

L'OCTAINE URBAN APARTMENTS

801 S LAS VEGAS BOULEVARD, 1ST FLOOR, LAS VEGAS, NV 89101

OFFICE SPACE FOR LEASE



S LAS VEGAS BLVD. / 20,800 CPD

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

JOANNA ZIRBES, CCIM
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\$2.25 PSF NNN

Lease rate



±2,000 - 4,088 SF

space available

PROPERTY HIGHLIGHTS

- ±4,088 SF first floor office space with reception area, four private offices, conference room, open work/seating area, kitchen/breakroom and one restroom
- First floor of a ±94,868 SF apartment complex with 51 total units
- Zoned C-2 (General Commercial)
- Located in the Downtown Las Vegas submarket, less than 1-mile from the Fremont Street Experience and Historic Downtown, ±4.7 miles from The Las Vegas Strip and ±5.5 miles from Harry Reid International Airport



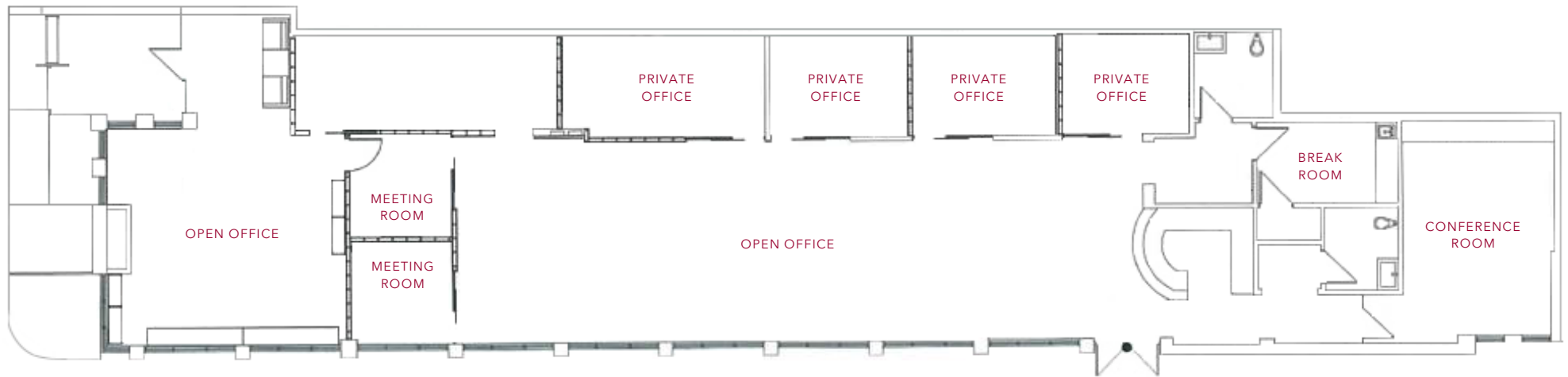
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	14,659	184,170	537,086
2024 AVERAGE HOUSEHOLD INCOME	\$53,693	\$55,809	\$57,206
2024 TOTAL HOUSEHOLDS	7,548	73,693	198,676

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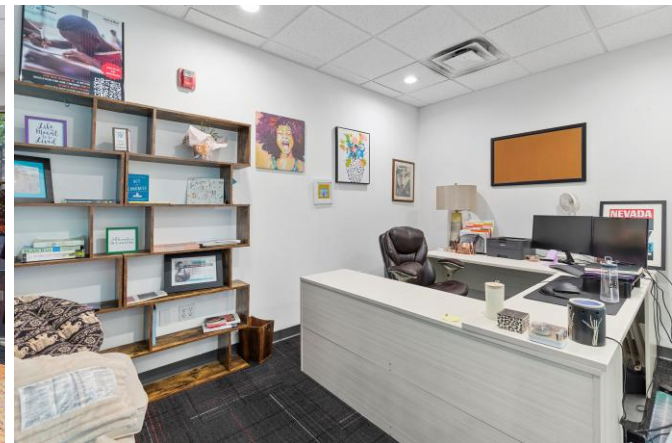
FLOOR PLAN | ±2,000 - 4,088 SF



**This floor plan is for illustrative purposes only and is not to scale.*

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FOR MORE INFORMATION, PLEASE REACH OUT.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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