

OFFICE FOR LEASE

229 SOUTH LAS VEGAS BOULEVARD

Las Vegas, NV 89101



Offered by:

Hayim Mizrachi, CCIM
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LEASING DETAILS:

- **Space available:** ±100 - ±8,524 SF
- **Lease Rate:** \$1.95 SF NNN + CAM's

PROPERTY OVERVIEW:

- APN: 139-34-611-048
- Zoning: C-2
- Year Built: 1959, Renovated: 2019
- Parking: 8 Surface spaces
- Building size: ±8,525 SF

PROPERTY HIGHLIGHTS:

- Masonry with white brick frontage
- Newly modern renovation
- Beautiful private offices, large conference rooms, break rooms, restrooms on each floor, open bullpen area
- Located in the heart of Downtown Las Vegas
- Full walking distance to the Federal Courthouse, banks, US Post Office and more



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2019 Population	±20,658	±194,167	±547,155

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2019 Households Income	\$39,262	\$52,071	\$53,028



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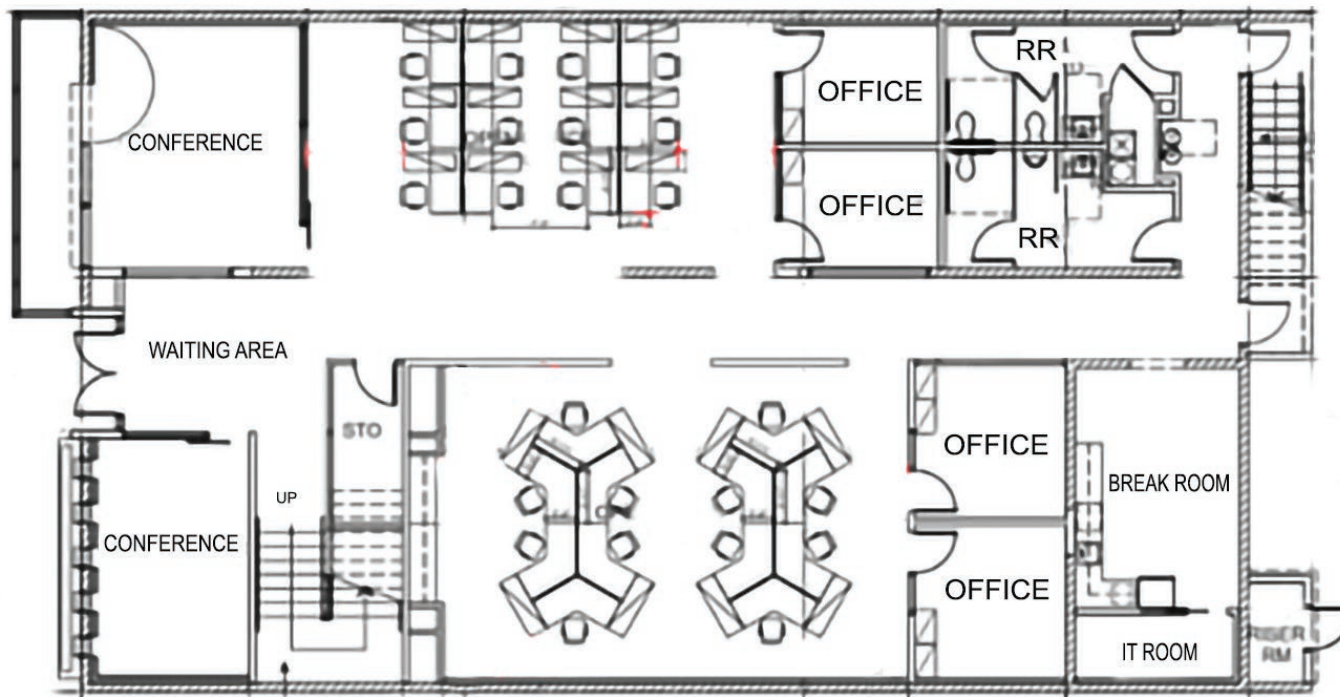
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FIRST FLOOR:

Total Sq. Ft.: ±4,262 SF

Lease Rate: \$1.95 SF/M + CAM's

Landlord will divide floor plan for executive office use

***Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



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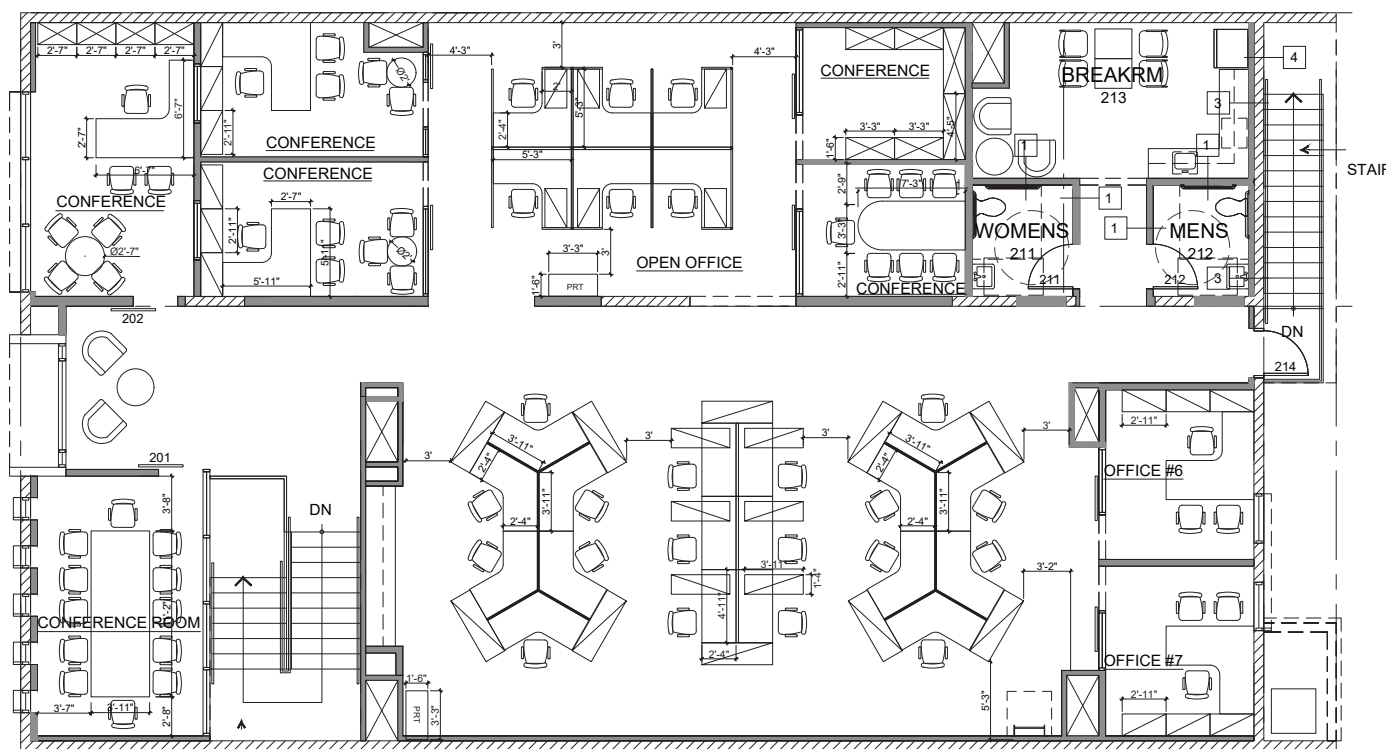
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