



**1700 LAS VEGAS BLVD**  
COMMERCIAL LEASING BROCHURE

PERSPECTIVE | OAKLEY & LAS VEGAS BLVD. INTERSECTION | OPTION 2 - BILLBOARD





PERSPECTIVE | EAST FACADE



**PERSPECTIVE | VIEW TOWARDS NORTHWEST**





**PERSPECTIVE | ENTRY FROM LAS VEGAS BLVD**



PERSPECTIVE | VIEW TOWARDS SOUTH FROM OAKLEY





**PERSPECTIVE** | VIEW TOWARDS SOUTH FROM OAKLEY



PERSPECTIVE | VIEW TOWARDS EAST FROM PARKING LOT

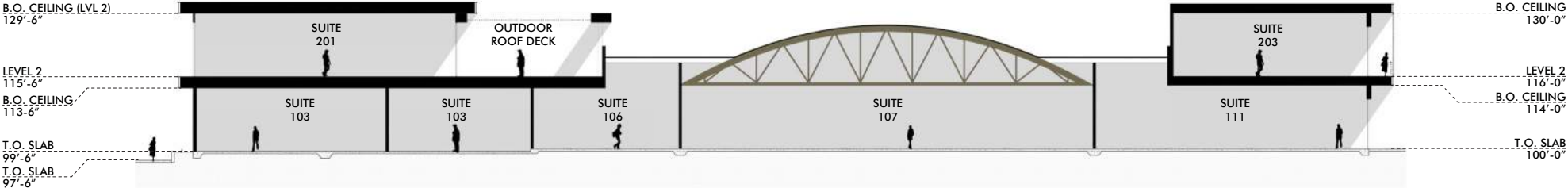




PERSPECTIVE | VIEW TOWARDS EAST FROM MAIN STREET

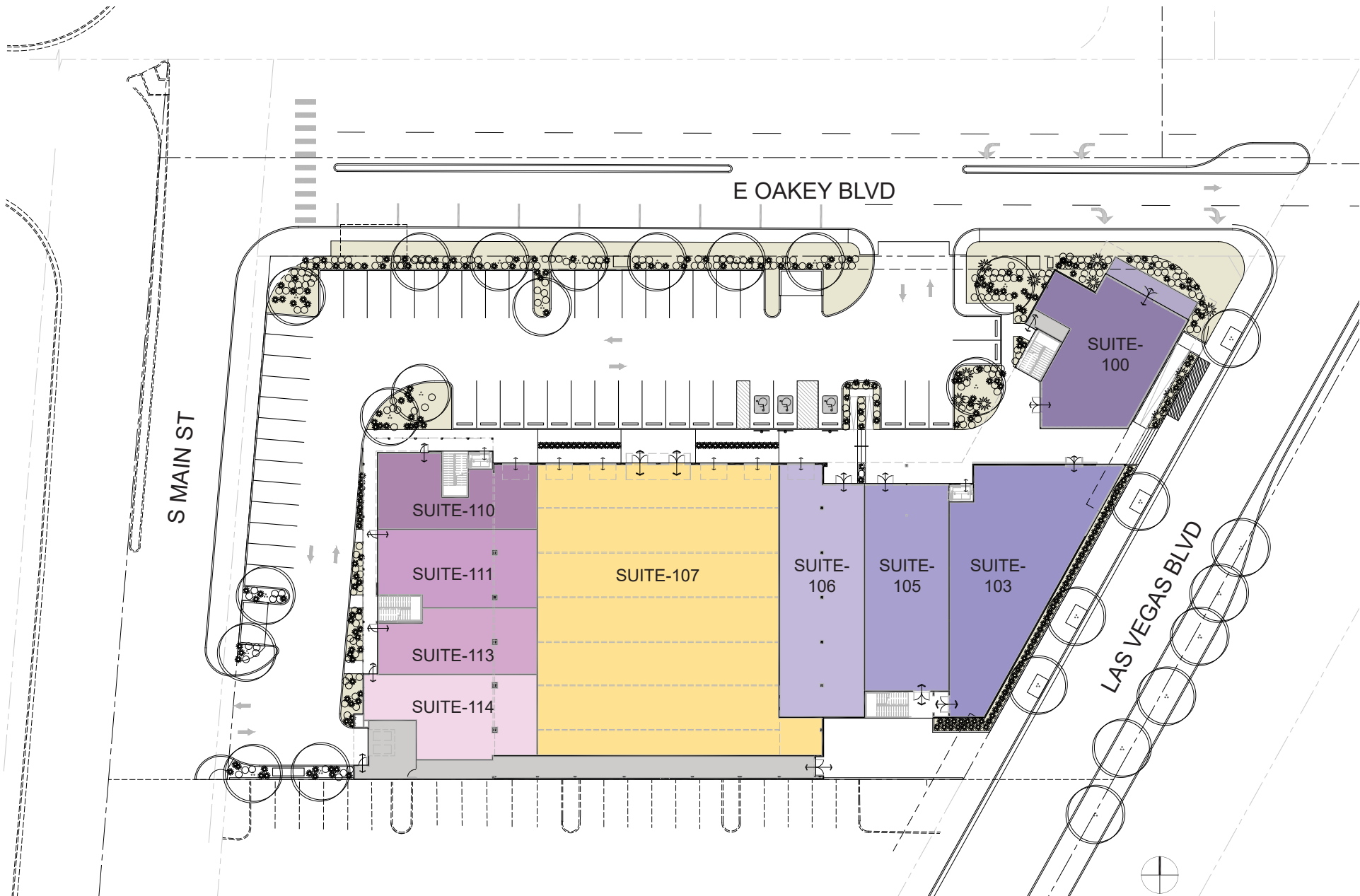


# SECTION | EAST/ WEST



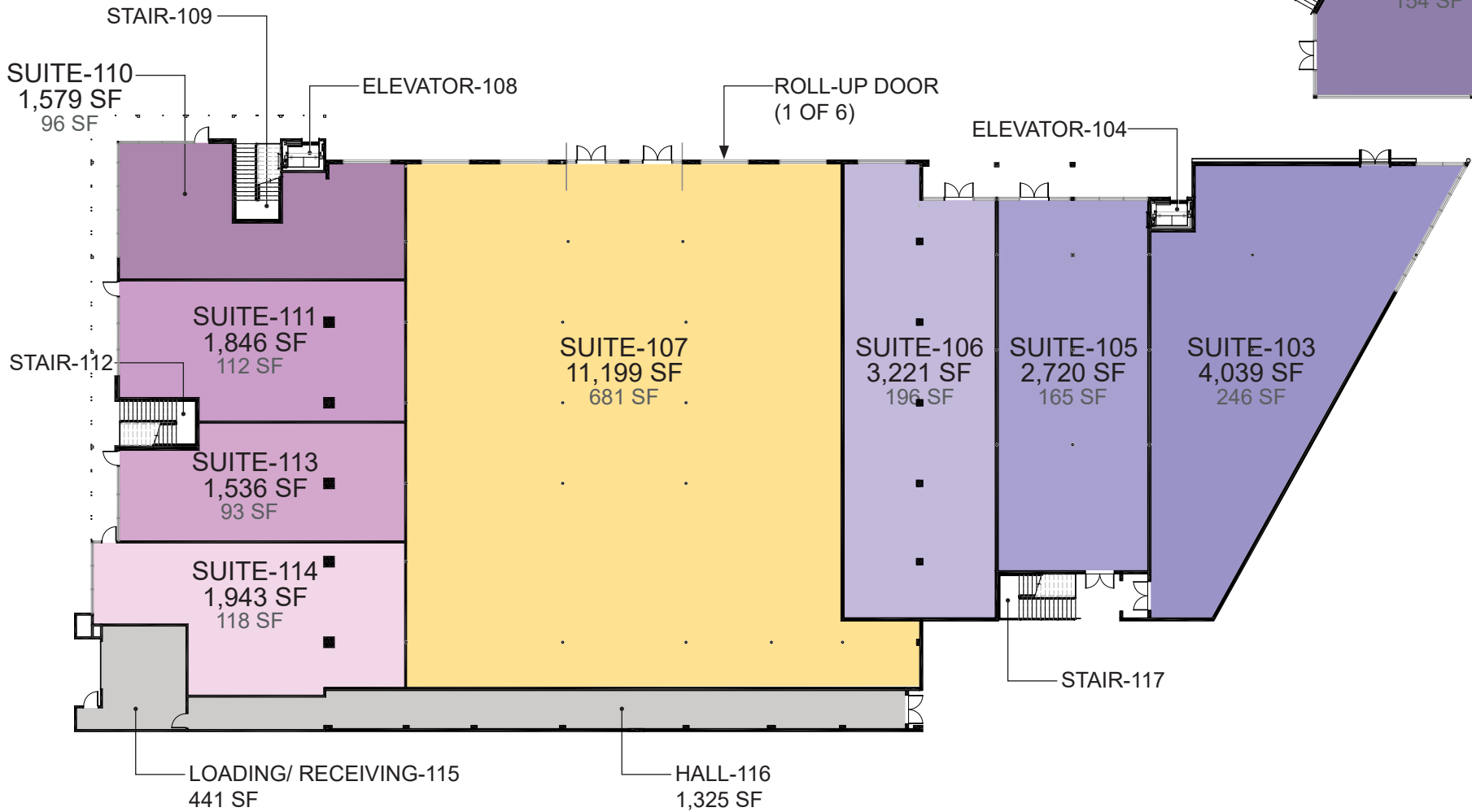
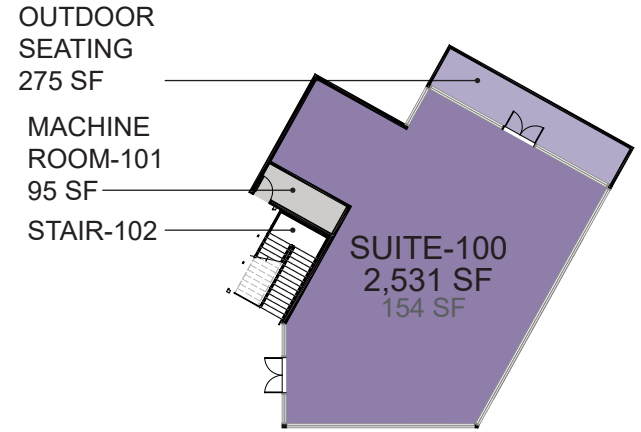


**SITE PLAN | OVERALL**



# FLOOR PLAN | GROUND FLOOR

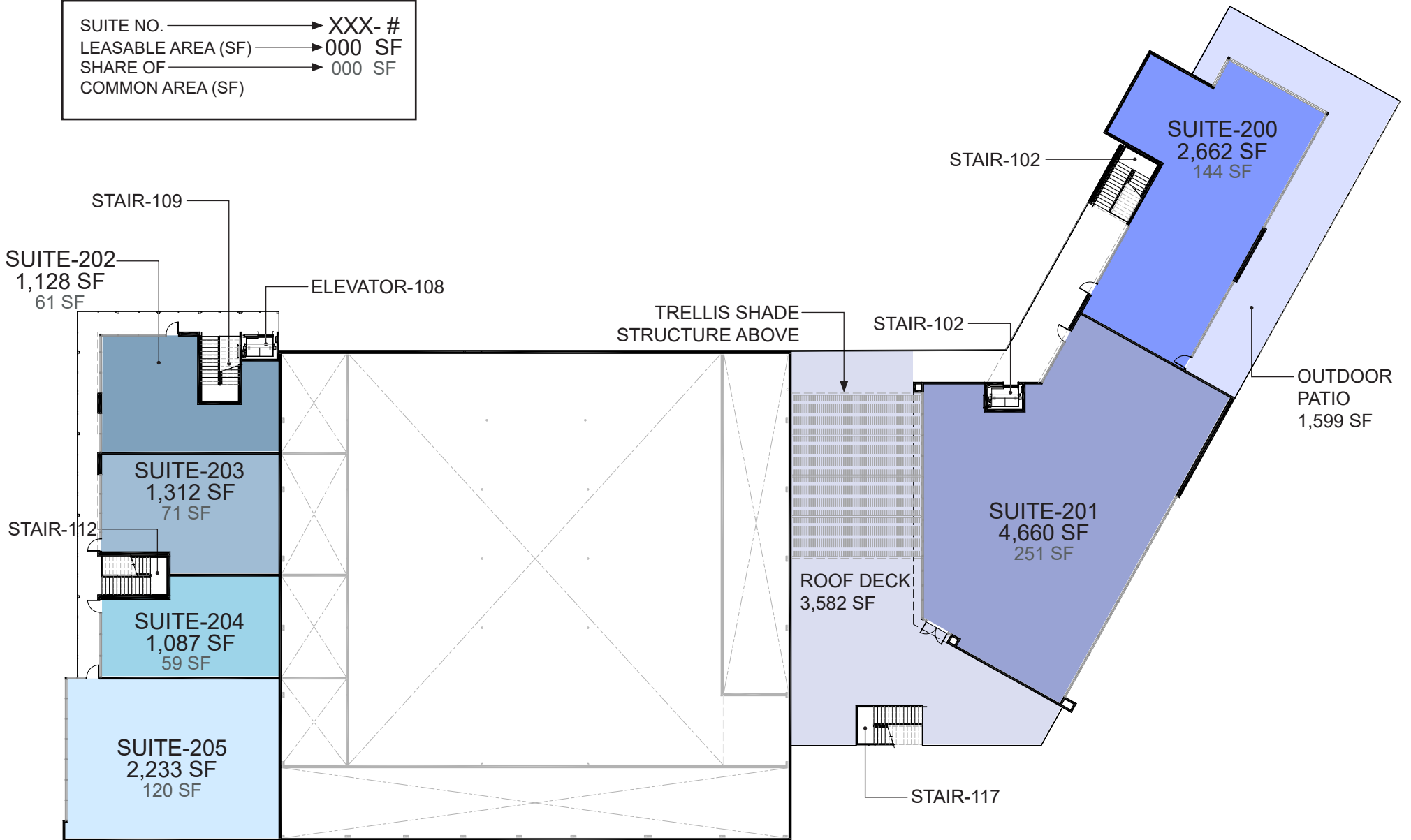
SUITE NO.	→	XXX- #
LEASABLE AREA (SF)	→	000 SF
SHARE OF COMMON AREA (SF)	→	000 SF





# FLOOR PLAN | 2ND FLOOR

SUITE NO.	→	XXX- #
LEASABLE AREA (SF)	→	000 SF
SHARE OF COMMON AREA (SF)	→	000 SF



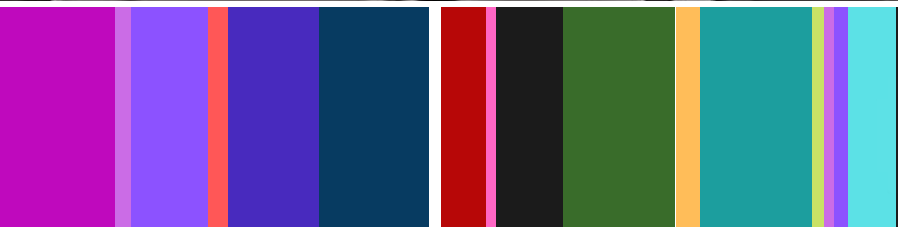


LAS VEGAS BLVD THE STRIP >>>

MAIN ST

OAKLEY BLVD

1700 Vegas



Arriving Spring 2022... Preleasing now





LOOKING SOUTHEAST TOWARD LAS VEGAS BLVD  
FROM CORNER OF MAIN & OAKY

1700 Vegas

## Property Details

ADDRESS. 1700 S. Las Vegas Blvd

PARCEL. 162-03-302-009

INTERSECTION. SEC Las Vegas Blvd & Oakey Blvd (also SWC Main St & Oakey Blvd).

JURISDICTION. City of Las Vegas

ZONING. General Commercial (C-2)

CEILING HEIGHT. 12' to 18'

## Lease Details

RENT. \$3.25 - \$4.50/SF/MO NNN (\$.55/SF/MO CAM)

LEASE TERM. 5-year minimum

MINIMUM DIVISIBLE. 1,800 SF

MAXIMUM CONTIGUOUS SPACE. 17,350 SF

TENANT IMPROVEMENTS. Available for qualified tenants based on lease terms.

FIXTURIZATION PERIOD. Abated rent during fixturization period based on tenant use and lease terms.

## HOW WILL YOUR SPACE BE DELIVERED?

Condition. Warm shell

Electricity. up to 400 Amps (depending on use) stubbed to Premises.

Water. up to 1.25-inch water line (depending on use) stubbed to Premises.

Sewer. stubbed to Premises.

Fire Sprinkler. stubbed to Premises.

HVAC. units placed with drops into Premises. Tenant to complete ducting.

Grease Interceptor. Community grease interceptor for food & beverage uses.

Ventilation/Exhaust. For uses requiring ventilation/exhaust, Tenants will be responsible installation.

Ceiling. exposed truss ceilings.

Flooring. The building is an adaptive re-use project where the floor area is split between existing and new buildings. Existing buildings delivered with existing slab. New buildings delivered with concrete perimeter footings on first floor (no slab) and gypcrete over wood subfloor for second floor.

Elevator. Project delivered with elevators installed by Landlord to provide 2nd-floor access.

Rooftop Patio. 2nd-floor rooftop deck/patio delivered to code. Flooring/Decking material in private rooftop space to be installed by Tenant(s).

Roof. TPO roof with rigid foam board (R30) insulation completed by Landlord.

Exterior Lighting. Exterior & common area lighting completed by Landlord.

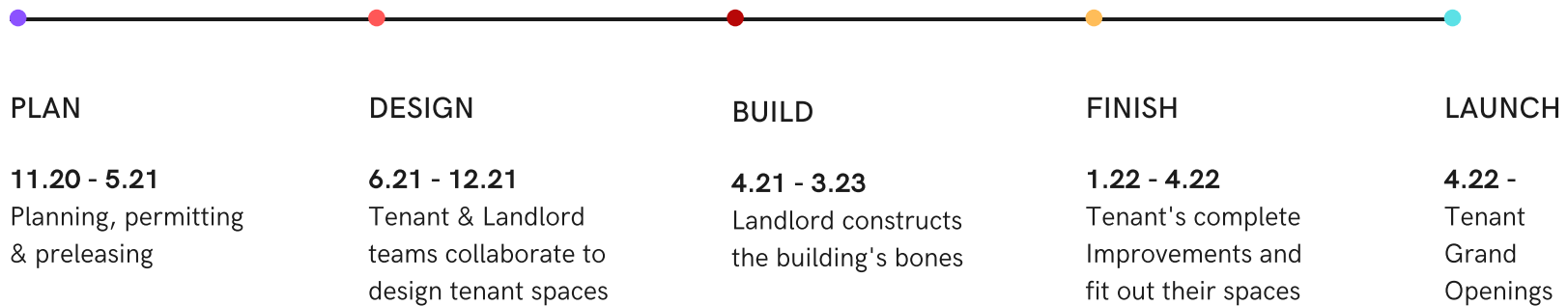
Landscaping. Exterior landscaping completed by Landlord.

Parking. Surface lot with 60 spaces.

Trash Enclosure. Community trash enclosure provided by Landlord.



# Estimated timeline to delivery



Location



*Arts District*

The STRAT

1700 Vegas



1700  
Vegas



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presented by

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