

VEGAS IS CALLING —IT'S YOUR MOVE!

10,000 NEW DOWNTOWN RESIDENTS
EXPECTED BY 2027



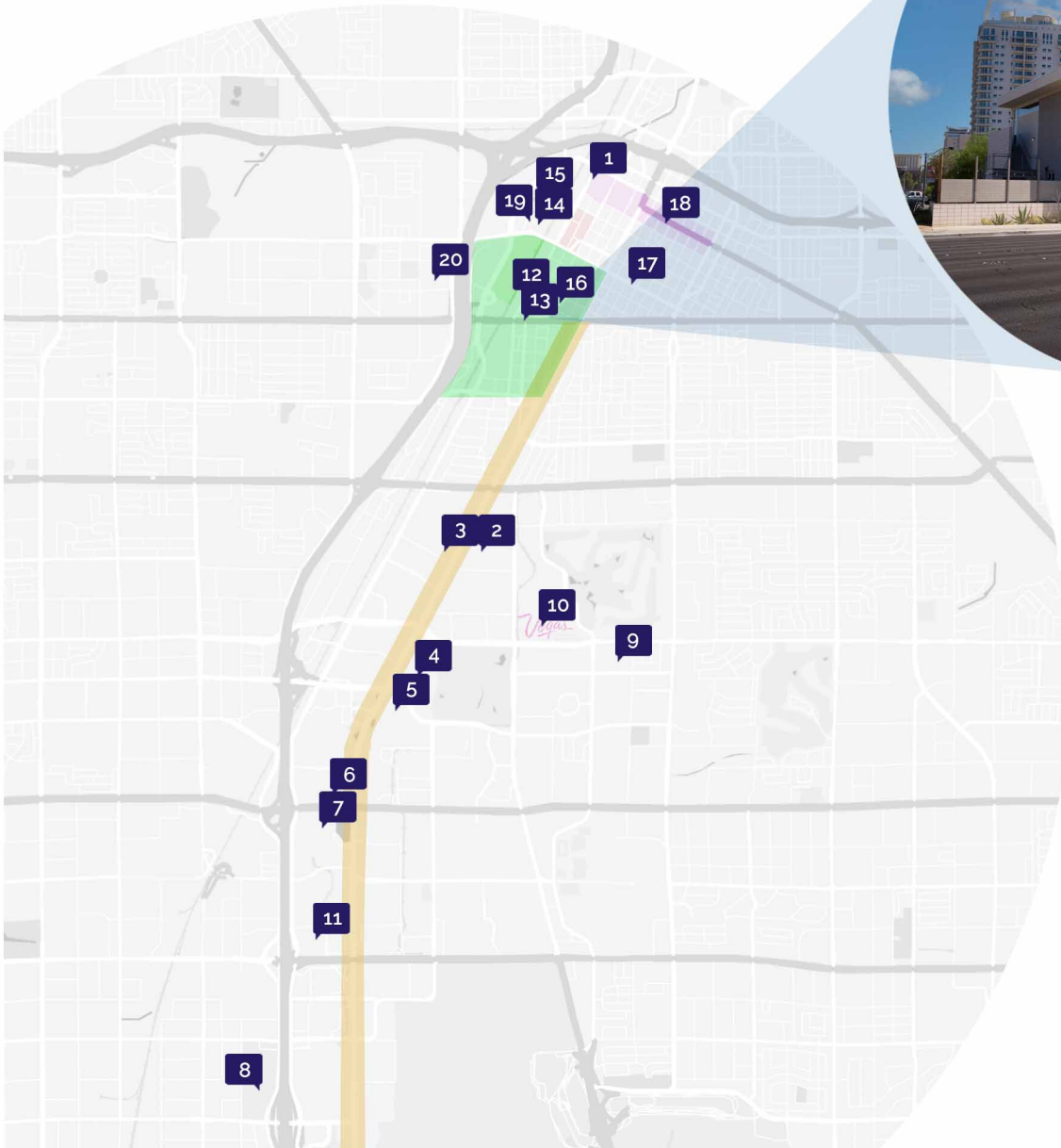
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201 CHARLESTON is your
sleek, modern, upscale answer.

FOR LEASE: office, retail, mixed use, bar & restaurant

LOCATION

201 E CHARLESTON BLVD
LAS VEGAS, NV 89104



- 1 Circa
- 2 Fountainbleau
- 3 Resorts World
- 4 Wynn
- 5 Palazzo
- 6 Caesar's Palace
- 7 Bellagio
- 8 Allegiant Stadium
- 9 Sphere
- 10 Convention Center
- 11 T-Mobile Arena
- 12 The English Hotel
- 13 The Doberman
- 14 Symphony Park
- 15 Las Vegas Art Museum
- 16 Third St. Theatre & Playhouse
- 17 Writer's Block & The Lucy
- 18 Fremont St
- 19 World Market
- 20 UNLV Medical School

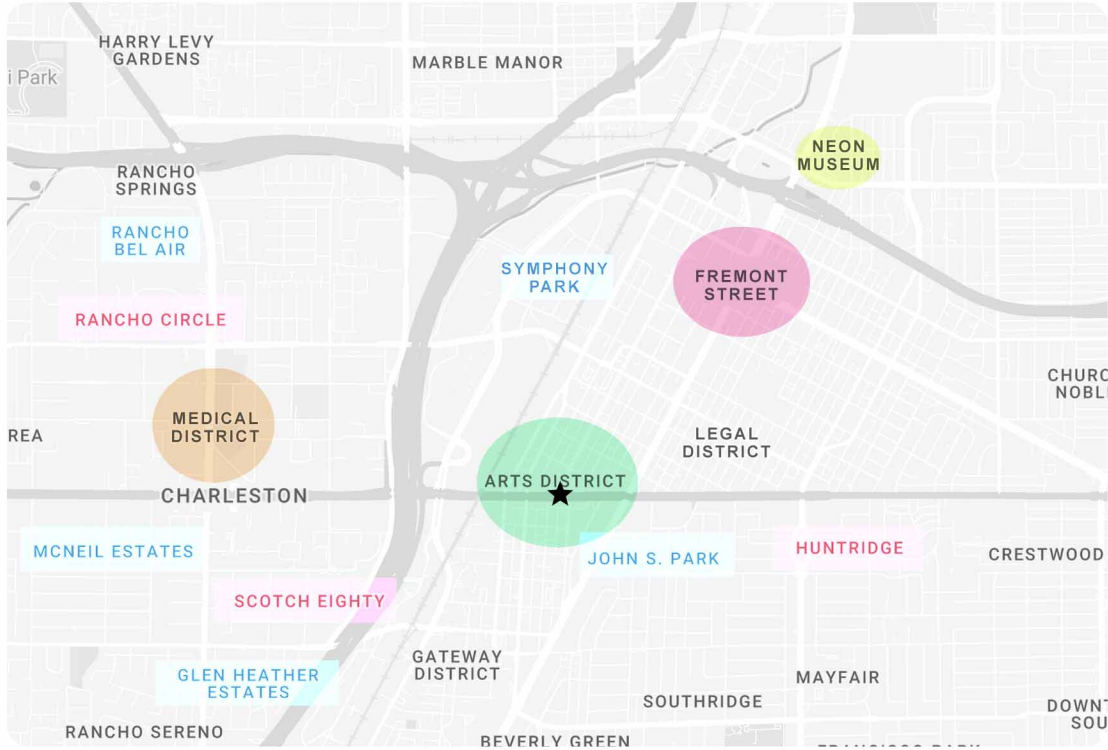
- The Arts District
- Fremont District
- Legal District
- The Strip

Transit Times

Arts District.....	0 min	East Fremont.....	7 min
Main Street Attractions.....	0 min	I - 15.....	3 min
Courthouse.....	4 min	Strip North.....	5 min
RTC Transit Station.....	4 min	Strip Central.....	12 min
Fremont St. Experience.....	6 min	Harry Reid Airport.....	19 min

THE NEIGHBORHOOD

201 E CHARLESTON BLVD LAS VEGAS, NV 89104



ESTHER'S KITCHEN



DOBERMAN LOUNGE



Transit Times

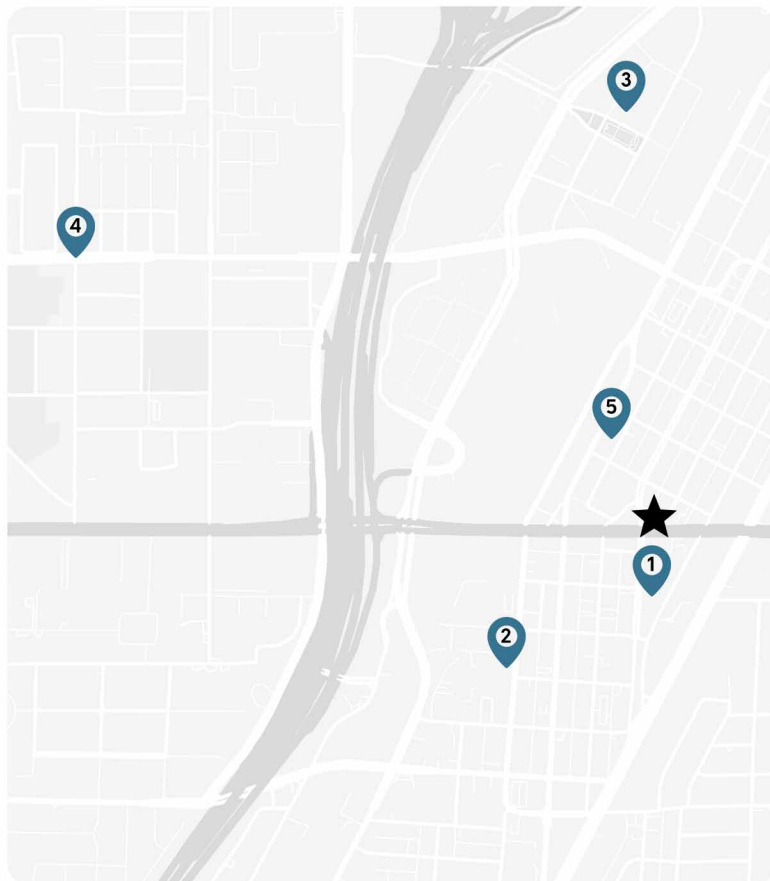
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RESIDENTIAL GROWTH

RESIDENTIAL GROWTH CREATES NEW BUSINESSES OPPORTUNITIES



Gemma | 337 Units | 1201 S 3rd St



2. The Myles
311 Units | 2027



3. Origin/Cello Tower
800 Units | 2027



4. The Oscar
236 Units | 2028



5. Midtown
175 Units | 2027

An exciting new wave of housing is nearing completion in the Arts District, with the two largest being The Myles on Commerce Street, and Gemma on Third Street—which will add 648 new units and a projected occupancy of 1,000+ new residents to the area. These and other developments contribute nicely to the existing homes, condos, and apartments nearby including Soho Lofts, Newport, Juhl, Share, Bria, Auric to bring even more activity and spending on dining, arts and professional services in the area.

Looking ahead over the next 24 months, additional housing and hospitality is expected to come online with the completion of Midtown Towers, Origin, and Cello, which are estimated to add an additional 990 mid-tier and higher-end units—bringing an additional 1,690 new residents to the region. Additionally, just 5 minutes away, the Medical District will also see a combined 423 new residences and apartments, including The Oscar, which will add to the district's healthcare and institutional growth to bring a mix of professional, workforce, and lifestyle occupants.

The 2026–2028 window stands out as the inflection point where these projects transition from construction to occupancy, fundamentally increasing demand for restaurants, retail, creative, and professional businesses in the area. Overall the trajectory is clear—downtown Las Vegas is seeing a coordinated surge of mid to high-density residential projects that will significantly increase population density and economic activity to the maturing Arts District.

DOWNTOWNERS

The Walkable Core & Nearby Neighborhoods

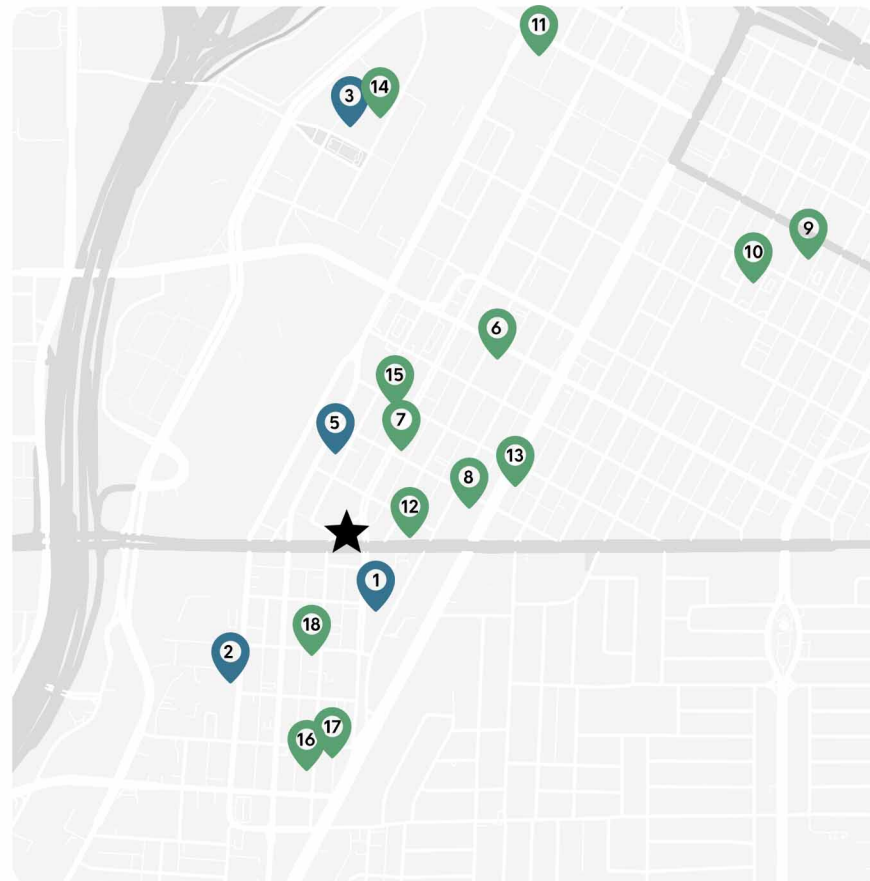
The Arts District has firmly established itself as a true residential market, where existing apartment communities and surrounding neighborhoods combine to create a complete, lived-in urban environment. The core of this lifestyle is anchored by proven residential buildings such as **Juhl, Soho Lofts, Newport Lofts, and The Ogdén**, all of which continue to attract other new developments and full-time residents who seek immediate access to the city's energy and local culture by stepping directly into the most walkable neighborhood in the city. The area has become a magnet for residents who want proximity to the arts, restaurants, bars, and live music, reinforcing downtown as not just a destination, but a place to live full-time.

Beyond the Arts District core, the surrounding neighborhoods expand both the reach and the character of downtown living. **Huntridge** offers an eclectic, evolving residential pocket with vintage homes and smaller multifamily properties that appeal to creatives and long-term locals. **The Scotch Eighties** offers a contrasting experience, defined by historic estates, mature landscaping, and a level of architectural presence that stands apart from the rest of the valley. **Rancho Circle, Bel Aire, John S. Park** and nearby residential pockets continue to gain attention as well, blending single-family homes with proximity to the urban core, while the **Medical District** is steadily building its own residential base tied to healthcare and professional growth.

What makes this environment compelling is the range of options within a tightly connected footprint. **Downtown is no longer a single cluster of buildings—it is a layered residential network that supports different lifestyles while maintaining close proximity to everything that matters.** Whether it is a high-rise overlooking the skyline, a Fremont East apartment immersed in the city's energy, or a home in one of the surrounding historic neighborhoods, the appeal is rooted in accessibility, identity, and long-term growth. This is the foundation of the "Downtowners" market—a balanced mix of established inventory and neighborhood character that already defines how people live in downtown Las Vegas today.



Juhl Lofts | 353 E Bonneville Ave, Las Vegas, NV 89101



1. Gemma
337 Units | 2026
2. The Myles
311 Units | 2026
3. Origin/Cello
800 Units | 2027
4. The Oscar
236 Units | 2028
5. Midtown
175 Units | 2027
6. Juhl Lofts
344 Units
7. Newport Lofts
168 Units
8. Soho Lofts
120 Units
9. Ely (F9)
334 Units
10. Vine on 8th
272 Units
11. The Ogdén
275 Units
12. C3 Lofts
64 Units
13. L'Octaine
68 Units
14. Park Haven
77 Units
15. Revive
54 Units
16. Arts District Apts.
337 Units
17. Canvas Apartments
63 Units
18. Share Downtown
63 Units

SPACE AVAILABLE

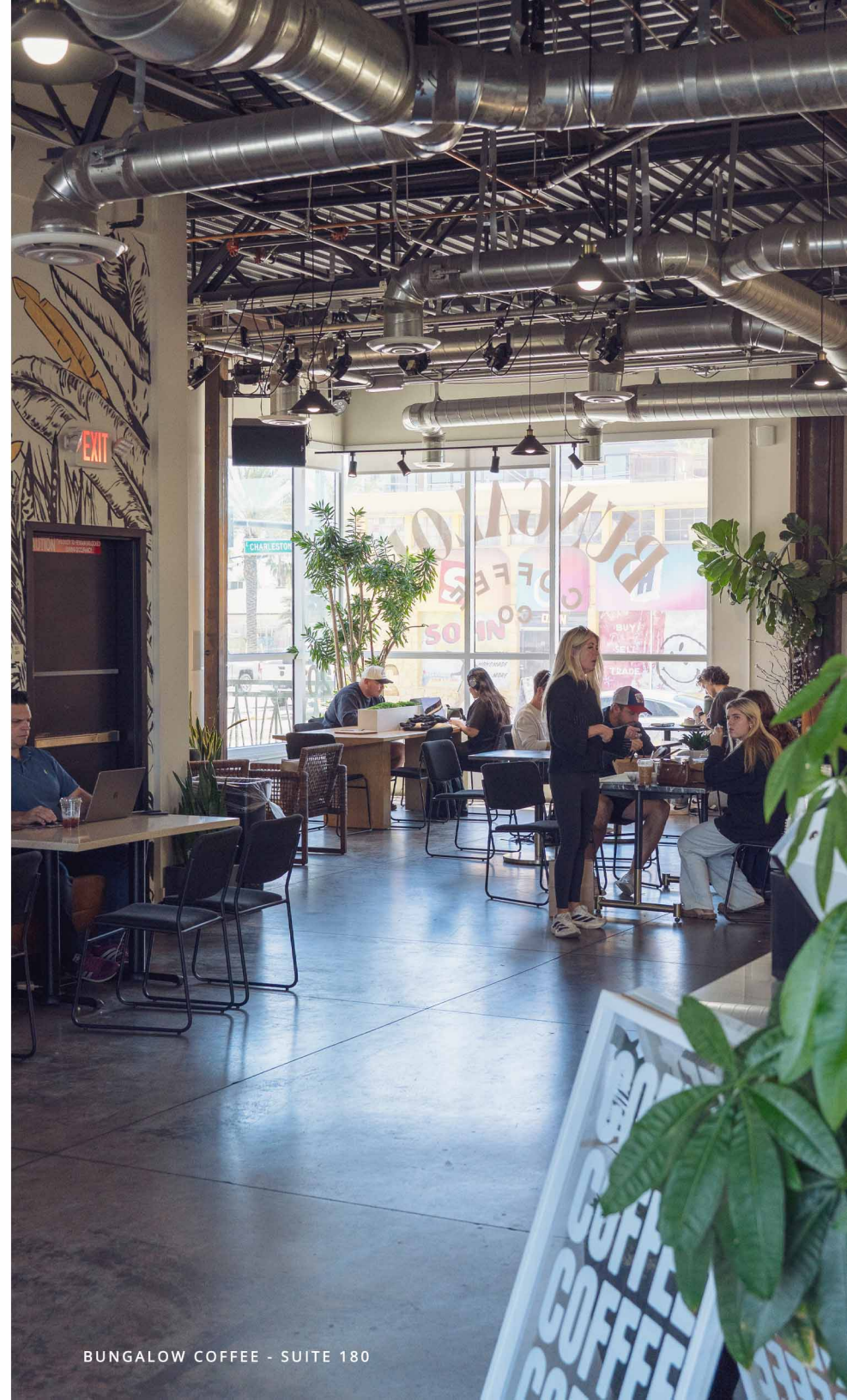
RARE, ONE-OF-A-KIND, & CENTRALLY LOCATED

201 Charleston introduces a modern upscale commercial presence to downtown Las Vegas, combining contemporary architecture with thoughtfully designed retail and office opportunities for lease. Expansive window systems were intentionally positioned throughout the building to maximize natural daylight, frame city views, and create bright, visually connected interior spaces that elevate the tenant experience. Located within the evolving downtown corridor, the project blends modern design, visibility, and walkability in one of Las Vegas's fastest-growing urban districts.

Suite 100
Bar & Restaurant
RSF: 2,358 - 3,796 sf



Suite 200
Office / Mixed Use
RSF: 6,759 sf



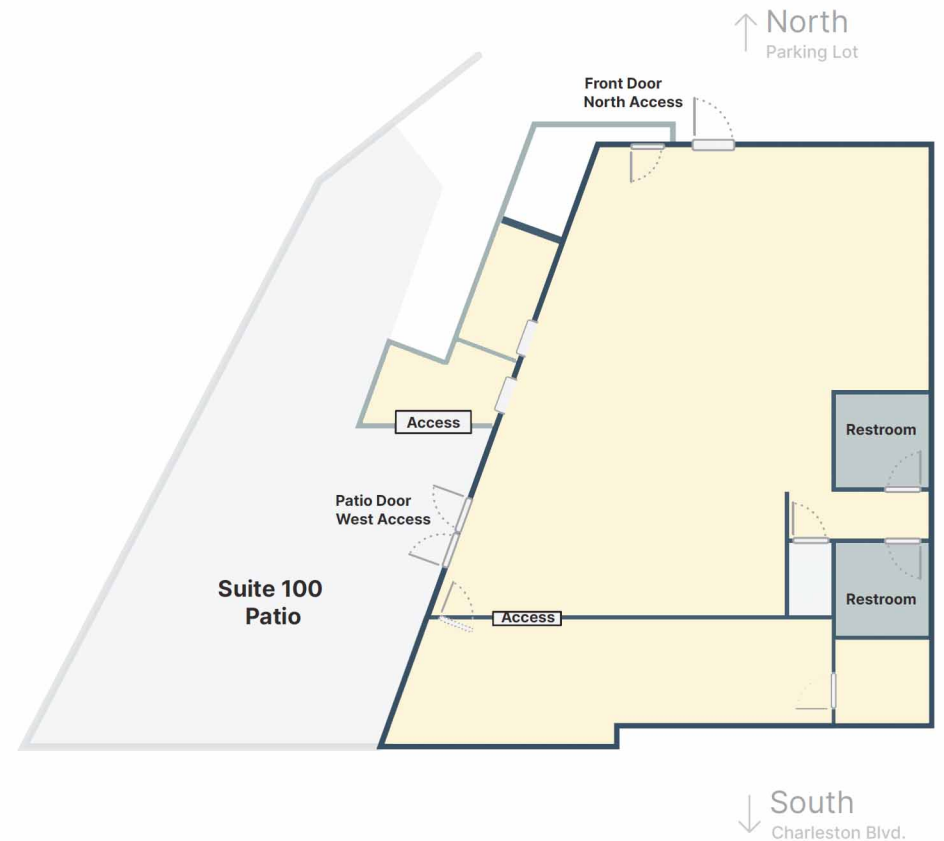
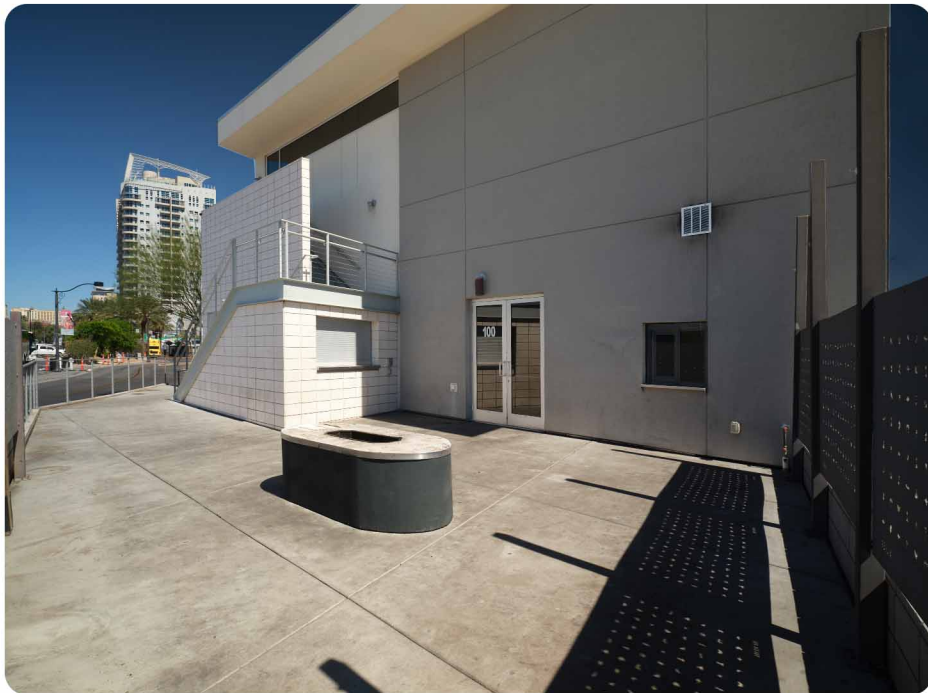


FOR LEASE: SUITE 100

Bar & Restaurant

RSF: 2,358 sf

- Kitchen Exhaust Hood
- Plumbed For Bar Use
- Spacious Patio (Enclosure In The Works!)
- 35+ Parking Spaces



ADD ON: SUITE 150

CONTIGUOUS OPPORTUNITY

Mixed Use Office

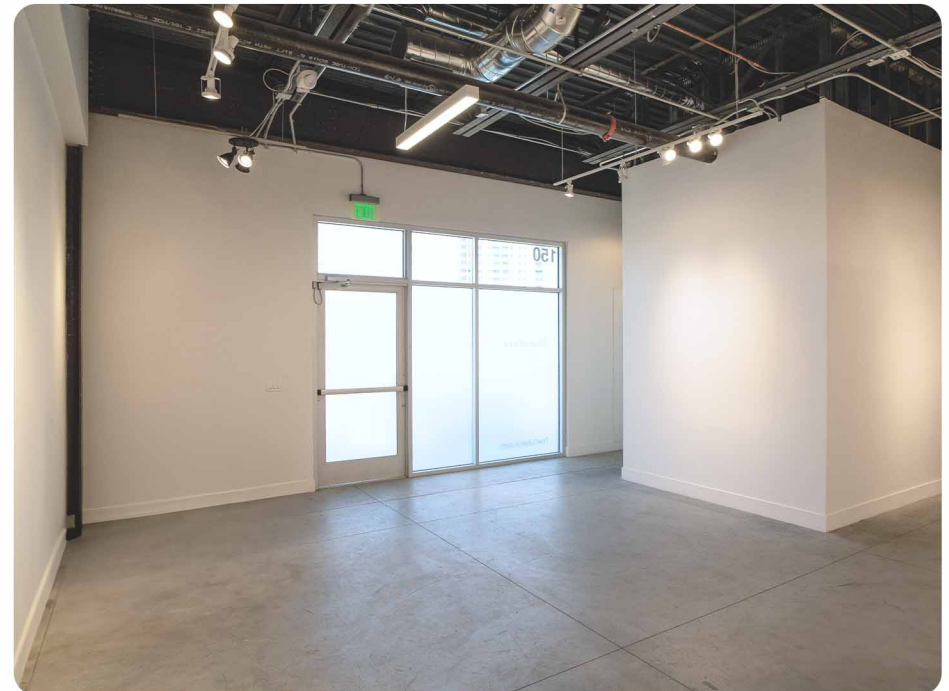
Add-on To Suite 100

RSF: 1,438 sf

- Open Ceiling
- Greyshell or Turnkey Gallery Space
- 35+ Parking Spaces



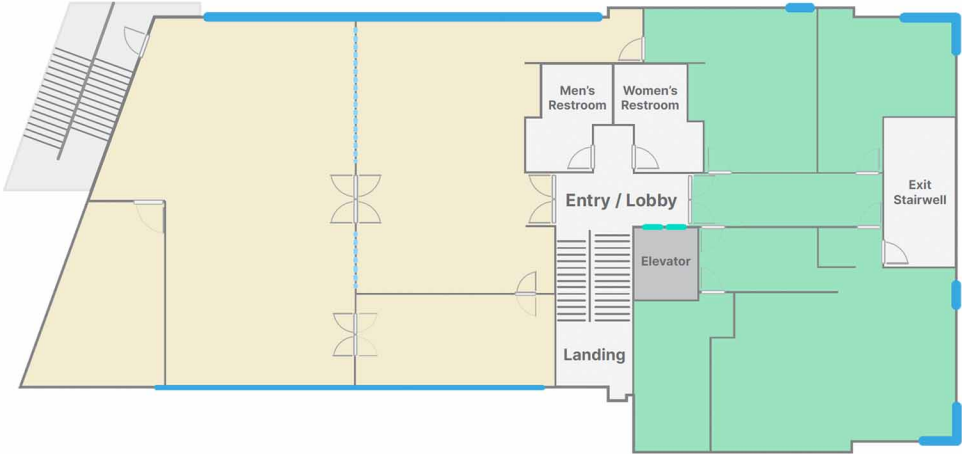
↓ South
Charleston Blvd.



FOR LEASE: SUITE 200

Office / Mixed Use
RSF: 6,759 sf

- Amazing Views
- Incredible Natural Light
- Elevator Access
- 35+ Parking Spaces



↓ South
Charleston Blvd.

WILD SUCCESS IN DOWNTOWN VEGAS!

F&B IS GAINING MOMENTUM

LOCAL NEWS

Las Vegas eatery makes USA Today's best restaurants list

by: Jenelle Yarnox
Revised: Feb 17, 2026 / 09:06 PM PST
Updated: Feb 17, 2026 / 09:21 PM PST
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Esther's Kitchen chef-owner James Trees, middle, mingles with Brenda and Loran Lichy during a collaborative lunch with Tomas Parry, executive chef of London restaurants Brot ...

SHARE     

LAS VEGAS (KLAS) — USA Today recently released its list of 39 best restaurants, which includes one located right here in Las Vegas.

Esther's Kitchen, which opened in 2018, is located in the Arts District in Downtown Las Vegas and is owned by Las Vegas native Chef James Trees. According to the restaurant's website, the eatery was named after his great-aunt Esther, who helped launch his culinary career by writing the check that allowed him to attend the Culinary Institute of America (CIA).

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The restaurant is known for its strong sense of community. Chef Trees prides himself on treating everyone with respect and hospitality—from his chefs to his customers—according to Travel

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Monday • 3 hours ago



Esther's Kitchen remains the defining restaurant of the **Arts District** and the clearest example of how downtown Las Vegas has evolved into a serious culinary destination. What James Trees created is no longer viewed as a breakout success story — it has become the benchmark for what a flagship chef-driven restaurant can look like in Las Vegas outside the resort corridor. The restaurant continues to dominate conversation locally and nationally, drawing diners, chefs, and hospitality investors into the neighborhood while helping establish the Arts District as one of the most influential food scenes in the city. Its continued expansion, constant demand, and national recognition have turned Esther's into both the anchor and the symbol of the district's rise.

That momentum is visible across the neighborhood today. **Main St Provisions** continues to reinforce the idea that polished, ingredient-driven dining belongs in the Arts District, while concepts like **SoulBelly BBQ** bring nationally recognized chef talent into the corridor with ambitious standalone projects rather than secondary locations. **Garagiste Wine Room** has helped elevate the district's wine and hospitality culture, and restaurants like **7th & Carson**, **Good Pie**, **1228 Main**, and **Cornish Pasty Co.** continue drawing consistent crowds that keep the neighborhood active well beyond nightlife hours. What makes the district stand out now is the density of independent operators building identity-driven concepts within walking distance of one another, creating the kind of restaurant ecosystem typically associated with larger culinary cities.

The Arts District now feels less like an emerging neighborhood and more like an established culinary market still gaining momentum. **Chefs are actively choosing the area because it offers something increasingly rare in Las Vegas:** the ability to build a restaurant with personality, local loyalty, and long-term cultural relevance outside the casino model. Esther's Kitchen may still be the most talked-about name, but the broader story is that the Arts District has become a place where ambitious food and beverage operators believe they can open their flagship concept, earn national attention, and help shape the future identity of dining in Las Vegas.

THE BEST TIME
IS NOW



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