



AVISON
YOUNG



701 Bridger is located in the heart of downtown Las Vegas and is within walking distance to all courts and an abundance of amenities.

Built in 1984 and renovated in 2004, Bridger Office Building is a 68,714-square-foot, Class-A, eight-story office building in the heart of downtown Las Vegas. Located just one block away from the Downtown Container Park and a variety of downtown's other great dining and retail establishments, this building offers private covered parking, electric vehicle supercharging stations, and mint locker dry cleaning and laundry pick up services.

**1,334 -
3,840**
SF AVAILABLE

4:1,000
PARKING



Location

**701 Bridger Avenue
Las Vegas, NV 89101**

Highlights

- 24 Hour Access
- Covered and surface parking available
- Car charging stations on site
- Mint locker dry cleaning and laundry pick up services

RATE

\$2.25

PSF/MO. FSG

Location

701 Bridger is located on Bridger Avenue, just east of Las Vegas Boulevard. The area is home to Las Vegas City Hall, Clark County Government office, Las Vegas Municipal Courts as well as many office buildings housing law offices and other professionals. Tenants can take advantage of convenient access to U.S. 95 and the I-15 Freeways, as well as multiple retail, business and medical amenities in the surrounding area.

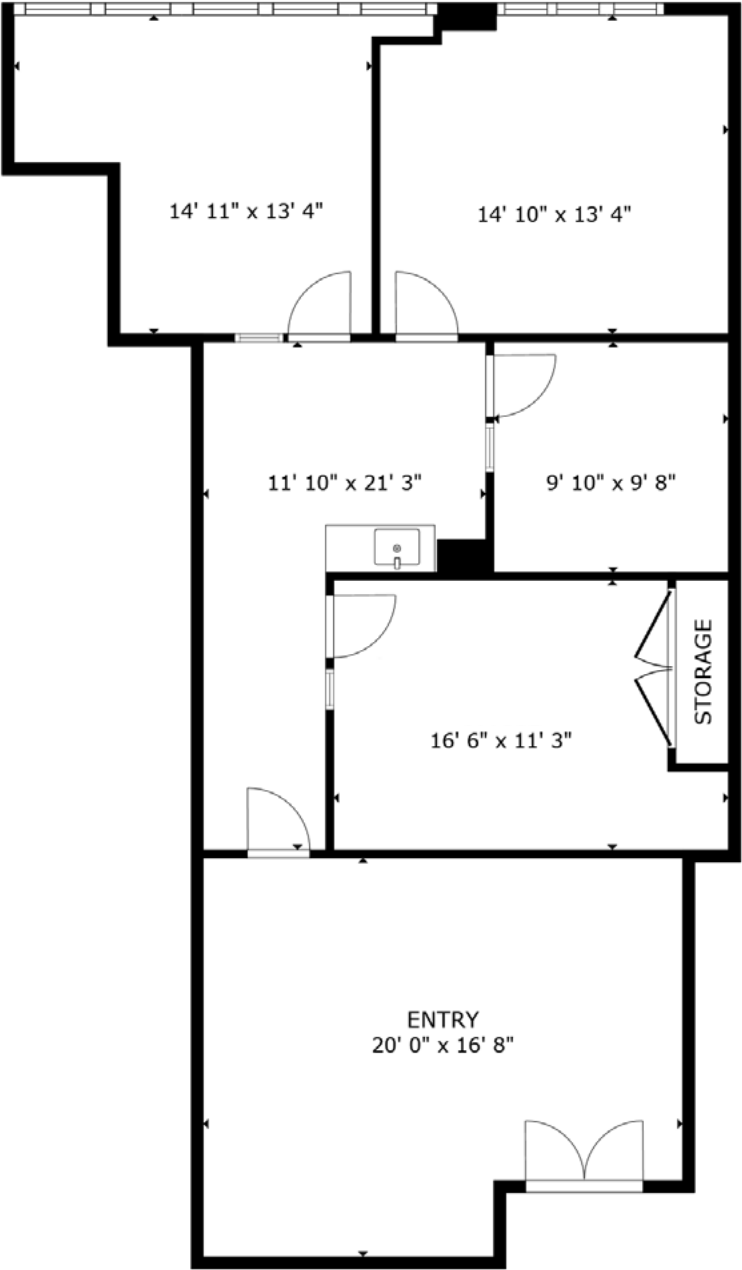


Floor Plan

1ST FLOOR

SUITE 110, ±1,334 SF

VIRTUAL TOUR

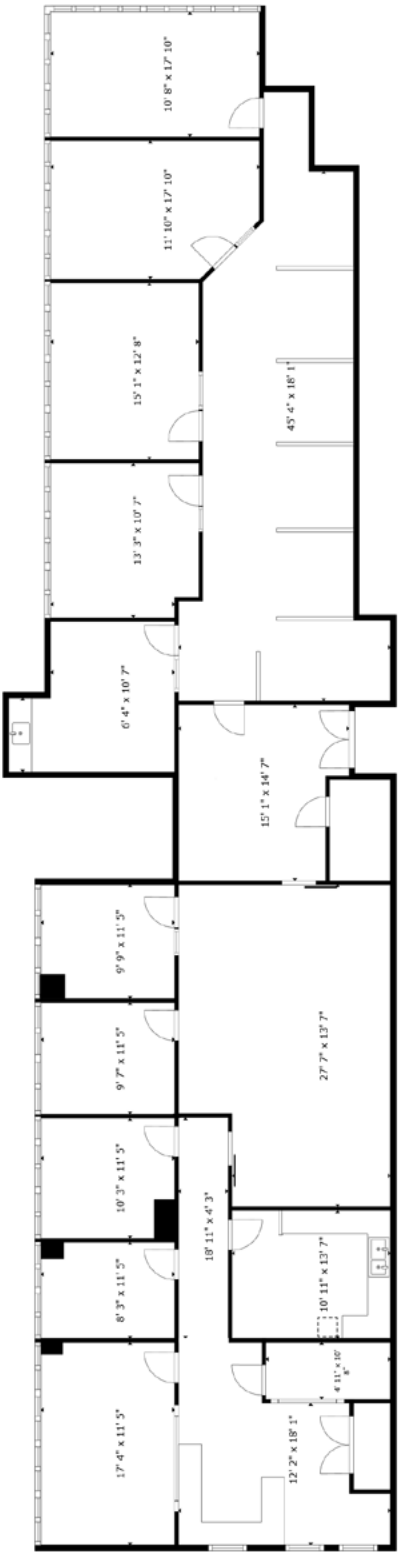


Floor Plan

1ST FLOOR

SUITE 120 - 130, ±3,619 SF

Suites can be demised to Suite 120, 2,535 sf and Suite 130, 1,084 sf



VIRTUAL TOUR

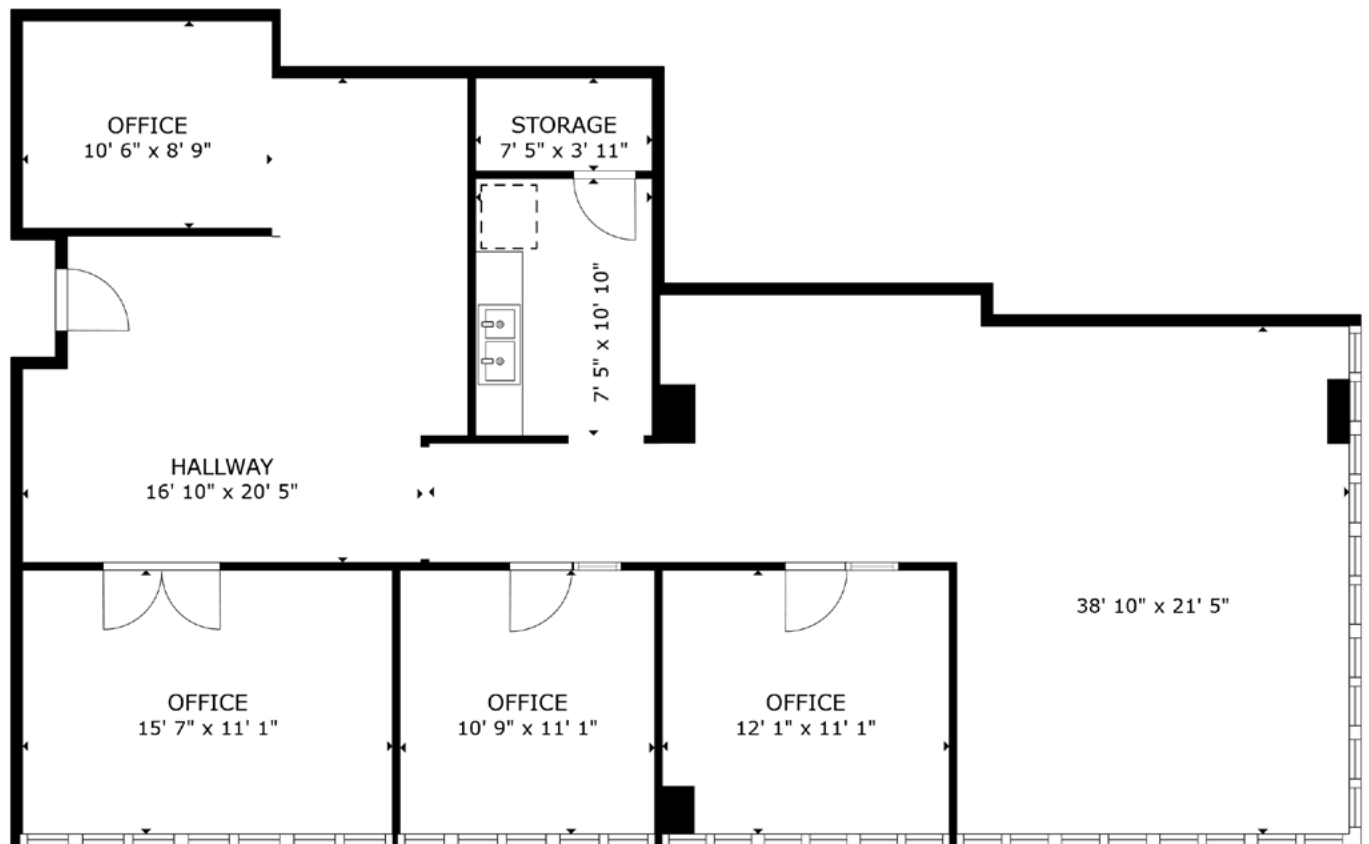
Floor Plan

5TH FLOOR

SUITE 500, ±1,833 SF

Four private offices, storage room, reception area and large open area

VIRTUAL TOUR



Floor Plan

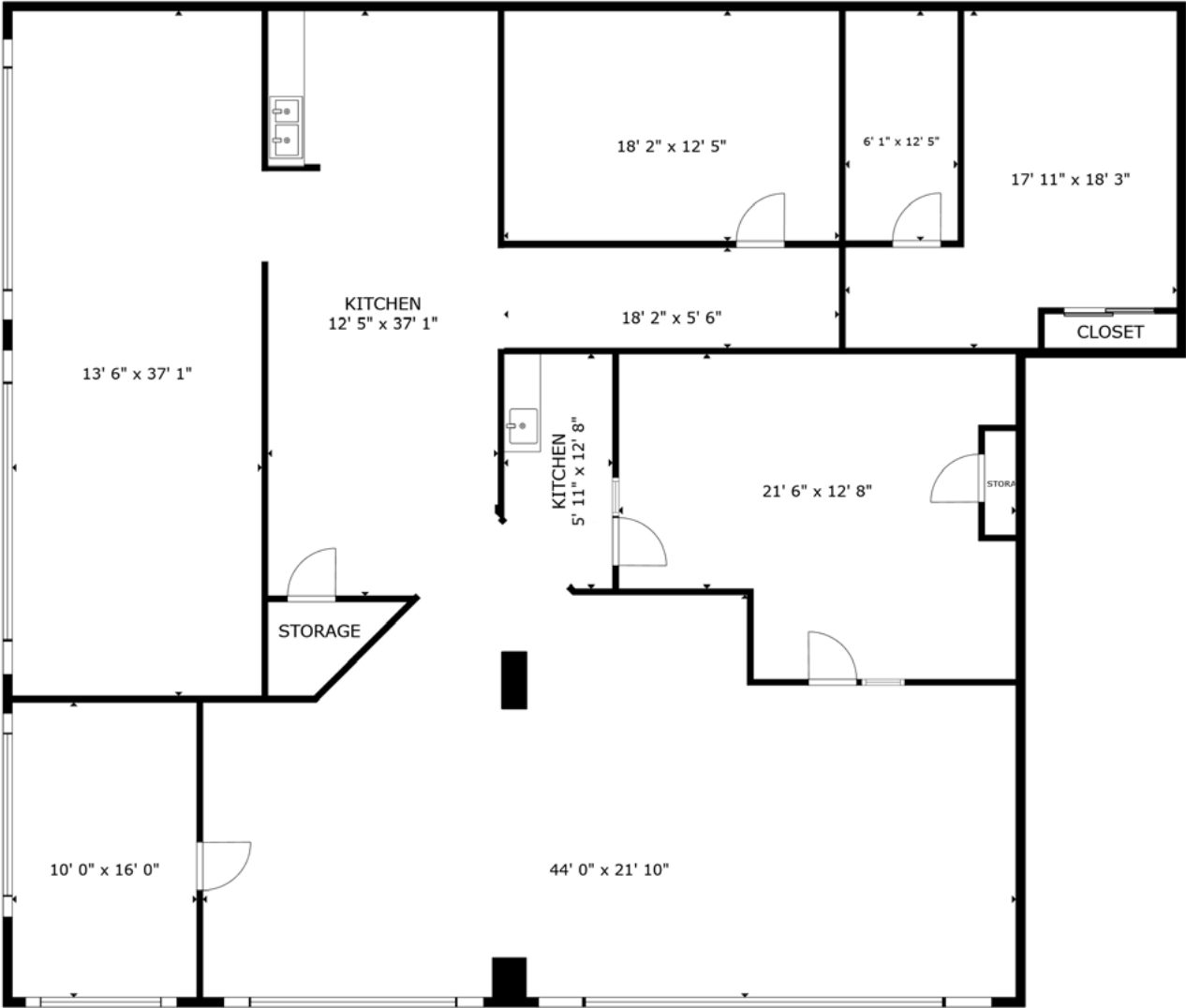
6TH FLOOR

SUITE 690, ±3,840 SF

Fully Built out as Professional Services Office

Office Intensive layout

VIRTUAL TOUR





Amenities

701 Bridger offers easy access to a wide variety of amenities such as Wells Fargo, Bank of America, Chase, Starbucks, Capriotti's, Dunkin, Jimmy Johns, Denny's and many more.





LAS VEGAS, NEVADA

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