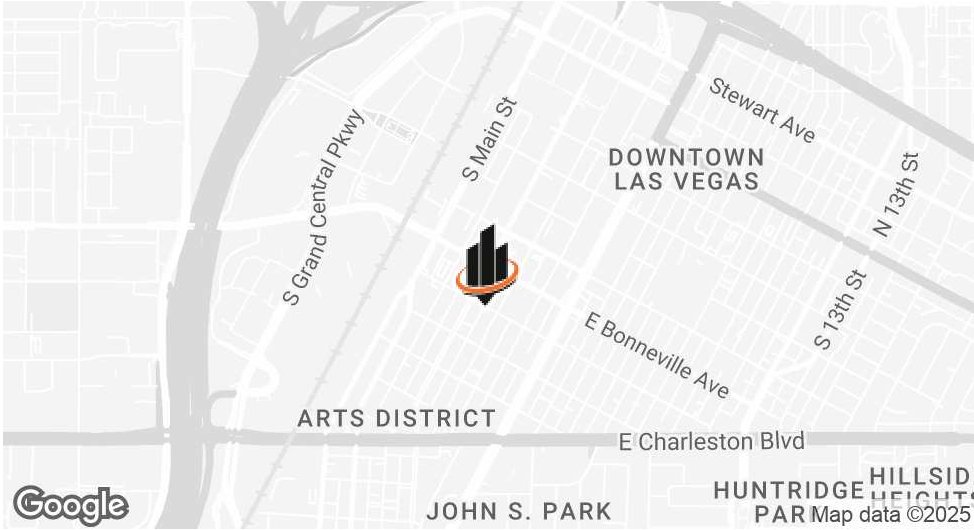
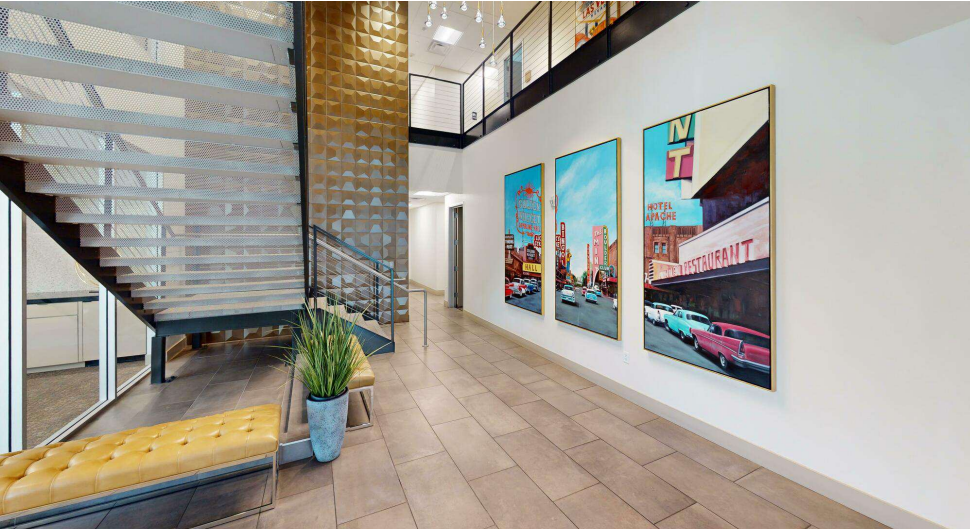


FOR LEASE

700 South 3rd Street, Las Vegas, NV 89101



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.50 - 2.65 SF/month (Full Service)
BUILDING SIZE:	15,897 SF
AVAILABLE SF:	2,500 - 3,500 SF
LOT SIZE:	10,672 SF
YEAR BUILT:	1983
ZONING:	C-2

PROPERTY OVERVIEW

Experience the epitome of modern office space at this prime location in downtown Las Vegas. Boasting sleek, contemporary design and state-of-the-art amenities, the property offers an unparalleled environment for businesses to thrive. Elevate your workday with expansive floor-to-ceiling windows that flood the space with natural light, fostering a bright and motivating atmosphere. Take advantage of the flexible floor plans and open layout, perfect for fostering collaboration and innovation among your team. Enjoy the convenience of onsite parking and easy access to public transportation, ensuring a seamless commute for all. Elevate your business to new heights at this premier office destination in the heart of downtown Las Vegas.

PROPERTY HIGHLIGHTS

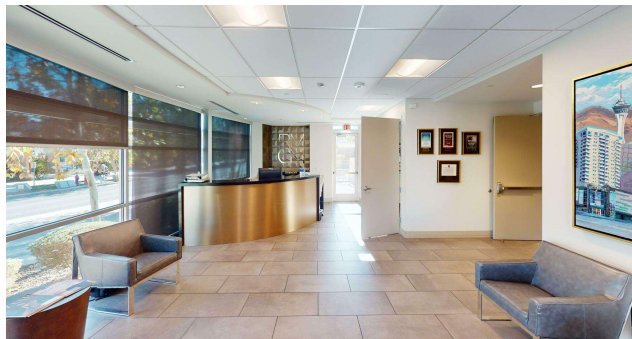
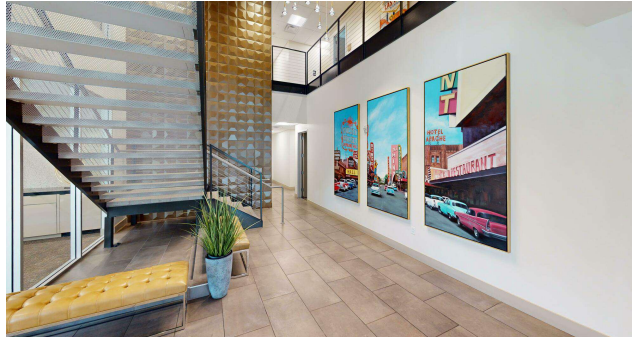
- Contemporary design with floor-to-ceiling windows
- State-of-the-art amenities for modern businesses
- Flexible floor plans fostering collaboration and innovation
- Expansive, open layout creating a motivating work environment

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ADDITIONAL PHOTOS



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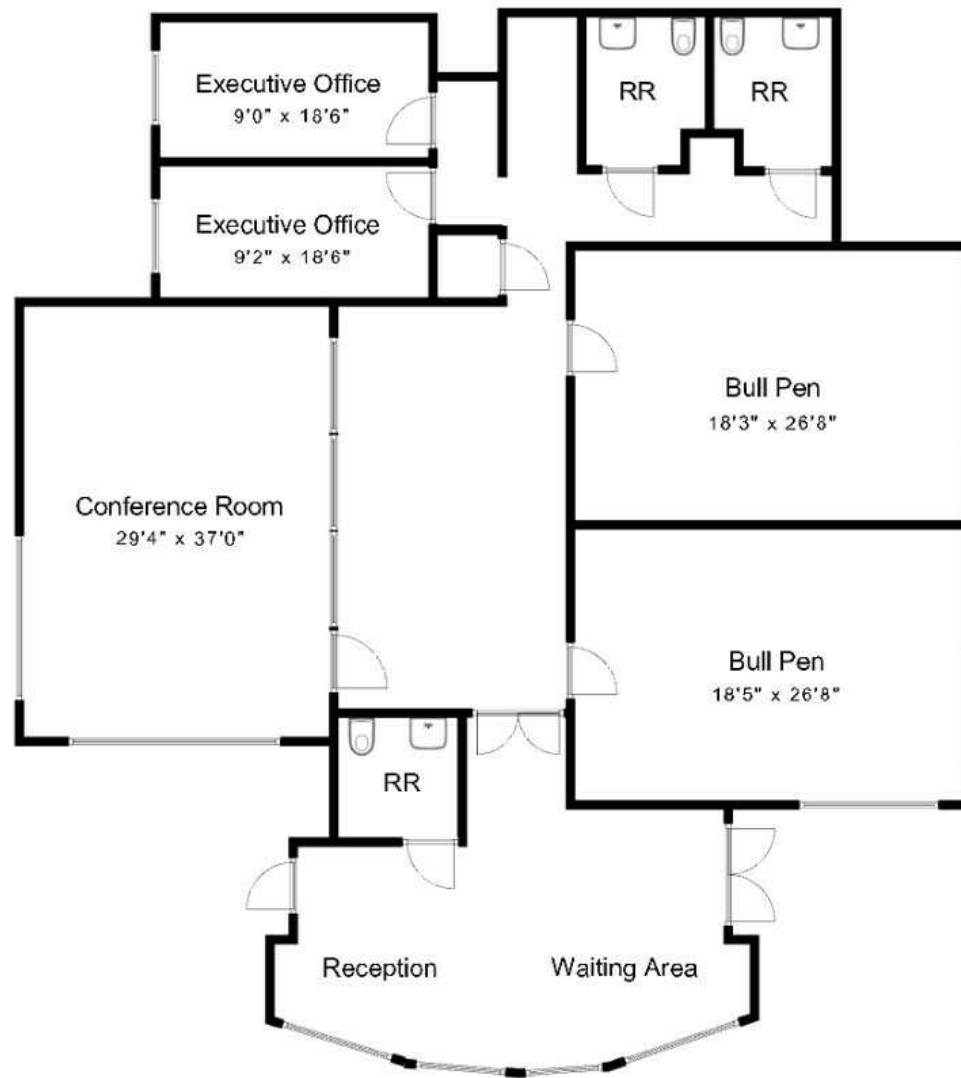
700 S 3RD ST | Las Vegas, NV 89101

360° VIRTUAL TOUR



SVN | THE EQUITY GROUP

FLOOR PLANS



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**360° VIRTUAL
TOUR**



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RETAILER MAP



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