

FOR SALE OR LEASE
OWNER USER BUILDING WITH INCOME

723 South 3rd Street, Las Vegas, NV 89101

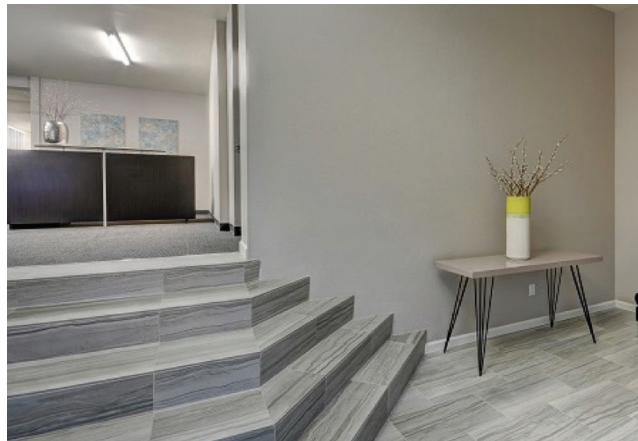


723 SOUTH 3RD STREET

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INTRODUCTORY LEASE RATE: \$0.75 SF/M + CAM'S



Property Highlights:

- ±11,272 SF High end, two story office building located in the heart of Downtown
- \$25 Million dollar 3rd Street renovation project almost completed
- Twenty four (24) private offices, conference room, break room, four (4) restrooms, small storage room, lobby area and reception
- Twenty (20) parking spaces, seventeen (17) subterranean and three (3) alley
- This property offers income opportunity
- Well maintained office building
- Recently remodeled in 2015 with high end finishes and a modern layout
- Great signage opportunities
- Walking distance to the Federal and Regional Courts
- Easy access to I-15 and US-95 Freeways
- Zoning: C-2 (General Commercial)
- **Sale Price:** \$2,499,000.00
- **Introductory Lease Rate:** \$0.75 PSF/M + CAM's



Service You Deserve. People You Trust.
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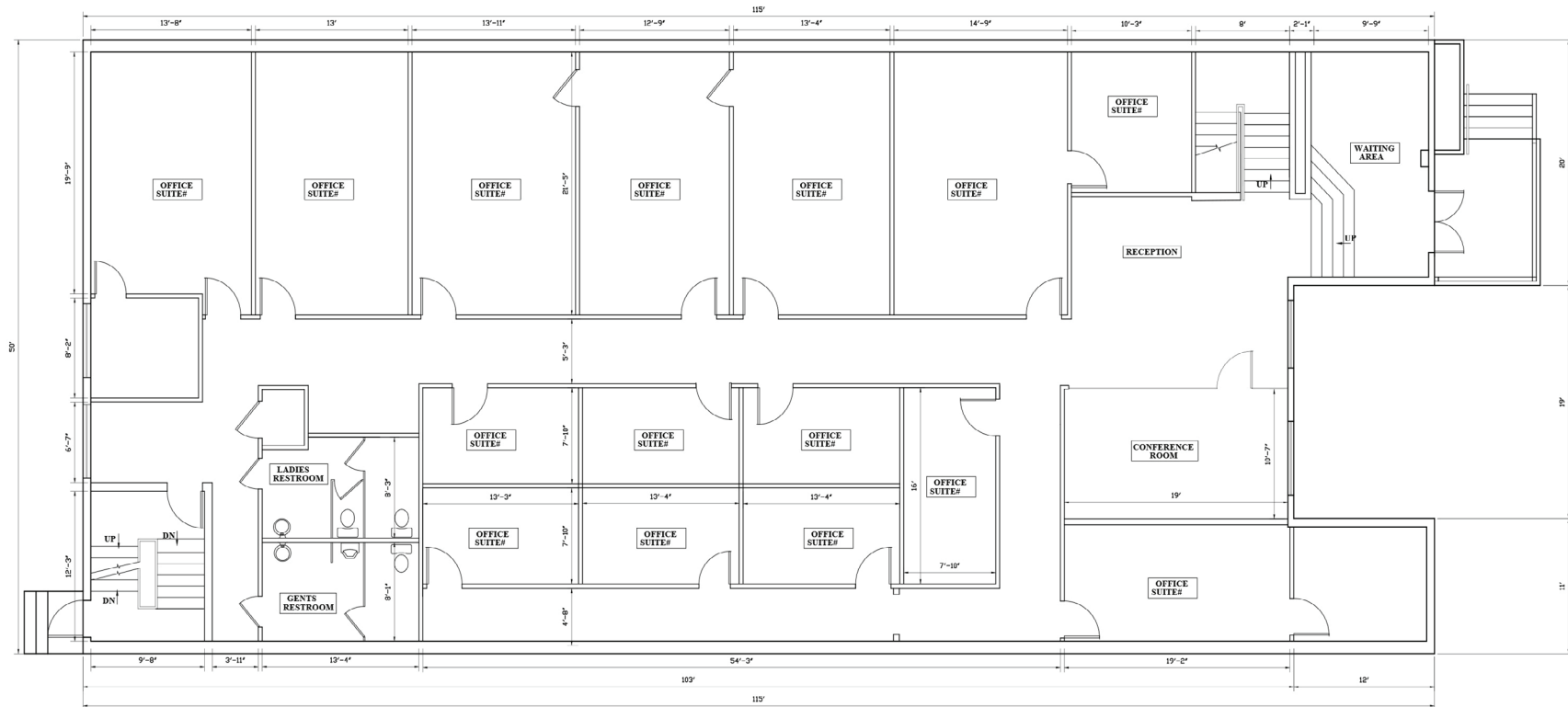


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FIRST FLOOR



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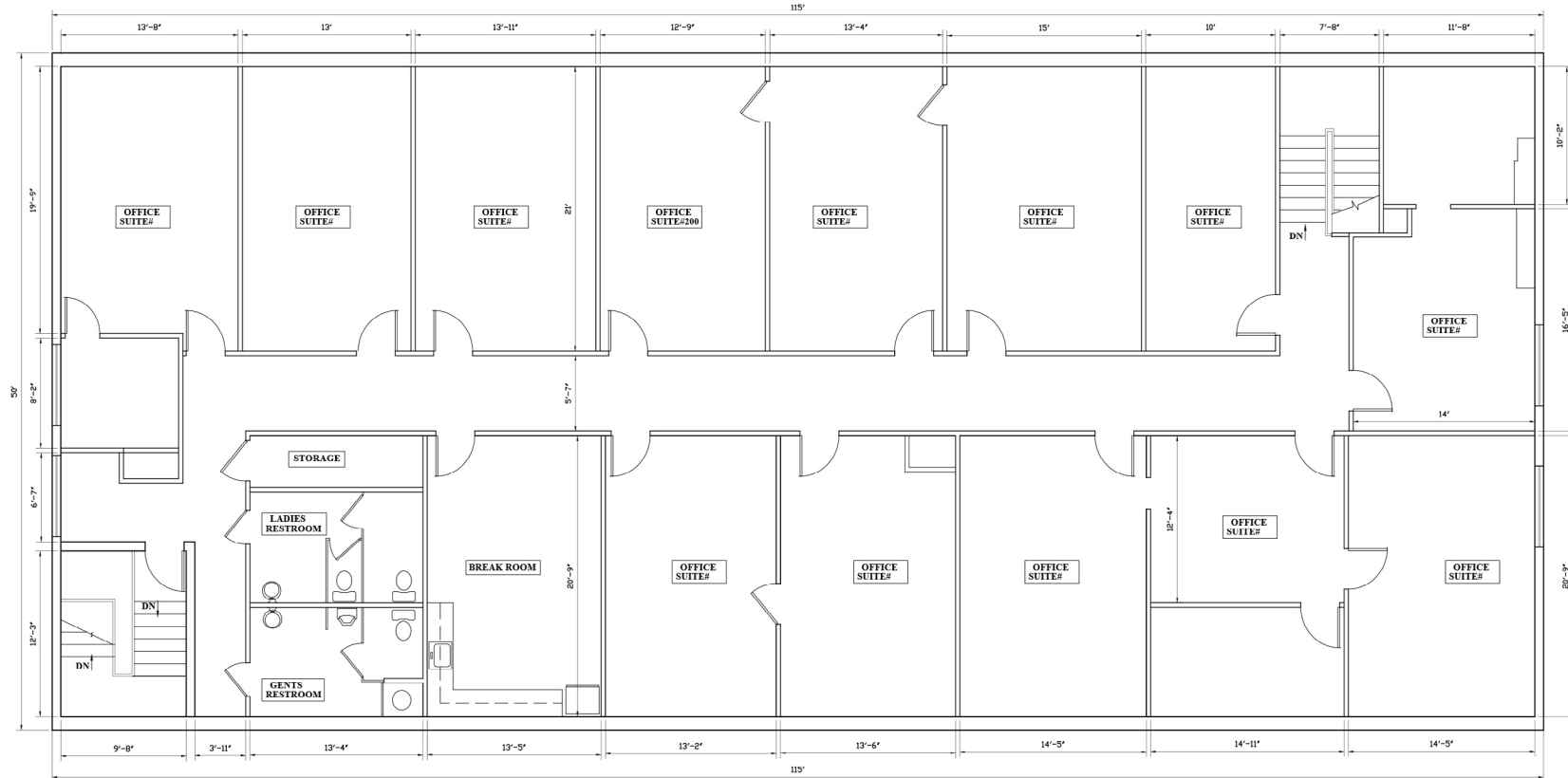


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SECOND FLOOR



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Disclaimer

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