

LEASE HERE

818 & 820 Gass Avenue
Las Vegas, NV 89101
724 S 9th Street
Las Vegas, NV 89101

Lit Claire Garden

Suites from
+/-242 to 1,701 RSF
with private gated
courtyard and lush
rear garden and
performance space








The System CRE team at Simply Vegas is proud to introduce the Lili Claire Garden office spaces. An amazing addition to the downtown Las Vegas office market, the property houses the headquarters of the Lili Claire Foundation, a non profit organization dedicated to helping families with children with neurogenic health conditions.

in the 820 Gass building, the developer has "pulled out all the stops" with regard to finishes, amenities, and overall quality of the offering, creating a cohesive office campus environment. Inside, the spaces feature new drywall throughout, LED Lighting, dual pane commercial windows, laminate flooring, and new fixtures throughout.

In the 724 9th Building, a welcoming reception / lobby awaits with new carpet, lighting, paint, restrooms and access control

Outside, the courtyard amenities include tranquil seating areas, lush landscaping in a serpentine discovery garden walkway that connects the office spaces to a full outdoor performance area which will feature year round innovative local programming for arts, events, and culture.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Downtown Las Vegas Lawyer's Row Adjacent Submarket	 Professional Office or Medical	 2 suites from +/-242 to 1,701 Rentable Square Feet as combined	 P-O Professional Office (City of Las Vegas)	 \$900 to \$3,650 Modified Gross (TI & FREE RENT AVAILABLE)

ABOUT THIS PROPERTY

Freestanding buildings with direct walk-up suites

Signage possibilities with visibility to Charleston Boulevard

Limited front and rear on-site parking with plentiful street parking available

Gated private courtyard with seating areas

Lush private rear garden walkway and performance stage area

Fully redone spaces with modern finishes at an extremely high level of quality

Rent concessions available for qualified tenants





818 & 820 CASS AVE
(+/- 242 RSF
AVAILABLE)

724 S 9TH ST
(+/- 1,701 RSF)

S 9TH ST

FUTURE HOME OF
LEGAL AID CENTER
(2026)

CASS AVE

E CHARLESTON BLVD

818 Gass Small Space



Suite #	Use Type	RSF	Total Monthly	About This Space
818 Gass	Medical Office / Standard Office	242	\$900 / mo	Frontage Space on Gass Avenue. Direct entry door on Gass, private restroom, built in storage, open space, completely renovated with smooth texture walls, dual paned windows. Signage possibilities

724 9th Full Building

Suite #	Use Type	RSF	Total Monthly	About This Space
724 S 9th	Medical Office / Standard Office	1,701	\$3,657 / mo	Frontage Space on S. 9 th Street, gated entry. Conference room or executive office with built in cabinets, additional offices, and basement large room that can double as a conference room or general work room (has 2 windows for natural light). Interior restroom + break sink. Fully redone and can be demised to 340 SF or 1,361 SF (ask agent)



U P P E R F L O O R P L A N



L O W E R F L O O R P L A N



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