

RETAIL FOR LEASE

BANK OF AMERICA PLAZA
300 S. 4th St., Las Vegas, NV 89101



PROPERTY DETAILS

Ground level retail with exterior renovations underway in this well-known building located in the heart of downtown Las Vegas on 4th Street, between Lewis & Bridger. The property is surrounded by several City/government entities, the local service and business sector, the emerging Arts District and Fremont Street. Pedestrian traffic is a great bonus for retail tenants with a daytime population of 16,000 people in a half mile radius. Ground-level retail will accommodate a new tenant mix of national, regional and local concepts. Additional retail and dining options are in high demand at this property and the surrounding area. Existing retailers include Bank of America and Starbucks.

PROPERTY HIGHLIGHTS

- 994 – 9,675 SF available
- Grey & vanilla shell space available
- High daytime population; +/- 16,000 people within ½ mile radius
- On-site customer base (80% office occupancy)
- Patio dining/seating area available
- Visitor parking and validation
- Residential condos to support evening and weekend use



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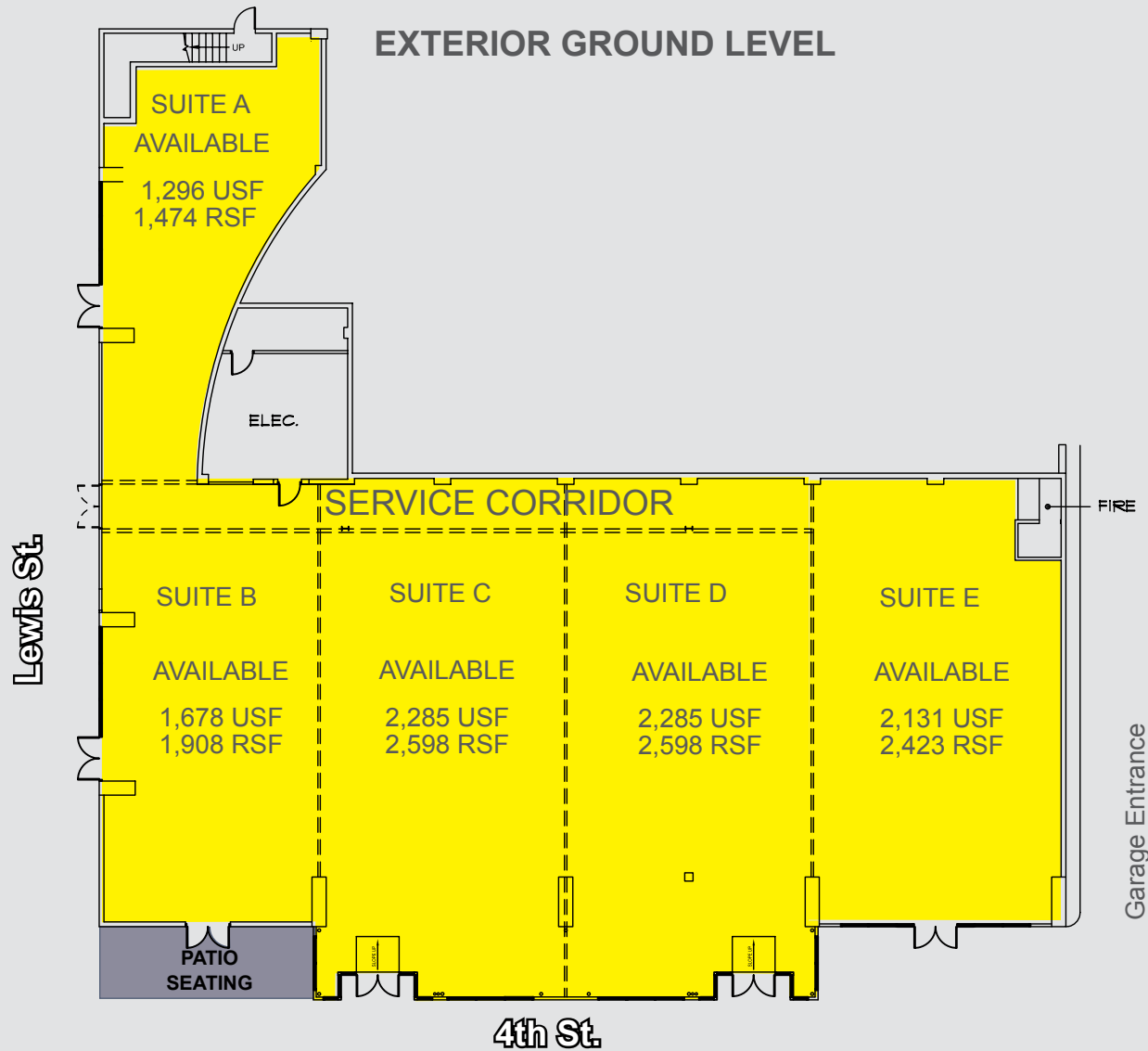
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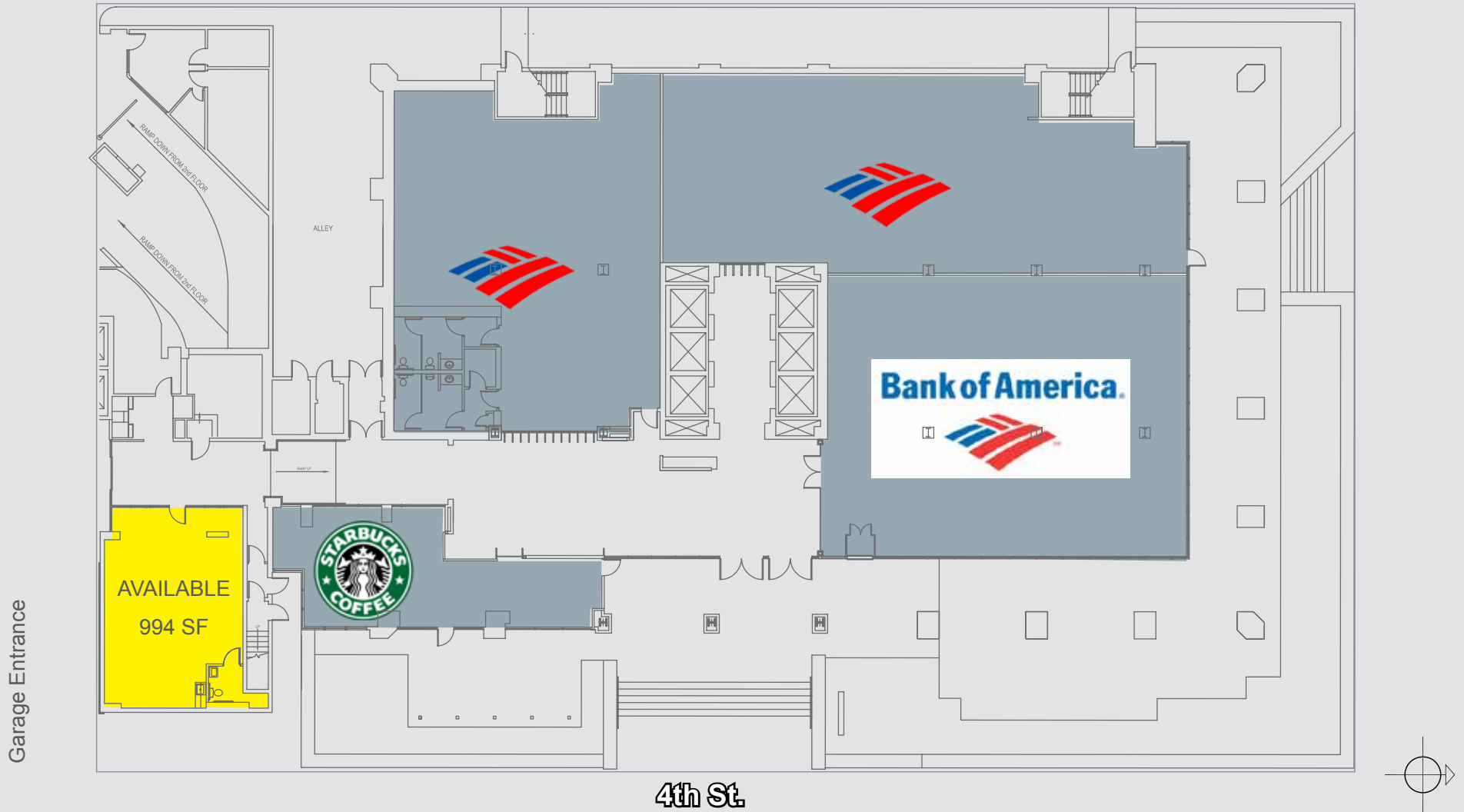
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LOBBY GROUND LEVEL



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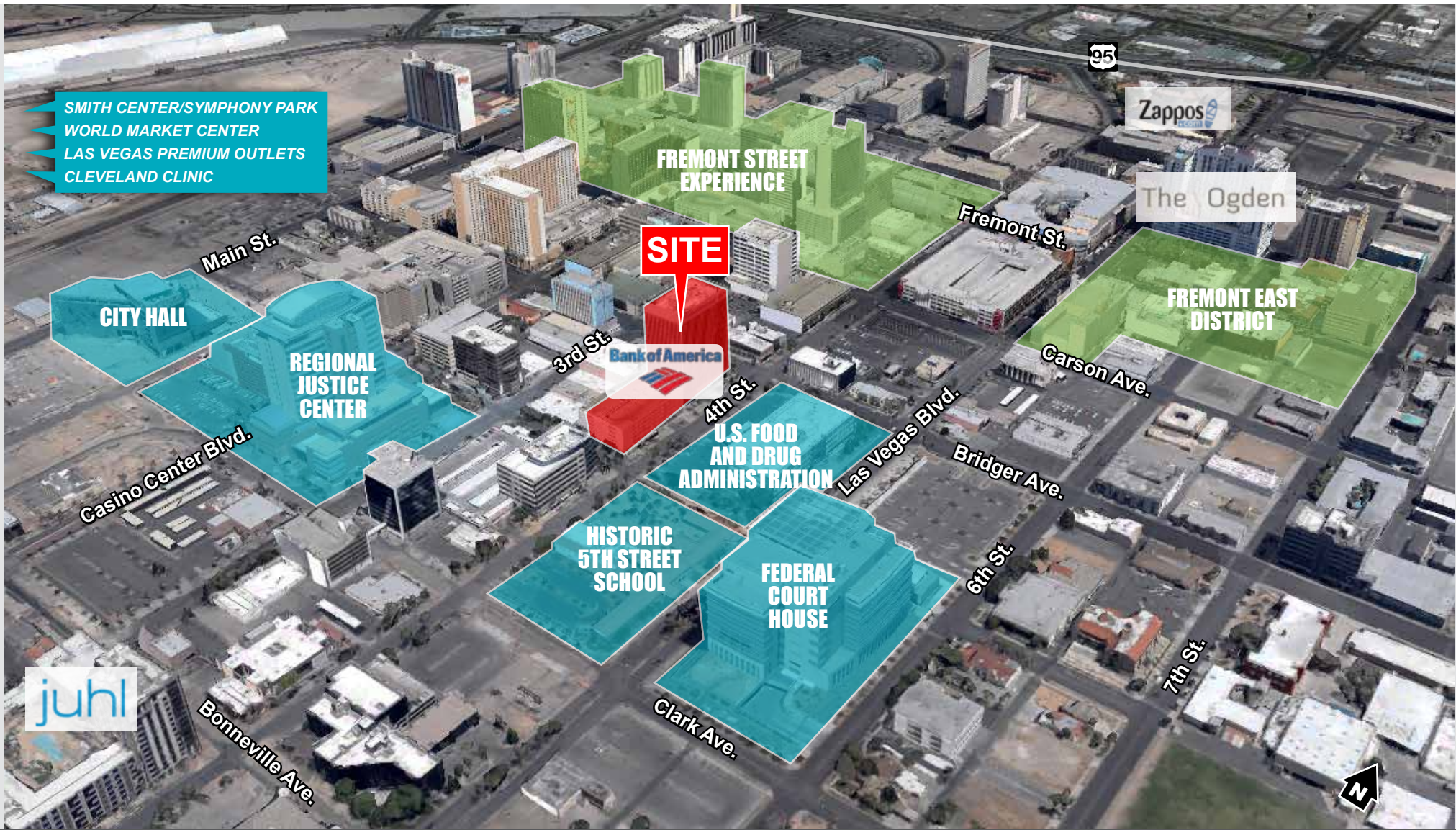
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