

For Sale or Lease

S. Las Vegas Blvd. & Fontainebleau Ave.



2700 S. Las Vegas Blvd.
Las Vegas, NV 89109

Sean Margulis
Founding Partner
O. 702.954.4102
C. 702.340.4251
smargulis@logicCRE.com
S.0070247

Seth Zeigler
Associate
O. 702.954.4104
C. 702.334.3965
szeigler@logicCRE.com
S.0196121

Listing Snapshot

LOGIC Commercial Real Estate is pleased to present a rare opportunity on the Las Vegas Strip. The vacancy is within the Sky Las Vegas, a 400-unit high-rise condo project located directly across the street from the recently completed Fontainebleau Las Vegas. The Fontainebleau, which boasts over 3,000 rooms, has been open and operational since its grand opening on December 13, 2023. A potential development of a multibillion-dollar luxury resort / NBA-ready arena, with a casino and convention facilities, to be positioned adjacent to The Fontainebleau.

The property offers ± 255 feet of unobstructed linear frontage to Las Vegas Blvd., providing unparalleled signage opportunities and high-impact visibility to the ± 45 million tourists who visit the city annually. The property is located within a mile of the 4.6 million square foot Las Vegas Convention Center and sees a daily traffic count of over 49,500 cars per day.

The following well-known hotels and casinos conveniently surround the property:

- Resorts World Las Vegas: $\pm 3,500$ rooms
- The Fontainebleau Las Vegas: $\pm 3,644$ rooms
- The Hilton Grand Vacations: $\pm 1,228$ rooms
- Circus Circus: $\pm 3,767$ rooms
- The Strat Hotel & Casino: $\pm 2,427$ rooms
- The Sahara Las Vegas: $\pm 1,613$ rooms
- Wynn/Encore Las Vegas: $\pm 4,750$ rooms



Listing Snapshot



\$15MM
Sale Price



\$5.00 PSF NNN
Lease Rate



± 29,210 SF
Total Square Footage



± 140 Spaces
Dedicated Parking



World Class
Signage Opportunities

Property Highlights

- ± 29,210 SF available for sale or lease
 - Second Floor: ± 17,370 SF
 - Third Floor: ± 11,840 SF
- Both spaces include rare balconies overlooking the iconic Las Vegas Strip
- Two entrances directly from the Las Vegas Strip
 - Elevator and stairs available
- Less than 1-mile from the ± 4.6MM square foot Las Vegas Convention Center
- Directly across the street from the Fontainebleau Las Vegas
- Excellent traffic counts exceeding 36,500 CPD
 - Las Vegas Blvd: ± 36,500 CPD
 - I-15 Freeway: ± 151,000 CPD
- The \$40MM Sky Bridge, an iconic circular pedestrian bridge at Sahara Ave. and Las Vegas Blvd., is expected to be completed in Q1 2026.

Las Vegas Strip Highlights

\$8.8^B

2023 Las Vegas Strip's
Gaming Revenue

40.8^{MM}

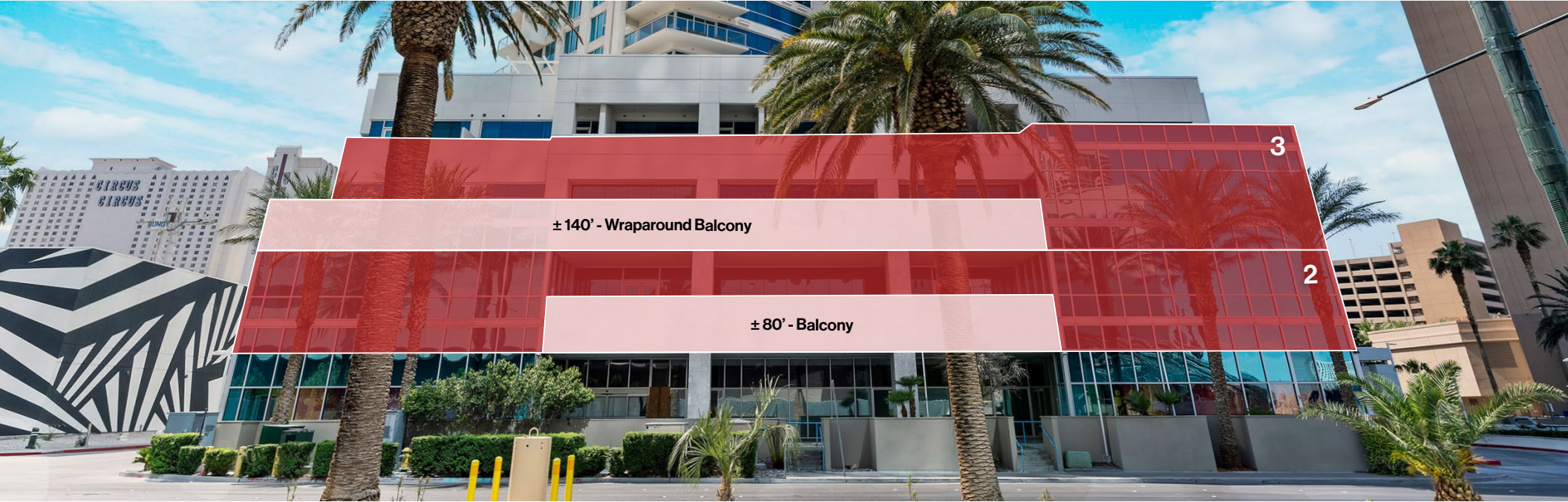
2023 Number of
Visitors to Las Vegas

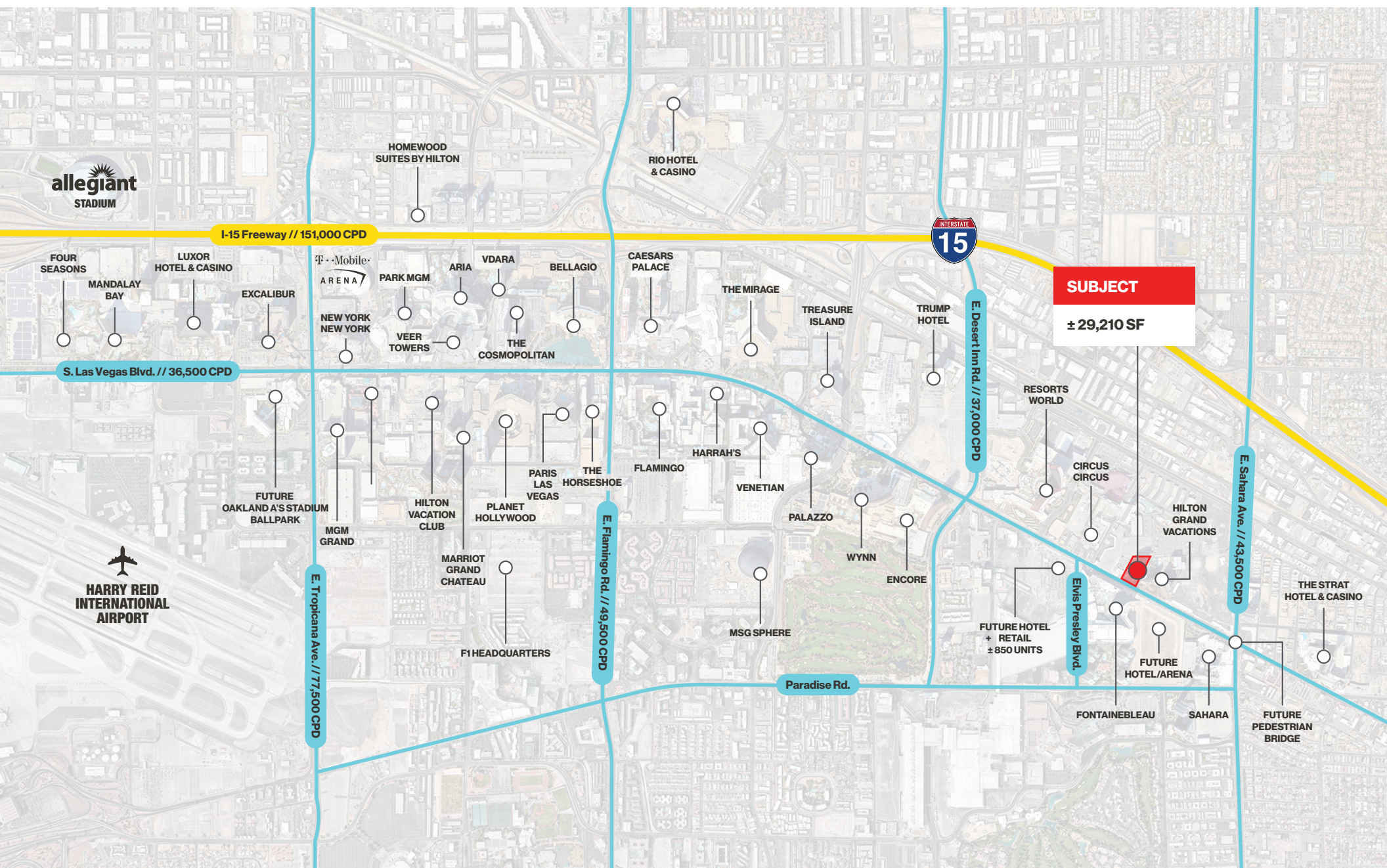
6^{MM}

2023 Number of
Convention Visitors

90.7%

2023 Las Vegas'
Weekend Occupancy







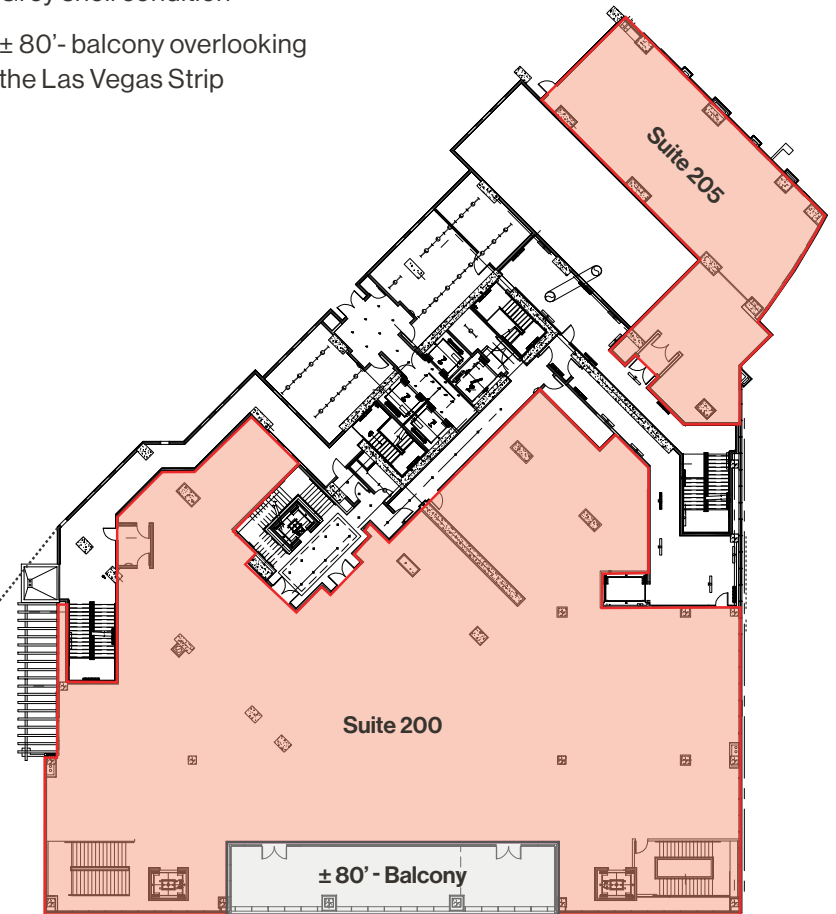




Floor Plan Second Floor | Suites 200 & 205

Available
Common Area

- Grey shell condition
- $\pm 80'$ - balcony overlooking the Las Vegas Strip



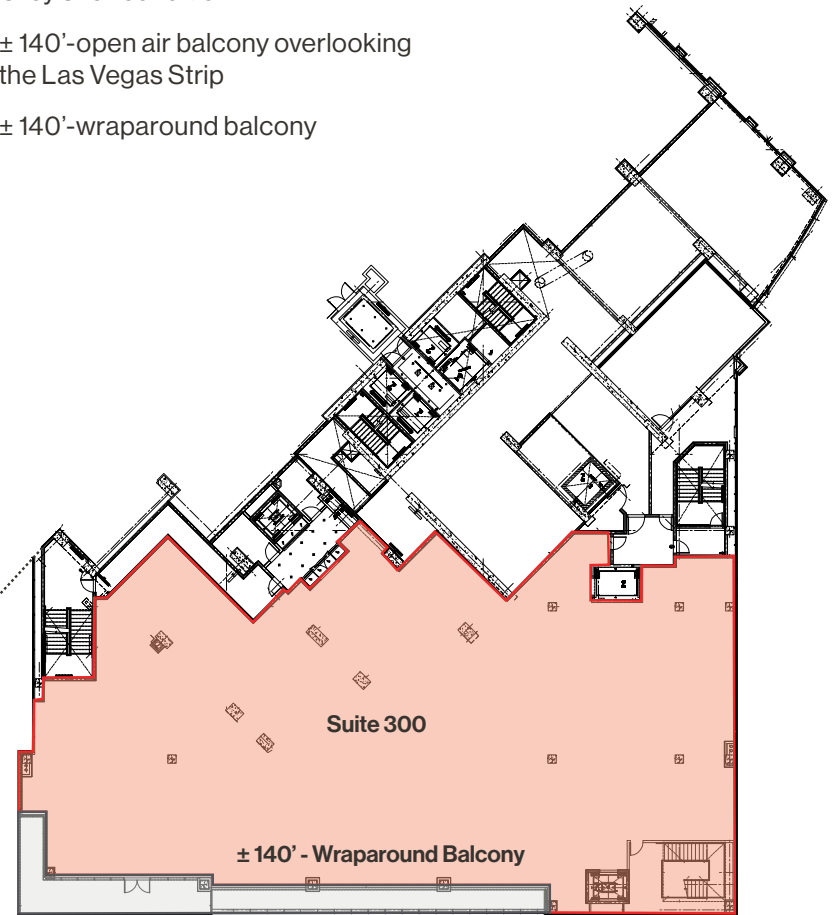
Suite	Square Feet	Description
200	$\pm 14,444$ SF	Divisible
205	$\pm 2,926$ SF	Office



Floor Plan Third Floor | Suite 300

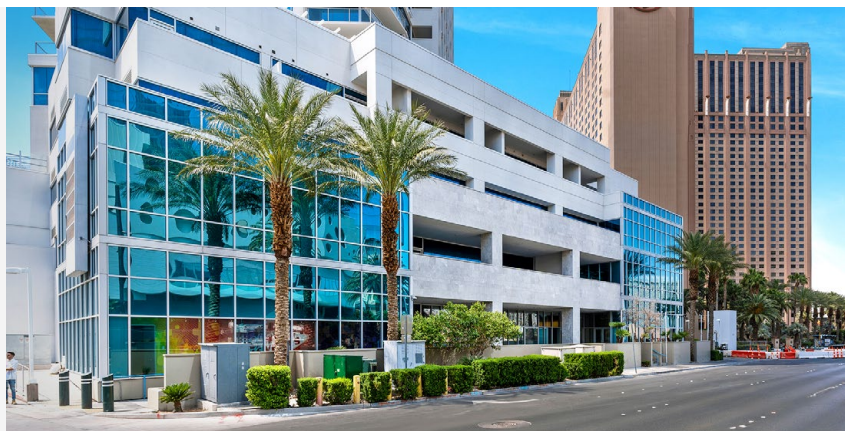
Available
Common Area

- Grey shell condition
- $\pm 140'$ -open air balcony overlooking the Las Vegas Strip
- $\pm 140'$ -wraparound balcony



Suite	Square Feet	Description
300	$\pm 11,840$ SF	Divisible

Property Photos



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For inquiries please reach out to our team.

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