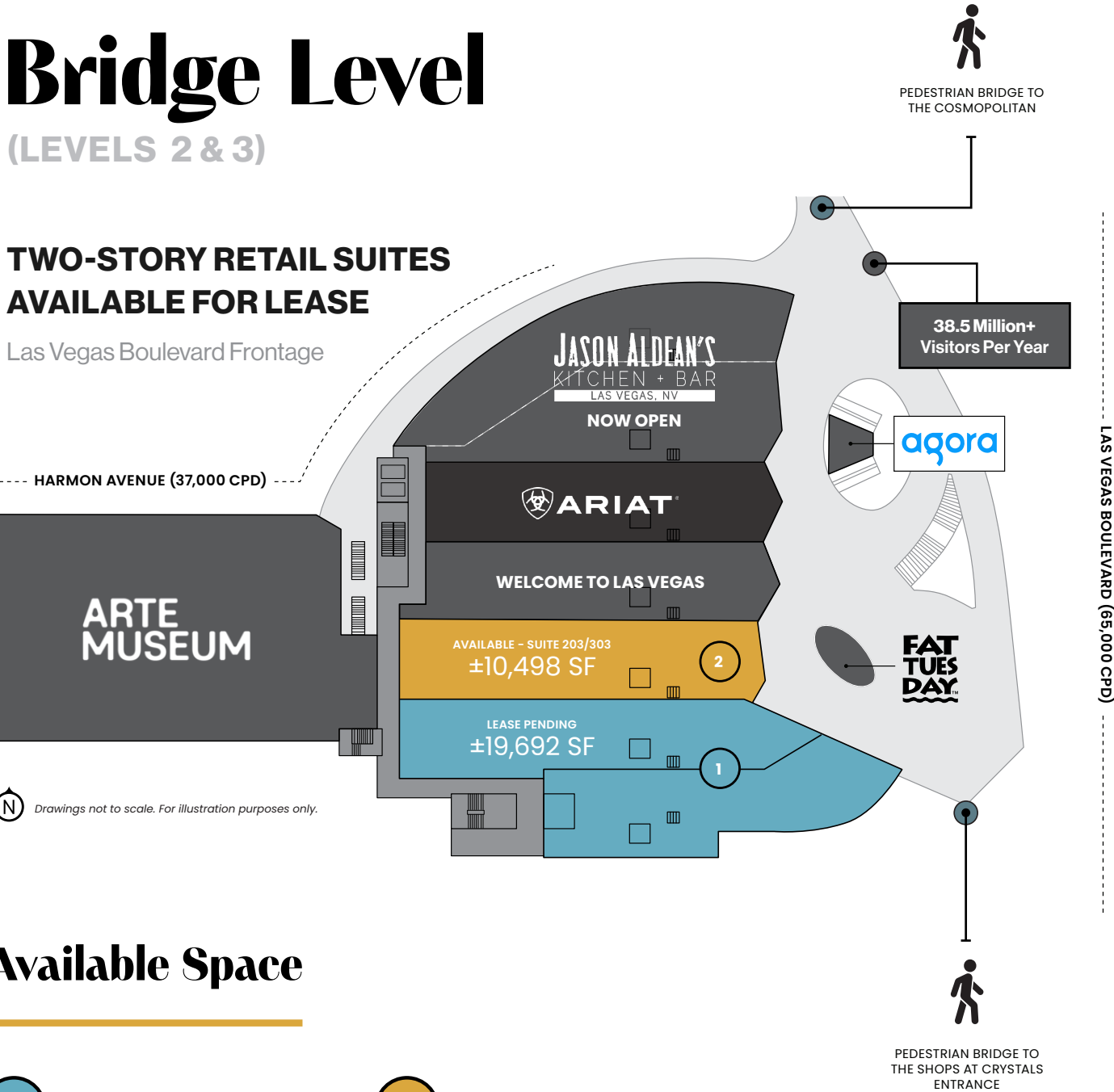


Bridge Level

(LEVELS 2 & 3)

TWO-STORY RETAIL SUITES AVAILABLE FOR LEASE

Las Vegas Boulevard Frontage



Available Space

- 1 LEASE PENDING
±19,692 SF**

Suite 201-301
Suite 202-302
- 2 AVAILABLE
±10,498 SF**

Suite 203-303
Level 2: ±5,249 SF
Level 3: ±5,249 SF

BRIDGE LEVEL TENANTS

JASON ALDEAN'S KITCHEN + BAR
www.jasonaldeansbar.com/home-las-vegas

ARIAT
www.ariat.com

FAT TUESDAY
www.fattuesday.com

ARTE MUSEUM
First Northern Hemisphere Location

AGORA
www.agora.care

WELCOME TO LAS VEGAS
Take home something to remember your trip

JASON ALDEAN'S KITCHEN + BAR

LAS VEGAS, NV

NOW OPEN



The venue includes a 250+ seat main dining area, seven bars and a spectacular outdoor elliptical patio offering unparalleled views of the Strip, as well as a 15,000-square-foot second floor of entertainment with velvet-tufted booths, resident DJs, an additional live music stage and an elevated VIP bottle service section. The Las Vegas location also features a signature 4,000-square-foot patio with views of the Strip for a one-of-a-kind late-night experience.

TC Restaurant Group, premier owner-operator of entertainment and dining destinations, has teamed up with country superstar and Academy of Country Music Artist of the Decade Jason Aldean to bring Jason Aldean's Kitchen + Bar to the Las Vegas Strip. TC Restaurant Group is known as the leading operator in Nashville's famed lower Broadway district and aims to deliver the best of the Music City experience to Las Vegas.

OCEAN PRIME

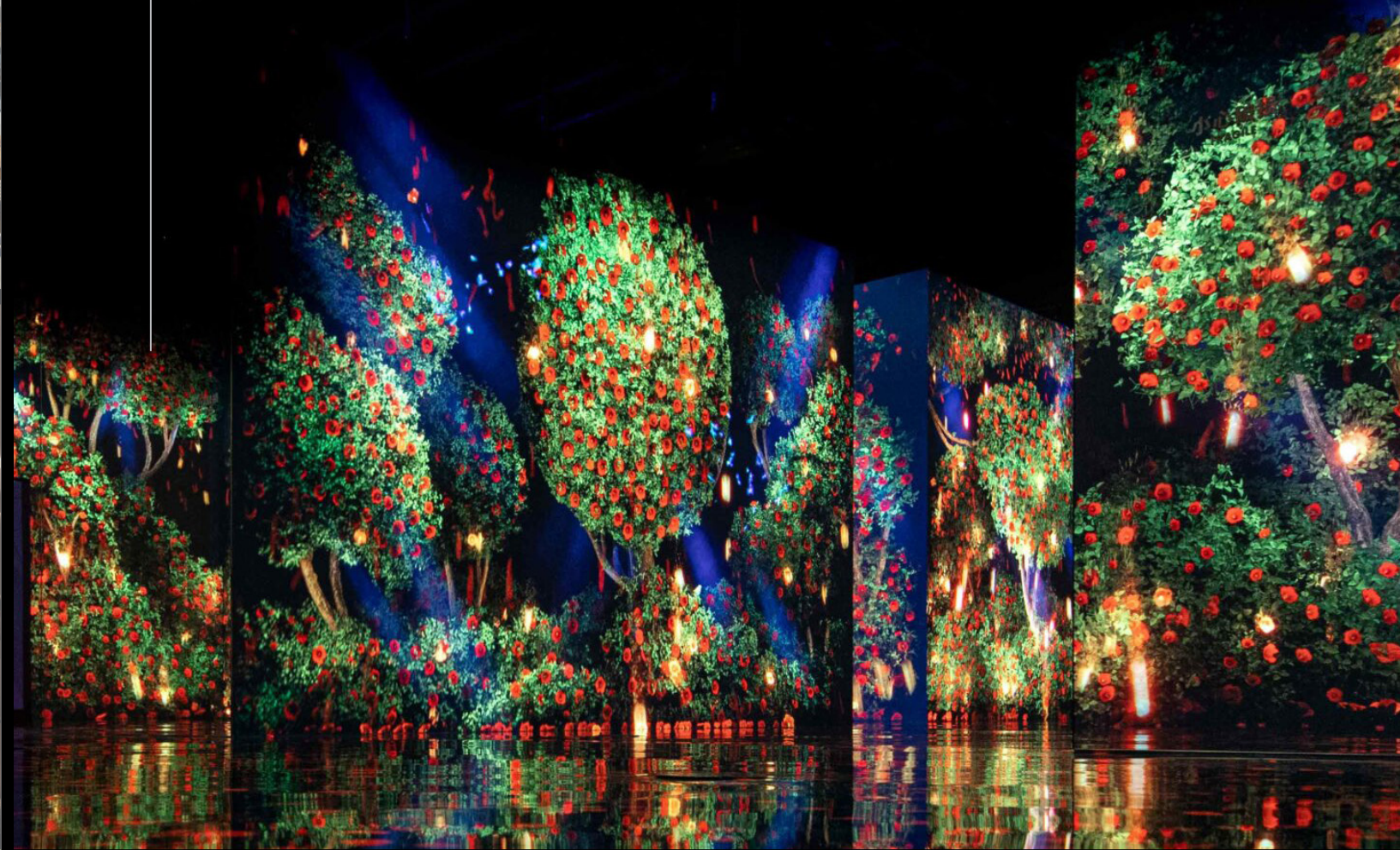
SEAFOOD • STEAKS • COCKTAILS

Award-Winning Cameron Mitchell Restaurant

The nationally-acclaimed Ocean Prime delivers an extraordinary experience with stunning settings, an impressive menu of seafood and prime cuts of steak, signature cocktails, a Wine Spectator-honored wine list and truly genuine hospitality. Each Ocean Prime location is unique and designed to fold into the energy of the city where it's located. With stunning spaces, luxe details and truly genuine hospitality, Ocean Prime is an ideal place to socialize, talk business, celebrate and indulge.



ARTE MUSEUM



First location to open in the Western Hemisphere

A multi-sensory compilation of 14 immersive artworks, ARTE MUSEUM showcases works inspired by nature. The exhibition incorporates both the natural landscapes and the cultural backdrop of the city. Visitors can also enjoy the ARTE TEA BAR for a unique teahouse experience enriched with media art. Each piece of artwork delivers not just a vivid visual journey, but also a multi-sensory engagement—from enveloping soundscapes to tailor-made aromas—that amounts to a completely immersive experience.



Ariat's Premier Experiential Store

The retail space spans nearly 10,000 square feet, offering a stunning showcase of Ariat's extensive assortment of premium boots, clothing, jeans, shoes and accessories. Ariat's experiential Hat Doctor area features cow-hide details, fringe-like signage décor and barber shop chairs where customers can get fitted with their customized hats while enjoying the view of the Las Vegas Strip.

Drawing inspiration from Ariat's performance-based Rodeo scene, the new Ariat Las Vegas Flagship blends the brand's eclectic Western lifestyle with that of Las Vegas fun and energetic atmosphere. Welcoming guests into the space with a photo op is a custom life-size bucking bull sculpture, crafted from hedgewood and fun elements of Las Vegas, that localize the space, and intertwines Ariat's charging Rodeo scene with the vibrant flair of Sin City.



Experience the impossible



Museum of Illusions is the largest and fastest-growing chain of privately held museums in the world. Discover a brilliant collection of perspective-changing rooms, enthralling installations, and spellbinding images. Their exhibits will teach you that nothing is ever quite as it seems, especially in the Museum of Illusions Las Vegas.

Las Vegas has the Strongest Tourism Growth Trajectory in the World.



Annual Visitors
38.5M



Convention Attendance
6M



En/Deplane Passengers
55M



Daily Traffic Count
130,000



Direct Visitor Spending
\$55.1B



Economic Impact
\$87.7B

Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of “Greatest Arena in the World.”



FORMULA ONE
GRAND PRIX
RACES THRU 2037



HOME OF THE
NFL SUPERBOWL
2024



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



HOME OF THE
UFC HEADQUARTERS
LAS VEGAS, NV



2022 & 2023 WNBA
WORLD CHAMPS
LAS VEGAS ACES



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND



Millions of viewers witnessed the most overtakes at the “Harmon turn” directly in front of the building.



The greatest racing spectacle on the planet and the sports and entertainment capital of the world collide as Formula 1® will light up the Las Vegas Strip till 2037, for an unforgettable race cutting right through the neon heart of the city.

TRACK LENGTH
3.8 MILES

GRAND PRIX DURATION
50 LAPS

TOP SPEEDS EXCEEDING
212 MPH

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