

626 S 3RD ST

LAS VEGAS, NV 89101



Discover Prime Office Space in Downtown Las Vegas

Welcome to 626 S 3rd Street, an exceptional Class-A office building that combines modern sophistication with an unbeatable location. Nestled in the heart of Downtown Las Vegas, this premier property offers the perfect blend of business and leisure. Positioned within the dynamic Civic & Business Center, your office will be steps away from key government buildings and professional services, making it an ideal location for law firms, governmental offices, and other professional tenants.

The building has been completely remodeled from top to bottom, ensuring a fully modernized space with bespoke details and high-end finishes throughout. Enjoy a workspace that reflects your success and discerning taste. Benefit from a gated, secure rear lot with covered parking spaces — a rare amenity in this area. Bike racks within the secured parking lot cater to those who prefer a greener commute. Between meetings, relax in the outdoor seating area or the well-equipped break rooms.

State-of-the-art security features include solid brick construction, an alarm system with security cameras, and a remote-controlled gated private parking lot. High-speed Cox fiber internet supports heavy data users, while skylights brighten both the lobby and tenant spaces, creating a welcoming atmosphere. Building signage potential is available for qualified applicants, enhancing the visibility of your business.

PROPERTY SUMMARY

FOR LEASE
CLASS-A OFFICE SPACE

STARTING BASE RENT
\$2.25/ SF, NNN (Promotional starting rate)

CAMS
\$0.72 / SF

AVAILABLE
±2,220 RSF

BUILDING SIZE
±7,752 SF

PROPERTY TYPE
OFFICE, 1-STORY

ZONING
C2, LAS VEGAS

YEAR BUILT / RENOVATED
1983 / 2024

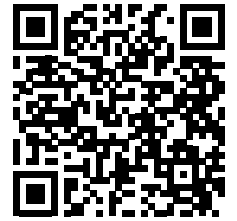
PRIVATE PARKING LOT
18 COVERED SPACES

PROPERTY HIGHLIGHTS:

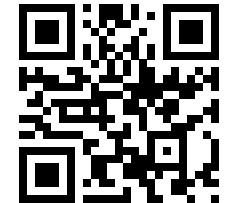
- Rent incentives are available for qualified applicants and leases *(conditions apply)*
- Signage potential for qualified applicants and leases *(conditions apply)*
- Completely remodeled from top to bottom - everything is brand new.
- Cox fiber internet for heavy data users
- Security features: Solid brick construction, alarm system with security cameras, remote controlled private parking lot with 120 feet of 6-foot tall solid steel fencing, magnetic lock key fob entry systems.
- Sky lights brighten both the lobby and tenant spaces
- Covered and gated private parking
- Walking distance to many dining and coffee shop options



Listing Info



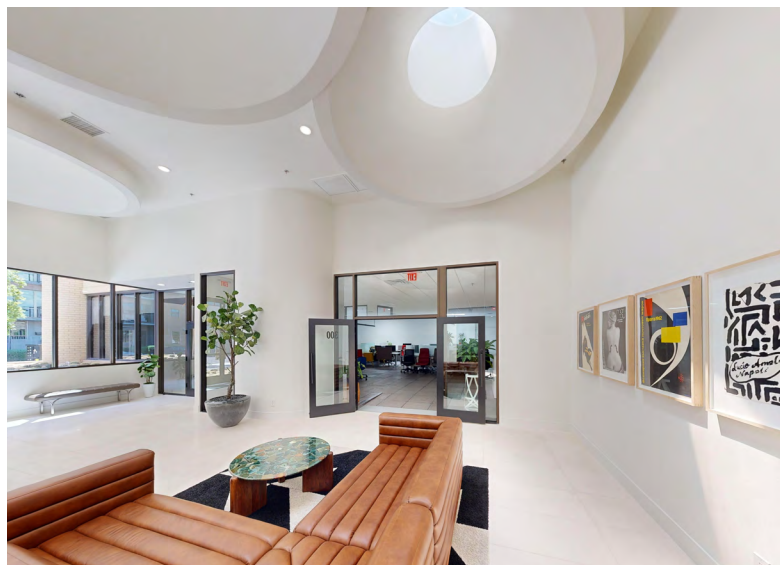
Virtual Tour



Hatrak Commercial
Website



COMMON AREAS



SUITE 200



OPEN FLOOR PLAN - GREAT FOR COLLABORATION

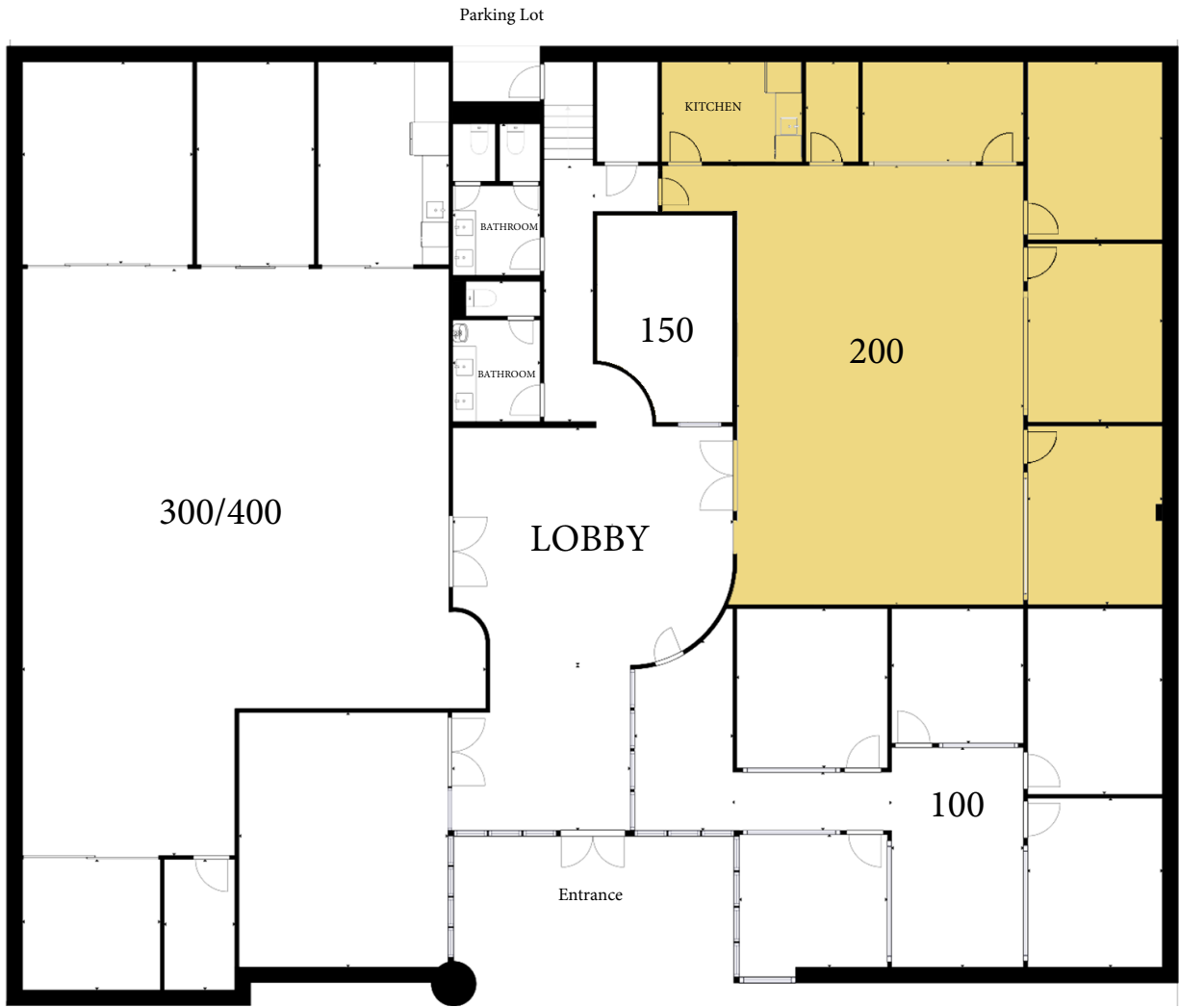


BULLPEN & 4 PERIMETER OFFICES



KITCHEN / BREAK ROOM

FLOOR PLAN



SUITE	SIZE (± RSF)	TENANT
100	1,617	Hatrak Commercial
150	261	Dave Mason Realty
200	2,220	AVAILABLE
300/400	3,654	Faciliteq



SURROUNDING AREA AMENITIES

Located in the heart of the Civic & Business Center, adjacent to the vibrant 18b Arts District.

Being in the heart of Downtown Las Vegas means more than just a prestigious address. It's about being part of a thriving community where business meets culture. Just a short walk from the bustling 18b Arts District, your team will have easy access to a vibrant cultural scene filled with art galleries, eclectic dining options, and entertainment venues.

Additionally, the Civic & Business Center itself boasts numerous coffee shops, dining options, and watering holes, providing everything you need within a convenient distance. The nearby Fremont East District further enhances your choices with its lively nightlife and unique eateries. Whether you're looking for a place to grab lunch, entertain clients, or unwind after work, the surrounding area offers an array of options to suit every need.

Here, you can truly have the best of both worlds—an efficient and professional workspace, coupled with a vibrant and diverse neighborhood. Experience the exceptional and elevate your business presence in a space that stands out from the rest.



Gated, covered parking lot for tenants. Additional parking for guests is available on 3rd St, Bonneville Ave, and Garces Ave, at a low hourly rate.

MAP





For more information, contact:

Rob Hatrak

Broker • Owner

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Hatrak Commercial

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