

THE HERBERT CREATIVE OFFICE SPACE

FOR LEASE

THE HERBERT

THE GREAT GREEK
Mediterranean Grill

801

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 **DAPPER**
COMPANIES



PROPERTY OVERVIEW

The Herbert is conveniently located at 801 S. Main Street at the corner of Main and Gass in a revitalized area of Downtown Las Vegas. Now leasing turn-key Class "A" creative office space, adjacent to the Great Greek Mediterranean Grill. This historic building is named after Herbert Tobman, founder of Western Cab, who previously occupied the building. The space has been completely renovated and ready for immediate occupancy.

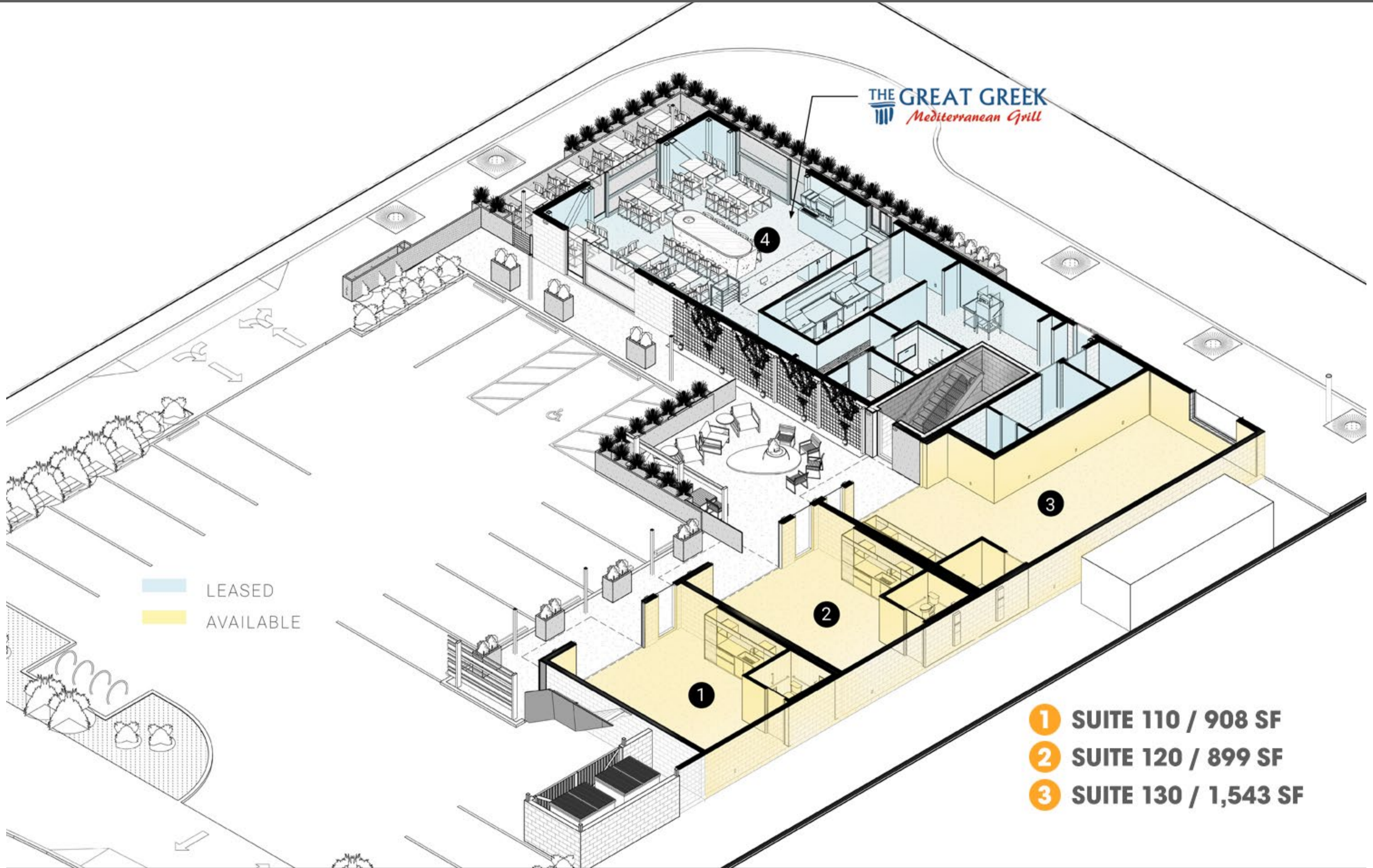
AREA HIGHLIGHTS

- Onsite dining - The Great Greek Grill
- Private deck for office tenants with BBQ grill and incredible city views
- All suites have private kitchens and bathrooms
- Indoor and outdoor Wifi
- Near City Hall, courthouses, thriving retail, office & other government institutions
- Located in Downtown Las Vegas - close to The Strip, I-15 and US-95 Freeways

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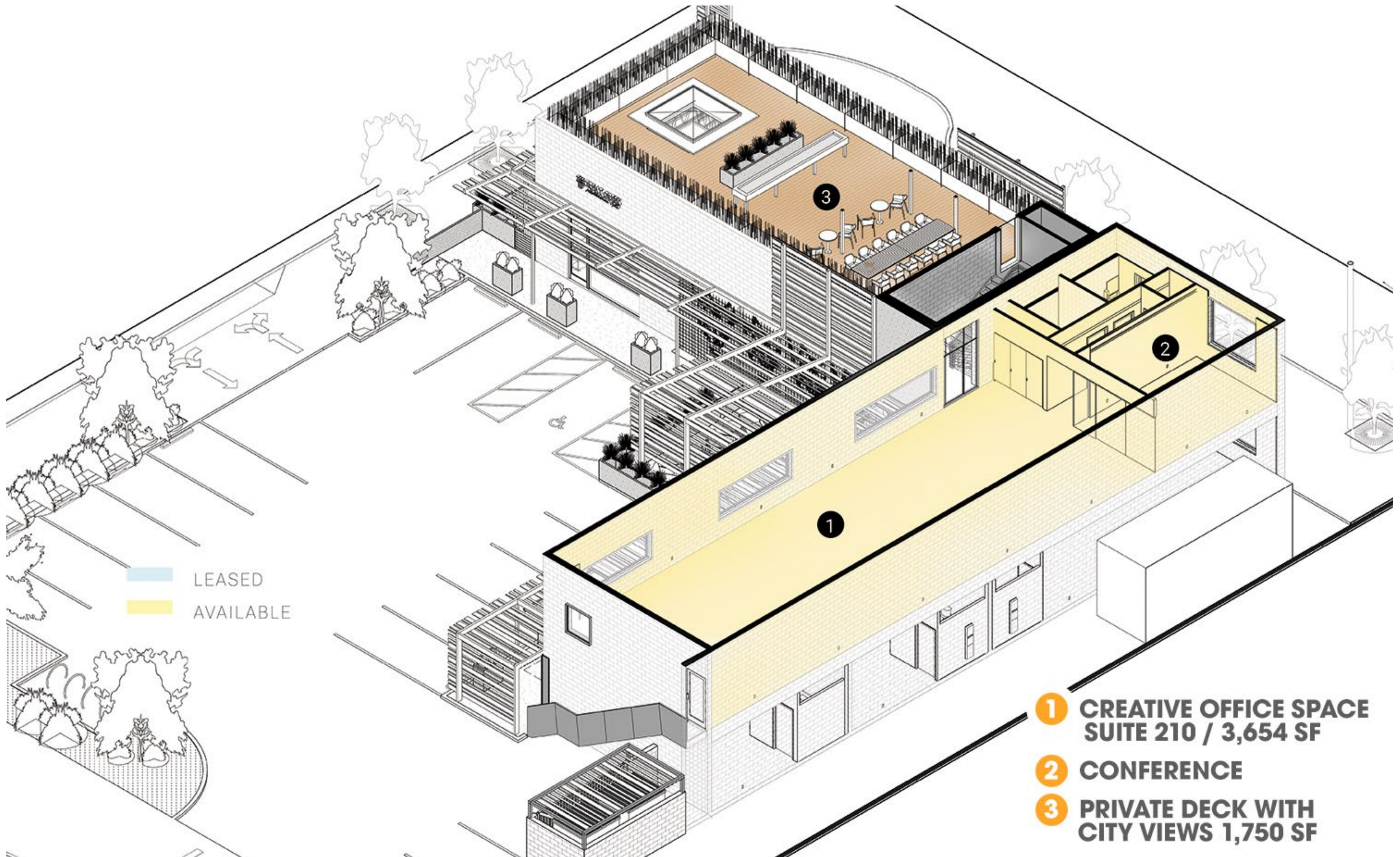
// FIRST FLOOR



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// SECOND FLOOR



- 1 CREATIVE OFFICE SPACE
SUITE 210 / 3,654 SF**
- 2 CONFERENCE**
- 3 PRIVATE DECK WITH
CITY VIEWS 1,750 SF**

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// SITE PLAN



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// EXTERIOR PHOTOS



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// INTERIOR PHOTOS



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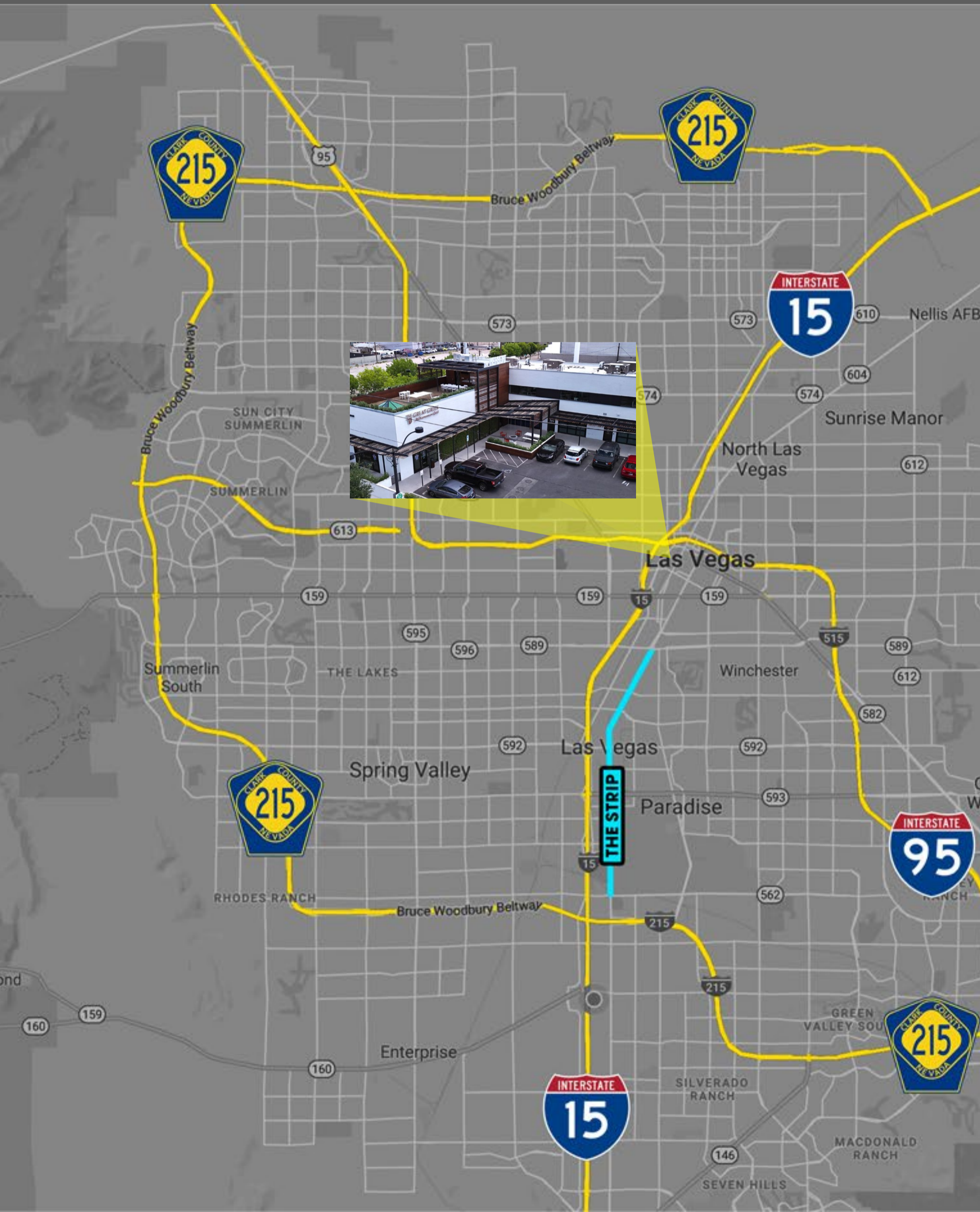
// PROPERTY AERIAL



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// LOCATION OVERVIEW



The Herbert is strategically located at 801 S. Main Street, in the heart of Downtown Las Vegas' Arts District, one of the city's most dynamic and rapidly evolving neighborhoods. This highly walkable and culturally rich area is a key component of the Las Vegas Innovation District, a designated redevelopment zone championed by the City of Las Vegas to attract technology companies, creative industries, and forward-thinking urban development.

Surrounded by a growing mix of public, private, and institutional investment, the property benefits from direct proximity to Las Vegas City Hall, the Federal and County Courthouses, and a range of tech startups, legal offices, and design firms. The location is especially appealing to tenants seeking connectivity, energy, and visibility within a revitalized urban core.

The area is well-served by major transportation routes, including easy access to Interstate 15, US-95, and the Downtown Las Vegas Loop, as well as public transit options and bike lanes that enhance mobility for employees and visitors alike.

The surrounding neighborhood offers a unique blend of art galleries, breweries, restaurants, coffee shops, and creative office spaces, making it a popular destination for both locals and tourists. Continued investment from the city, including streetscape enhancements, infrastructure upgrades, and business incentives, ensures that this area will remain a priority for long-term urban growth.

With its central location, municipal backing, and immediate access to the city's cultural and civic institutions, The Herbert is exceptionally well positioned to benefit from Downtown Las Vegas' ongoing transformation into a vibrant hub for innovation and enterprise.

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// AREA PROFILE

LAS VEGAS – ONE OF THE FASTEST GROWING CITIES IN THE U.S.

Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as **The Entertainment Capital of the World**, and is famous for its consolidated casino/hotels and associated entertainment. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

TODAY, LAS VEGAS IS ONE OF THE TOP TOURIST DESTINATIONS IN THE WORLD.

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, sporting events and conventions, which in turn feed the retail and restaurant industries.



55 In 2023, more than **MILLION PEOPLE** visited Las Vegas!