

FOR LEASE

601 BRIDGER AVENUE

OFFICE/RETAIL SPACE • 601 BRIDGER AVE, LAS VEGAS, NV - 89101

**\$2.25/FT² NNN
STARTING RATE**



ZONED: C2, LAS VEGAS

APN: 139-34-701-013

GLA: ±15,867 SF

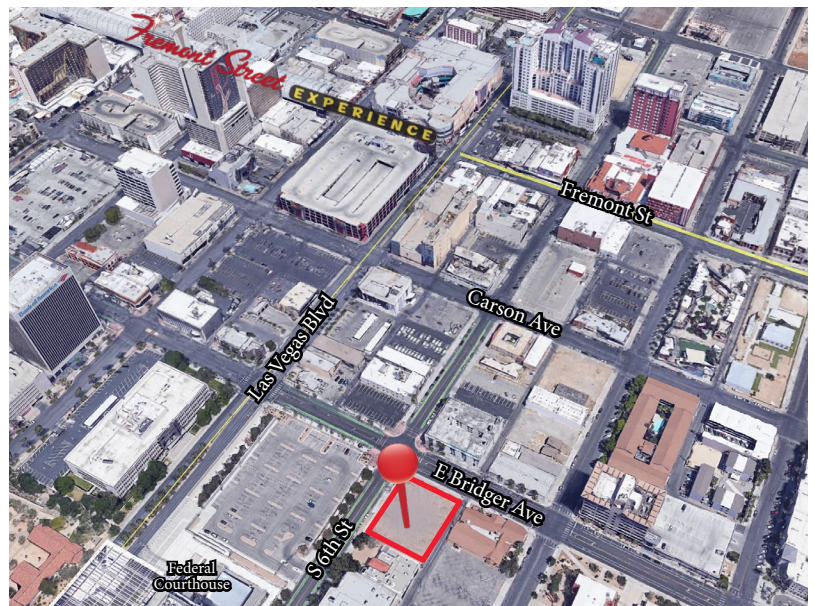
PARKING: PRIVATE LOT

CAM: \$0.50/FT²

601 BRIDGER AVE is a newly constructed ±15,867 ft² 2-story building located at the Southeast corner of Bridger Avenue and South 6th Street. Ideally positioned for law, government and professional tenants that have strategic mandates which require office space in the heart of Downtown Las Vegas, the building is also just as functional for a wide variety of other users. The property is easily accessible from the I-15, US-95 and I-515 freeways, and is within walking distance of the Federal Courthouse, Foley Building, Regional Justice Center, City Hall, Fremont Street, Container Park, and a large number of nearby dining and entertainment options. A private, gated parking area for tenants as well as a rare free private visitor parking lot provide levels of security and convenience not often found.

PROPERTY HIGHLIGHTS

- **BRAND NEW CONSTRUCTION. THE PAINT IS STILL DRYING!**
- Ground level ±3,899 ft² space is currently under construction with January 2023 delivery.
- Landlord will also entertain executive suite rental scenarios.
- Office users that enjoy a great cup of coffee on the way to work will appreciate co-tenancy with our new Brew-It Coffee tenant.
- **FREE RENT INCENTIVES** are available for qualified applicants and leases (conditions apply)
- **PARKING:** 10 dedicated visitor spaces, and 27 secure gated employee spaces
- Well positioned in the heart of the booming downtown submarket with short walks to the Federal Courthouse, Regional Justice Center, and City Hall
- Many dining options within walking distance provide both great lunch-hour selections as well as off-site meeting locations
- Across the street from a Tesla electric vehicle supercharger location with seven charging stalls



ROB HATRAK

Hatrak Commercial | Owner / Broker

702.271.3520 | rob@hatrak.com

NV: B.0144920.CORP

4955 S Durango Dr., Suite 213. Las Vegas NV 89113



**HATRAK
COMMERCIAL**





FLOOR PLAN - 1st LEVEL (Construction in progress)



SUITE	SIZE (± SF)	TENANT
2nd Floor	7,935	Schwartz Law
100	3,899	AVAILABLE
190	1,816	Brew It Coffee House





NOW OPEN! BREW IT COFFEE HOUSE



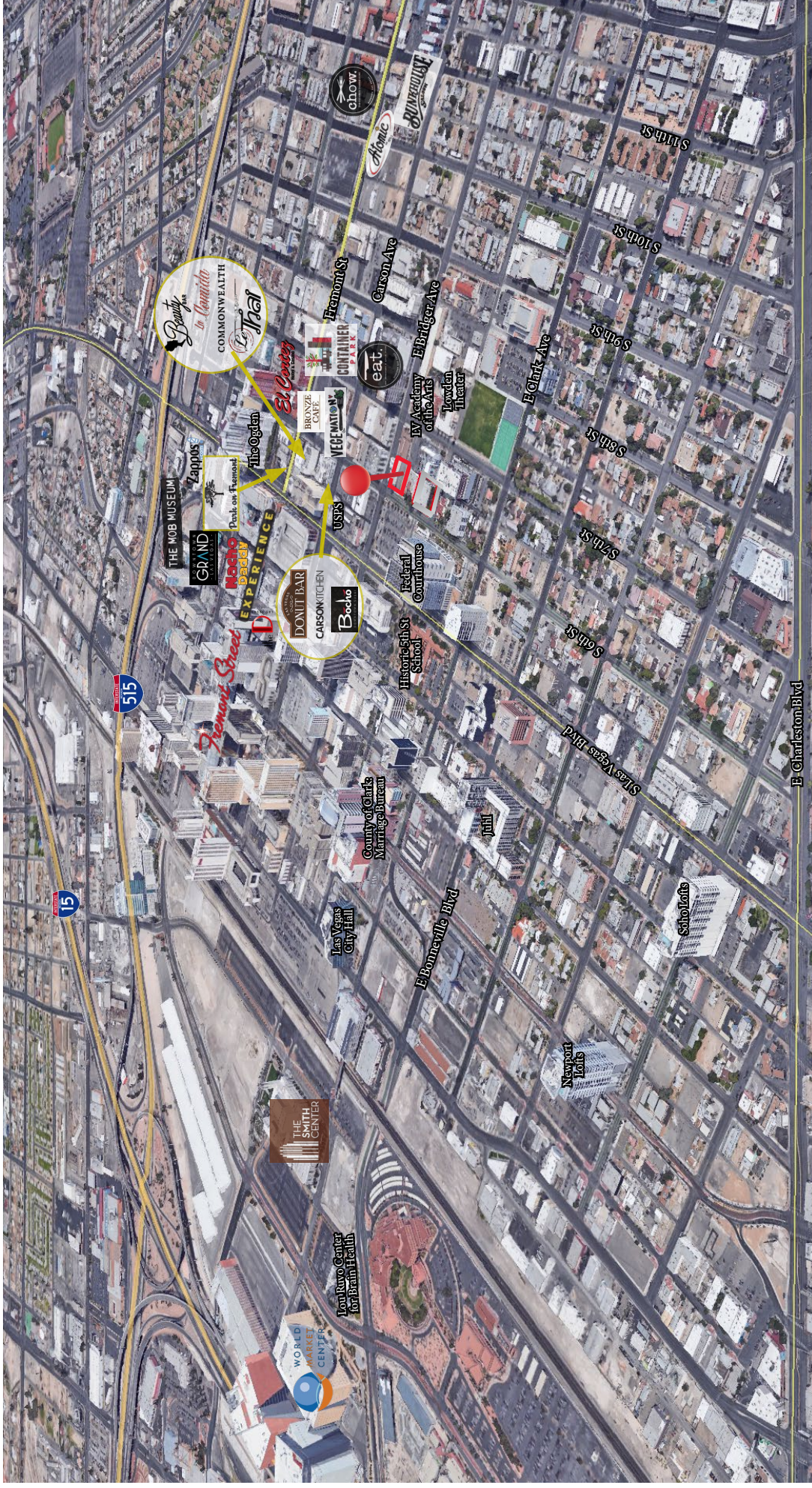


SECOND LEVEL - SCHWARTZ LAW



601 BRIDGER AVENUE

OFFICE/RETAIL SPACE • 601 BRIDGER AVE, LAS VEGAS, NV - 89101



ROB HATRAK
Hatrak Commercial | Owner / Broker
702.271.3520 | rob@hatrak.com
NV: B. 144920, PM. 168447
4955 S Durango Dr., Suite 213. Las Vegas NV 89113