

## Downtown Office – FOR LEASE

Built Out | Immediate Occupancy | 2,134 RSF



### 231 Third Street, Las Vegas, Nevada 89102

- The Property consists of a two story, office building constructed in 1958. There is currently one vacancy of 2,134 RSF +/-, it is built out and ready for immediate occupancy.
- The Property is well located on Third Street and Bridger Ave in Downtown Las Vegas. Just South of the I-95 and East of the I-15 freeways.
- Parking ratio of 2:1000.
- Zoned C-2 – General Commercial – City of Las Vegas
- Asking Rate: \$1.50 per SF, Full Service Gross; with annual increases thereafter. With asking terms of 1-5 years.
- Please contact the listing brokers for further details, or to schedule a property tour. 3% commission to cooperating brokers.



One month rent concession for each year of the initial lease term signed.

Exclusively listed by Sun Commercial Real Estate, Inc.:

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