

NOBLES & YANEZ LAW BUILDING

324 South 3rd Street, Las Vegas, NV 89101

AVAILABLE
For Lease



NOBLES &
YANEZ
LAW FIRM

324
S 3 RD STREET



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Listing Snapshot

 **\$1.75 PSF NNN**
Lease Rate

 **\$0.30 PSF**
Monthly CAM Charges

 **±695 - ±1,398 SF**
Available Space

 **Downtown**
Submarket

Property Highlights

- Suites located in the heart of Downtown with recently renovated executive suites
- Ideal for law or insurance use
- Great signage opportunities
- Well maintained office building
- Steps from the Regional Court (less than ½ block) and Federal Court (2 blocks)
- Easy access to I-15 and US-95 Freeways
- Close amenities include: Carson Kitchen, AmeriBrunch Cafe, MTO Cafe, Starbucks, and many more

Property Overview

The Nobles & Yanez Law Firm Building is located at 324 S. 3rd Street in vibrant Downtown Las Vegas. This well-maintained 2-story office building offers approximately ±10,000 square feet of versatile, highly functional space. Built in 1963 and continuously updated, the property boasts an unbeatable location for legal professionals, situated less than half a block from the Regional Court Building and a mere two blocks from the Federal Court Building. With excellent local amenities and great signage opportunities right in the downtown core, this asset provides unmatched convenience and prestige for any growing practice.

Key Demographics

(within a 3-mile radius)

 **±183,256**
Population Size

 **\$71,613**
Ave. Household Income

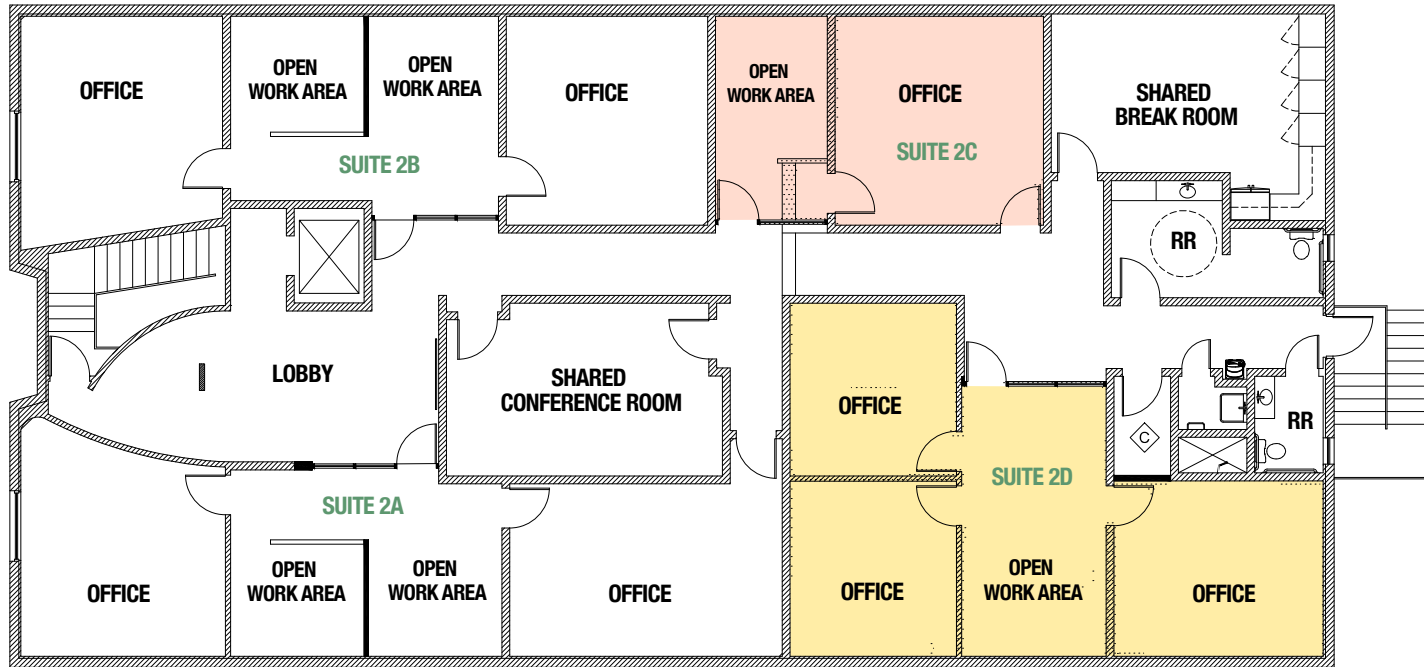
APN 139-34-210-059

Zoning General Commercial (C-2)

Year Built 1963

Property Size ±10,000 SF

Lot Size ±0.16 AC



Rates & CAM Charges

 **\$1.75 PSF NNN**
Lease Rate

 **\$0.30 PSF**
Monthly CAM Charges

Second Floor Details

- Suite 2C
 - Private Offices 1
 - Open Work Area 1
- Suite 2D
 - Private Offices 3
 - Open Work Area 1

Suite 2C Details

 **±695 SF**
Available Space

 **\$1,424.75**
Monthly Rent

 **Immediately**
Availability

Suite 2D Details

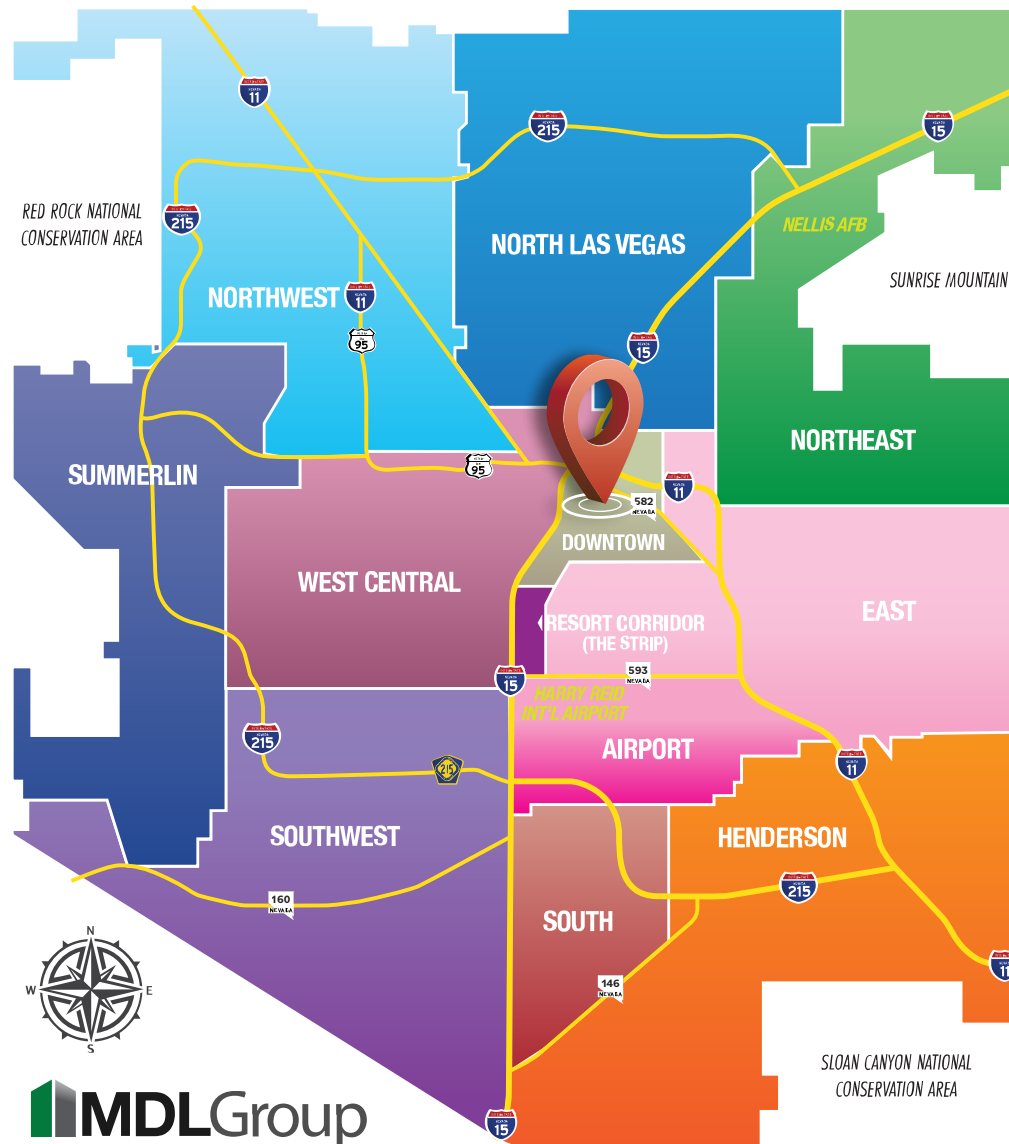
 **±1,398 SF**
Available Space

 **\$2,865.90**
Monthly Rent

 **Immediately**
Availability

Property Photos





Distance to Landmarks

- I-15 FWY: ±0.77 miles
- I-11 FWY: ±1.2 miles
- Harry Reid International Airport: ±5 miles
- The Strip: ±2.15 miles

Nearby Amenities

- Very close proximity (less than a mile) to:
 - Clark County Government Center
 - City Hall
 - Market World Center
 - Las Vegas North Premium Outlets
- ±1.4 miles to both Valley Hospital Medical Center and UMC Hospital Campus
- Blocks away from the major justice courts in the vicinity, including the Las Vegas Justice Court, U.S. District Court, Supreme Court of Nevada, and the Federal Courthouse

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



±7,892

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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City of Las Vegas

Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new ±350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

The City is also bringing new technologies & industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this ±11,000 SF center for established and emerging tech companies developing smart technologies.

Quick Facts

±142

Land Size
(square miles)



641,903

Population
(as of 2025)

4,526

Population Density
(per square mile)



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Market Overview

Downtown Las Vegas

Quick Facts

 **10,476**

Est. Population
(as of 2025)

 **9,480**

Pop. Density
(per square mile)

Synopsis

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Parkway on the east and Sahara Avenue on the south.




The Downtown area is comprised of the following eight districts:

- Fremont East Entertainment
- Arts
- Symphony Park
- Las Vegas Medical
- Civic & Business
- Founders
- Downtown Casino & Resort
- Market Corridor

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Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

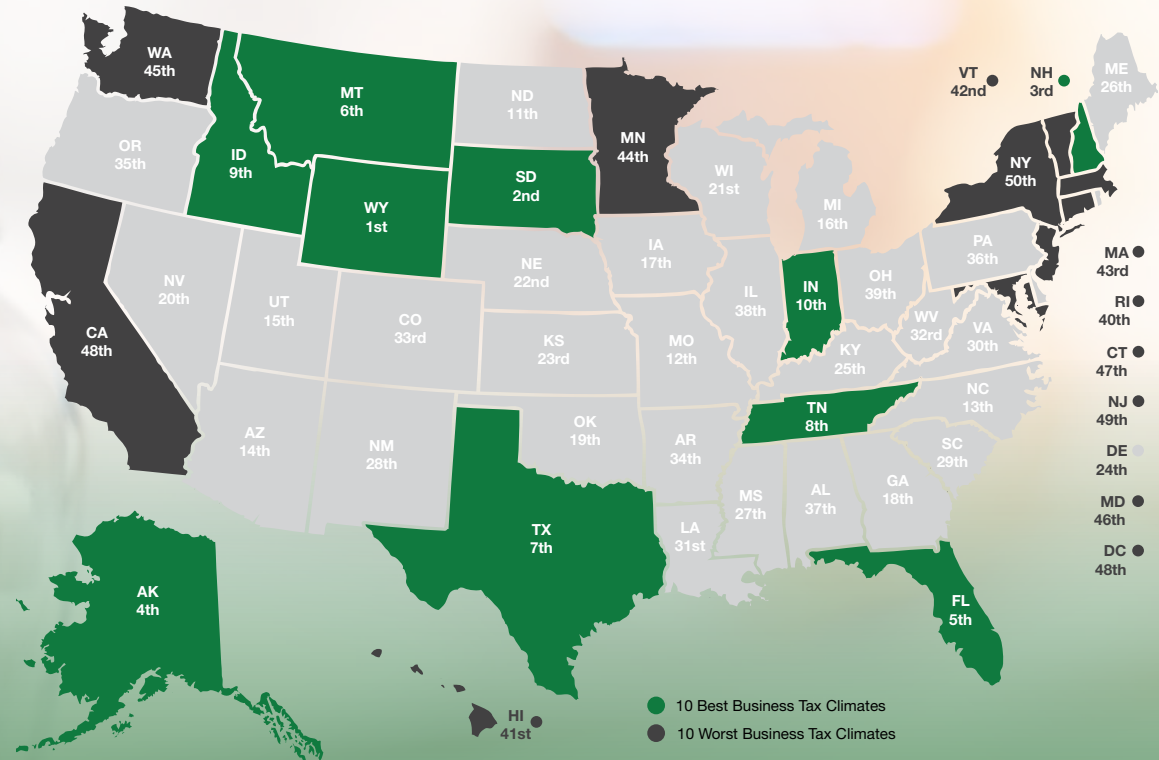
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Market Overview

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas established an Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

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Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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