

## For Lease

Suite 100 2,350 RSF  
Bar & Restaurant

Suite 200 6,759 RSF  
Office / Mixed-Use

# 201 Charleston

201 E. Charleston Blvd.  
Las Vegas, NV 89104

### CONTIGUOUS OPPORTUNITY

## Bar & Restaurant

1st Floor Suite 100/150

USF: 3,300 sf

RSF: 3,796 sf



**Quinn Myers**

For Lease By Owner / Agent

**702-483-8556**

quinnmyers@gmail.com

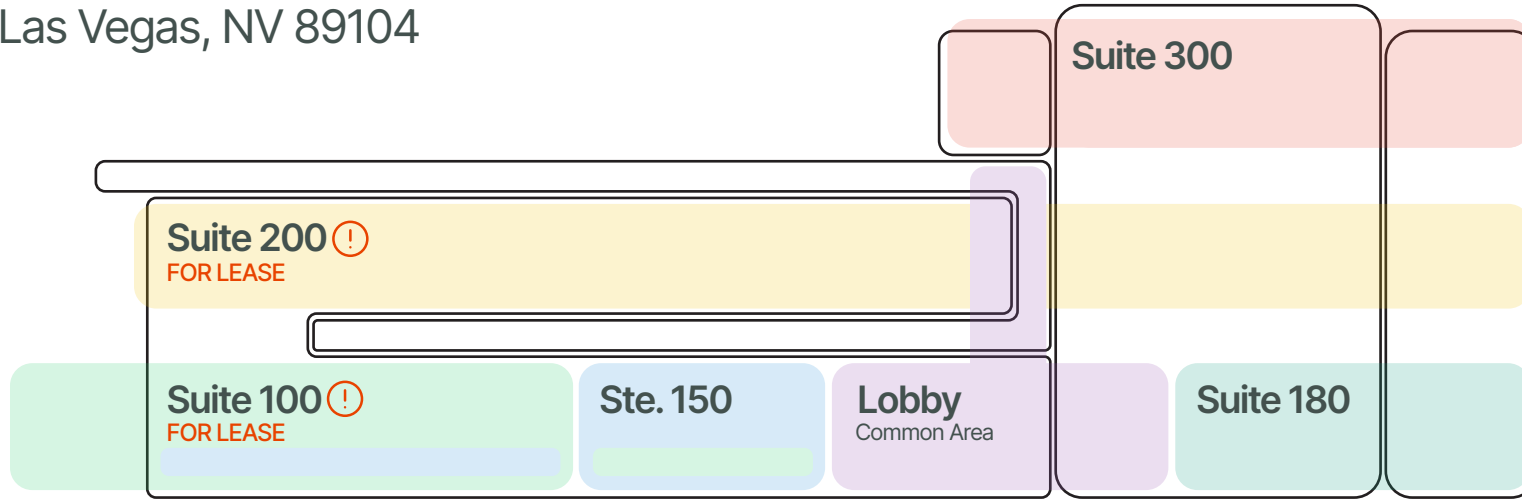
**ONE**  
COMMERCIAL

S. 204658  
PM. 169083

Page 1 of 5

# Property Information

201 E. Charleston Blvd.  
Las Vegas, NV 89104



Charleston Blvd.  
South Facade

## For Lease

### Suite 100 ■

Bar & Restaurant

USF: 2,050 sf

RSF: 2,358 sf

Rent: \$4.25 PSF / mo.

Term: 7 Year Minimum

Options: Negotiable

Lease Type: NNN

### Suite 200 ■

Office / Mixed-Use

USF: 6,051 sf

RSF: 6,759 sf

Rent: \$2.50 PSF / mo.

Term: 5 Year Minimum

Options: Negotiable

Lease Type: NNN

### Suite 100/150 ● ●

CONTIGUOUS OPPORTUNITY

Bar & Restaurant

USF: 3,300 sf

RSF: 3,796 sf

## Tenant Breakdown

Ste. 300

G.R.C.  
P.C.

Ste. 200 !

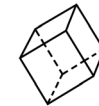
For Lease

Ste. 180

DTLV  
Bungalow  
COFFEE

Ste. 150

The  
Cube



Ste. 100 !

For Lease

# Suite 100 FLOORPLAN

201 E. Charleston Blvd.  
Las Vegas, NV 89104

## Bar & Restaurant

**USF:** 2,050 sf

**RSF:** 2,358 sf

Rent: \$4.25 PSF / mo.

Term: 7 Year Minimum

Options: Negotiable

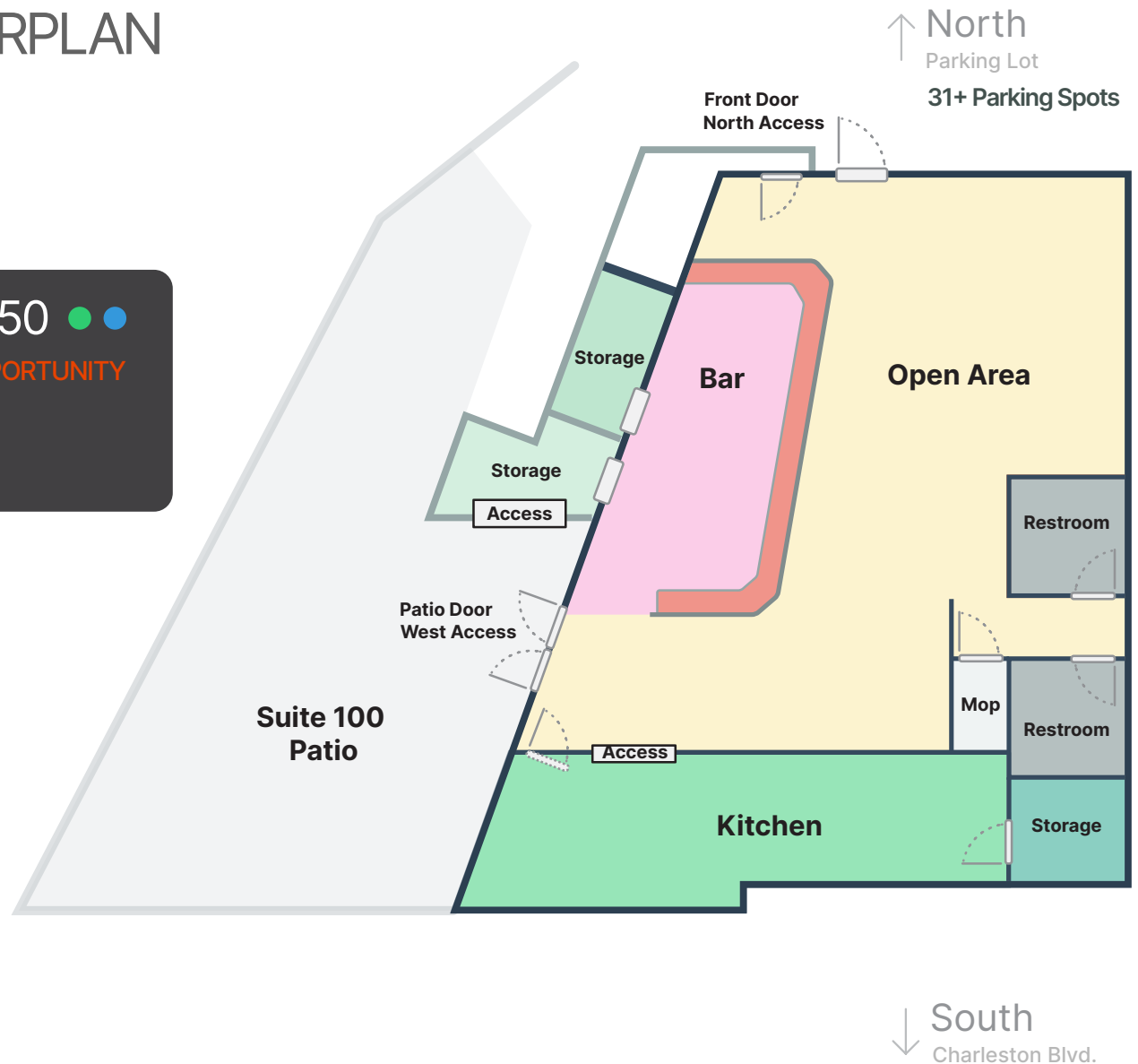
Lease Type: NNN

Suite 100/150 ● ●

CONTIGUOUS OPPORTUNITY

**USF:** 3,300 sf

**RSF:** 3,796 sf



# Suite 200 FLOORPLAN

201 E. Charleston Blvd.  
Las Vegas, NV 89104

**Office / Mixed-Use**

**USF: 6,051 sf**

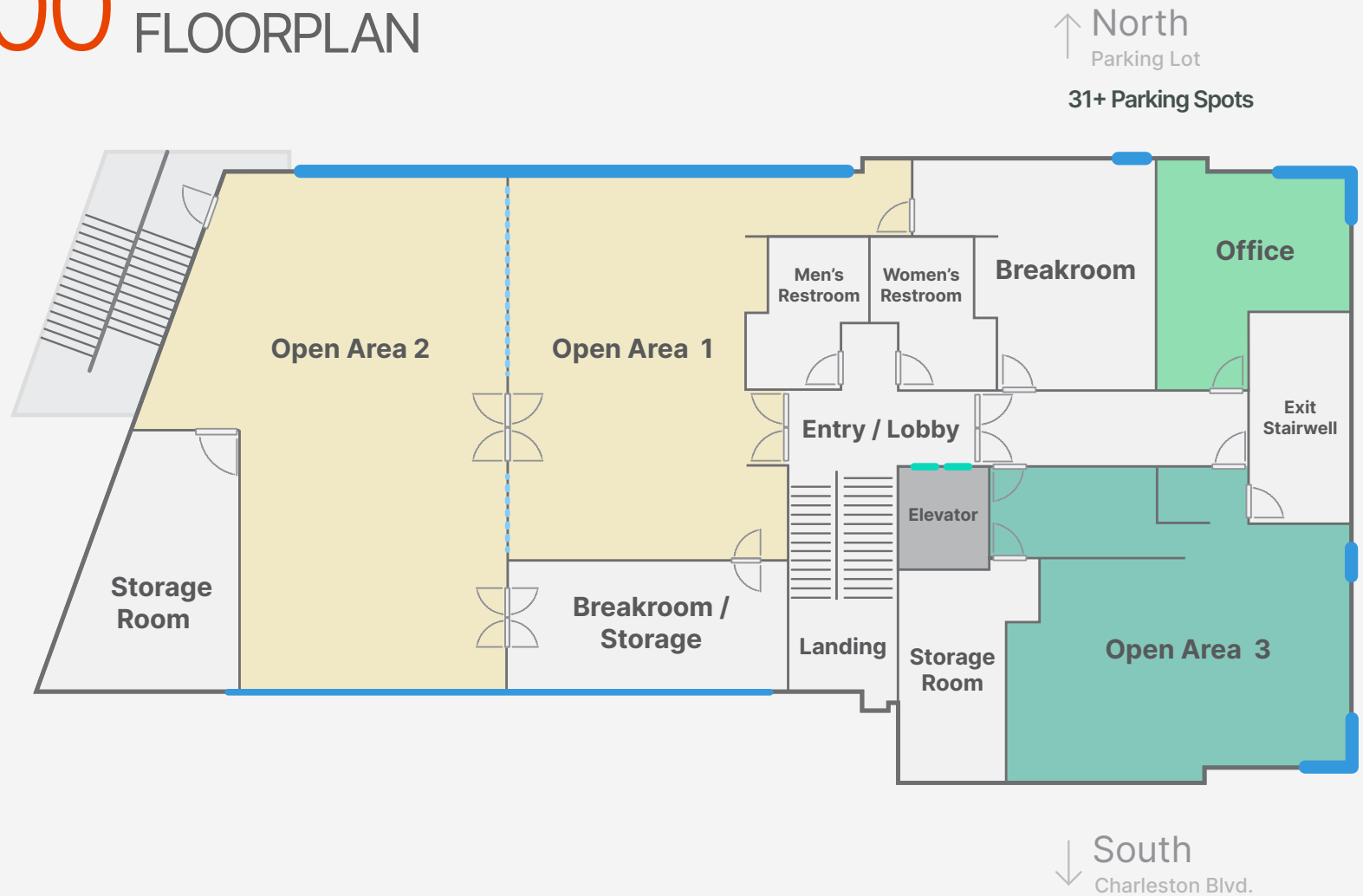
**RSF: 6,759 sf**

Rent: \$2.50 PSF / mo.

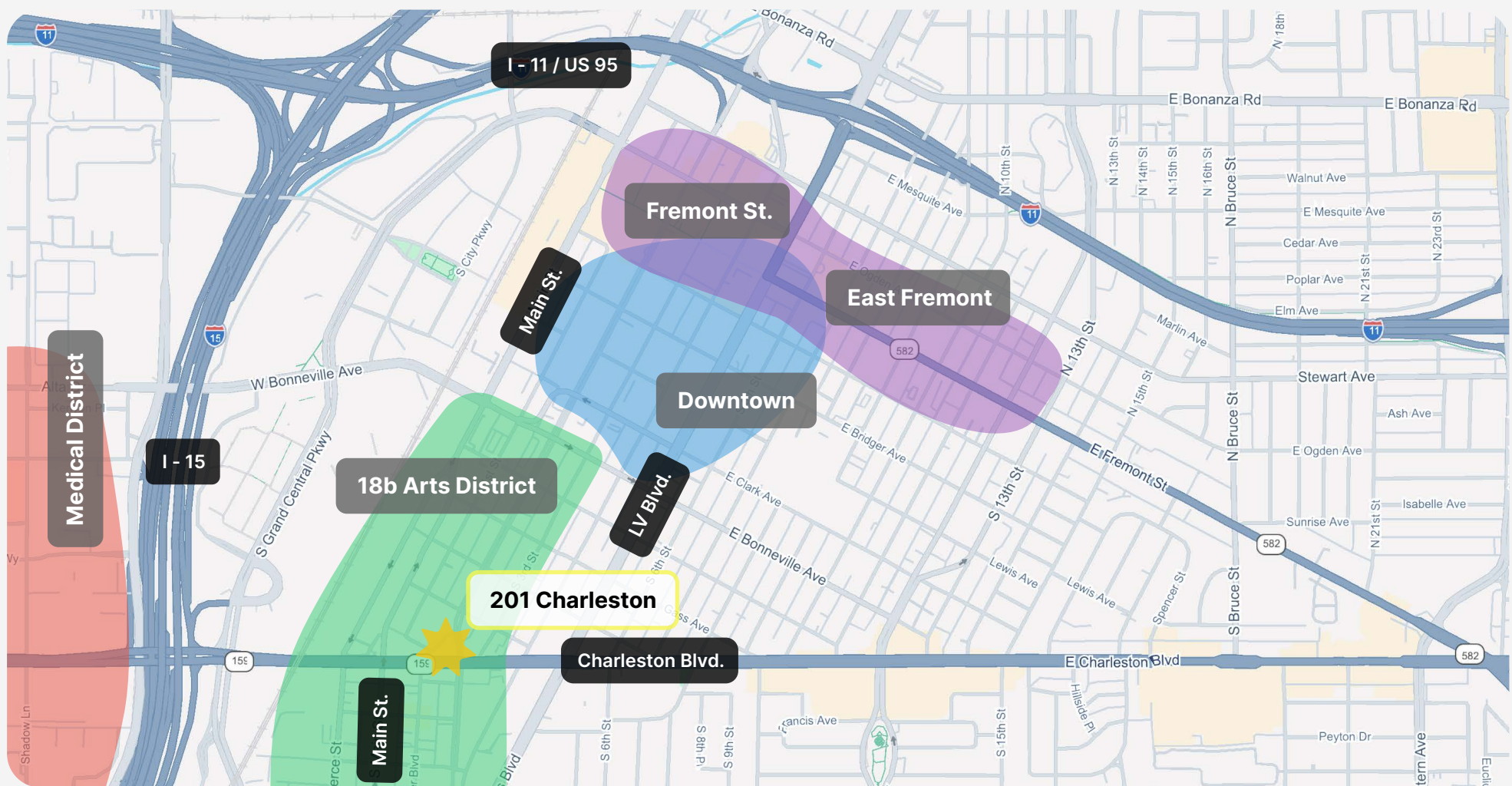
Term: 5 Year Minimum

Options: Negotiable

Lease Type: NNN



# Neighborhood Information



## Transit Times

18b Arts District .....	0-5 min	East Fremont .....	7 min
First Friday DTLV .....	0-5 min	I - 15 .....	3 min
Main Street Attractions .....	3-10 min	Strip North .....	5 min
Courthouse / Downtown .....	4 min	Strip Central .....	12 min
RTC Transit Station .....	4 min	Strip South .....	16 min
Fremont St. Experience .....	6 min	Harry Reid Airport .....	19 min