

L'OCTAINE URBAN APARTMENTS

801 S LAS VEGAS BOULEVARD, 1ST FLOOR, LAS VEGAS, NV 89101

OFFICE SPACE FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

JOANNA ZIRBES, CCIM
Principal
License: S.0184741
jzirbes@lee-associates.com
(702) 490-0699

BRENDAN LEAKE
Principal
License: S.0178140
bleake@lee-associates.com
(702) 490-0699

L'OCTAINE URBAN APARTMENTS OFFICE

801 S LAS VEGAS BOULEVARD, LAS VEGAS, NV 89101



\$2.25 PSF NNN
Lease rate



±2,000 - 4,088 SF
space available

PROPERTY HIGHLIGHTS

- ±4,088 SF first floor office space with reception area, four private offices, conference room, open work/seating area, kitchen/breakroom and one restroom
- First floor of a ±94,868 SF apartment complex with 51 total units
- Zoned C-2 (General Commercial)
- Located in the Downtown Las Vegas submarket, less than 1-mile from the Fremont Street Experience and Historic Downtown, ±4.7 miles from The Las Vegas Strip and ±5.5 miles from Harry Reid International Airport



DEMOGRAPHICS

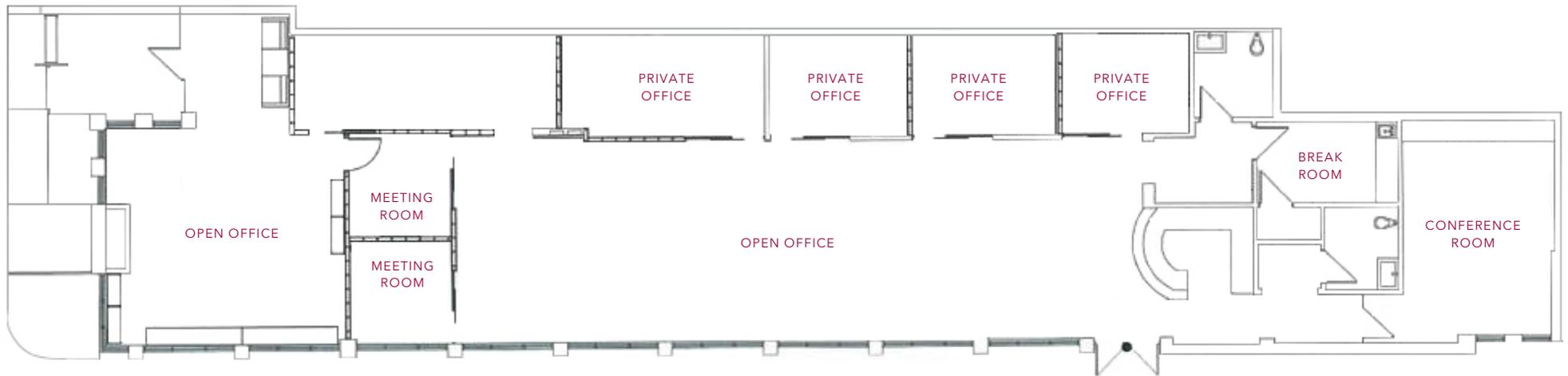
	1-MILE	3-MILE	5-MILE
2024 POPULATION	14,659	184,170	537,086
2024 AVERAGE HOUSEHOLD INCOME	\$53,693	\$55,809	\$57,206
2024 TOTAL HOUSEHOLDS	7,548	73,693	198,676



L'OCTAINE URBAN APARTMENTS OFFICE

801 S LAS VEGAS BOULEVARD, LAS VEGAS, NV 89101

FLOOR PLAN | ±2,000 - 4,088 SF



**This floor plan is for illustrative purposes only and is not to scale.*

L'OCTAINE URBAN APARTMENTS OFFICE

801 S LAS VEGAS BOULEVARD, LAS VEGAS, NV 89101



L'OCTAINE URBAN APARTMENTS OFFICE

801 S LAS VEGAS BOULEVARD, LAS VEGAS, NV 89101





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

JOANNA ZIRBES, CCIM

Principal
License: S.0184741
jzirbes@lee-associates.com
(702) 490-0699

BRENDAN LEAKE

Principal
License: S.0178140
bleake@lee-associates.com
(702) 490-0699

LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein