

FOR SALE

THE OFFICE @ LAS VEGAS BLVD

730 S. Las Vegas Blvd, Las Vegas NV 89101

- **ASKING PRICE - \$255/sf**
- 2,300sf - 6,400sf available
- A mile from Federal & Municipal Courthouses
- A mile from City Hall
- A half-mile from Symphony Park
- Next to the Medical District & the Arts District

PROPERTY DETAILS - 730 S. LAS VEGAS BLVD



PROPERTY OVERVIEW

The Office @ 730 S. Las Vegas Blvd is a 2-story, +40,342 sq. ft. office building located in the heart of downtown at the corner of Gass Avenue and Las Vegas Boulevard. Accessibility to federal & municipal courthouses, as well as the Medical District, Symphony Park, the Arts District, and Fremont Street.

FIRST FLOOR - OFFICE CONDOS AVAILABLE

<u>Suite</u>	<u>RSF</u>	<u>PSF</u>
Suite 110	±3,679	\$255 PSF
Suite 120	±2,817	\$255 PSF
Suite 130	±2,748	Sold
Suite 140	±3,777	Sold
Suite 150	±2,246	PSA
Suite 160	±4,613	\$255 PSF

SECOND FLOOR - OFFICE CONDOS AVAILABLE

<u>Suite</u>	<u>RSF</u>	<u>PSF</u>
Suite 210	±3,695	Sold
Suite 220	±3,302	Sold
Suite 230	±2,356	Sold
Suite 240	±4,543	\$255 PSF
Suite 250	±1,621	\$255 PSF
Suite 260	±5,049	Leased

SURROUNDING AREA - 730. S. LAS VEGAS BLVD



FEDERAL COURTHOUSE



SMITH'S CENTER



MEDICAL DISTRICT



CLEVELAND CLINIC

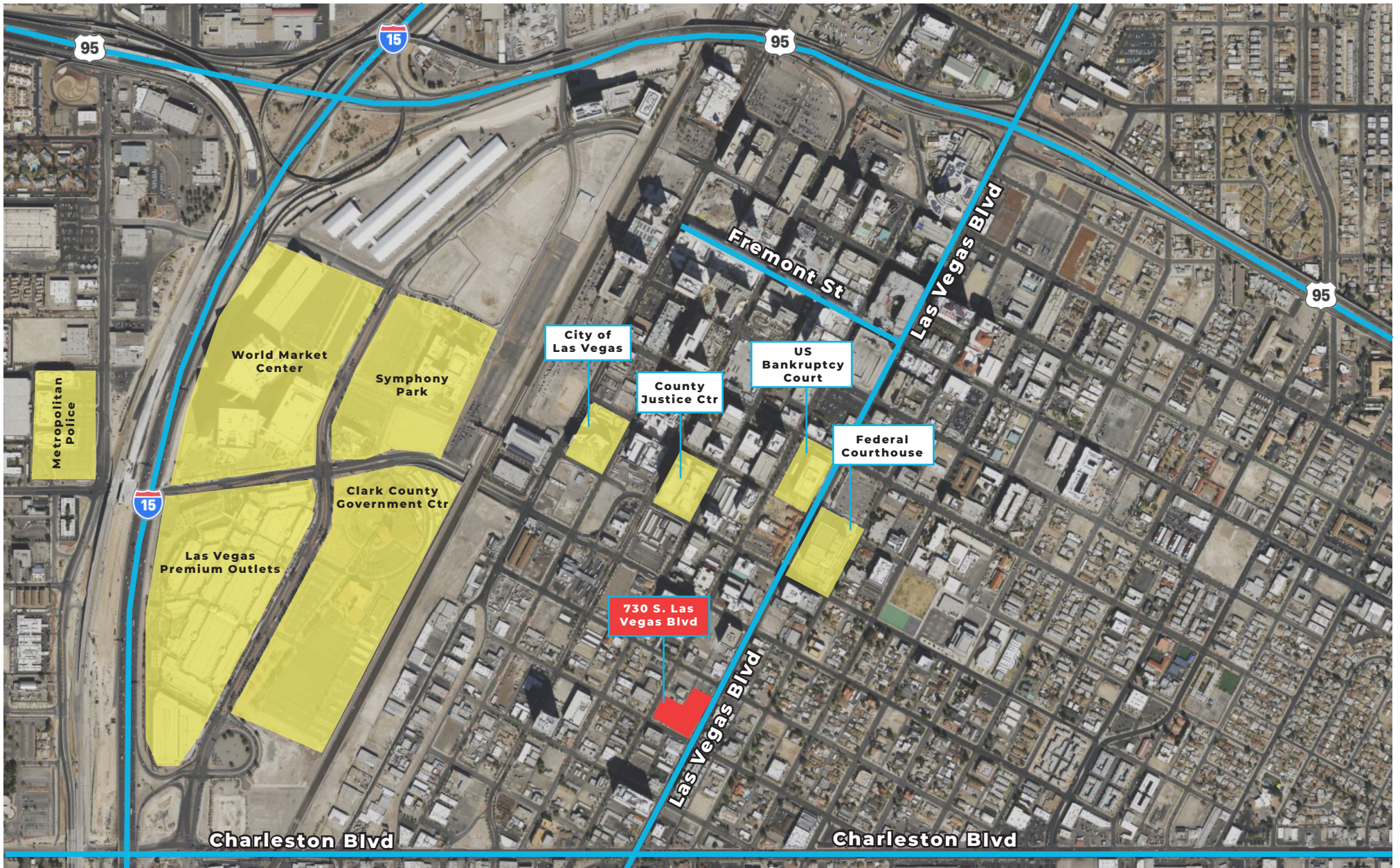


DISCOVERY MUSEUM

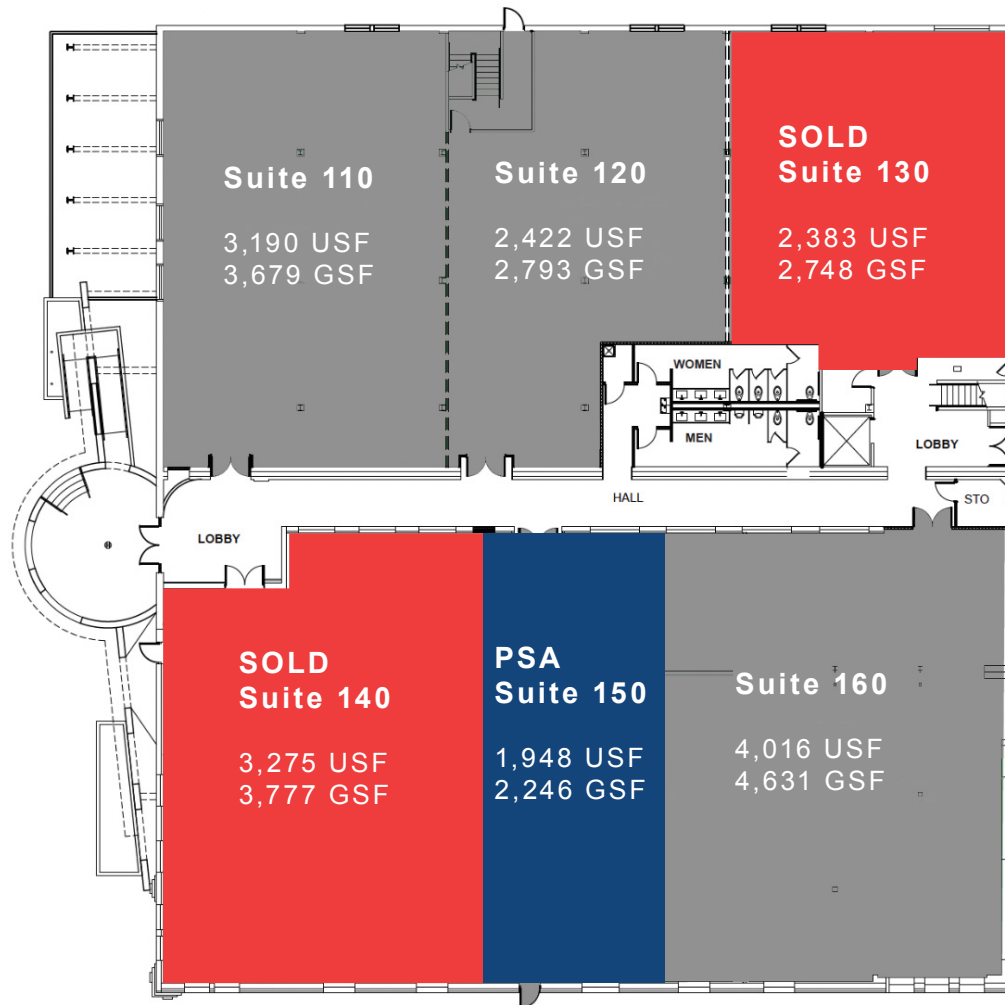


WORLD MARKET CENTER

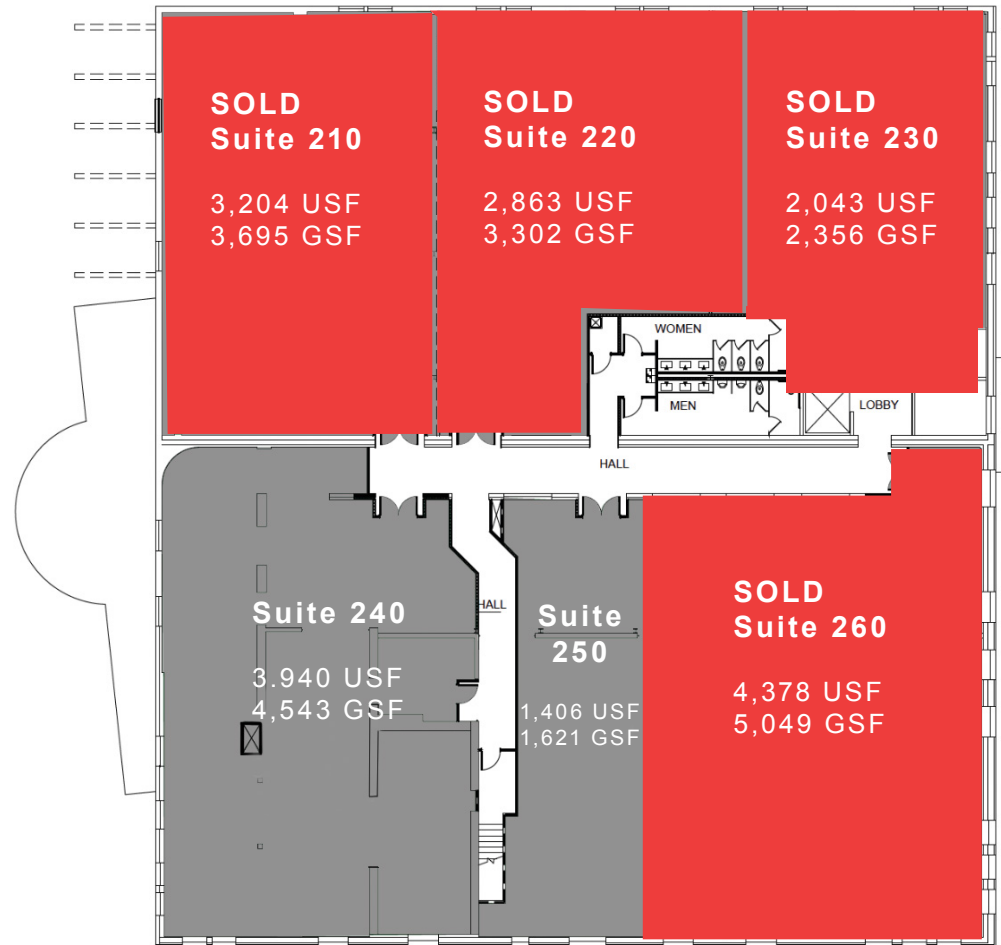
AERIAL MAP - 730 S. LAS VEGAS BLVD



LEVEL 1 - FLOOR PLAN - 730 S. LAS VEGAS BLVD



LEVEL 2 - FLOOR PLAN - 730 S. LAS VEGAS BLVD





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