



HIGHLY VISIBLE OFFICE BUILDING | LOCATED IN THE HEART OF DOWNTOWN

FOR LEASE

316 E. BRIDGER AVENUE
LAS VEGAS, NV 89101

316 E. Bridger Avenue is a 2 story building in the heart of Downtown located on the hard corner of Bridger Avenue and 4th Street offering walking distance to all the courts and an abundance of amenities. 316 E. Bridger Avenue offers Tenant's one of the best located office buildings perfect for any type of Downtown office user from Law Offices to Tech Companies. Located across the street from the iconic Bank of America Plaza.

BOB HAWKINS

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REALCOMM ADVISORS

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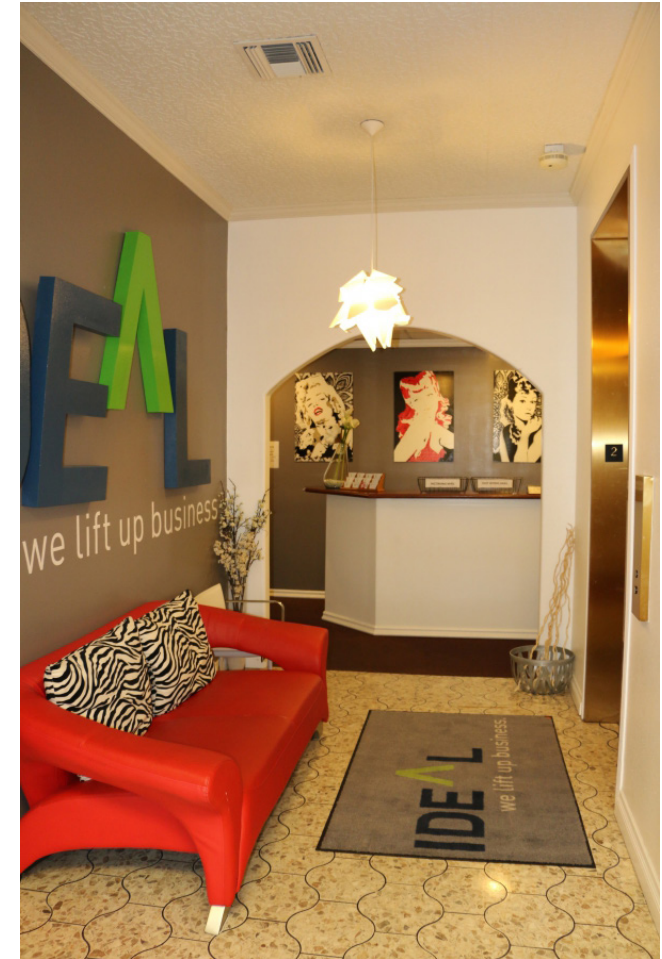


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PROPERTY DETAILS

- 2 Story Office Building
- Located in the heart of Downtown
- Walking distance to all courthouses
- Abundant walkable amenities around the building
- Highly visible location, across the street from Bank of America Plaza
- On-Site FedEx Office
- 3,530 SF± available
- Can be demised down to 2,000 SF±
- Base Monthly Rent: **\$1.10/SF NNN**
- NNN Fees: **\$0.36/SF**



Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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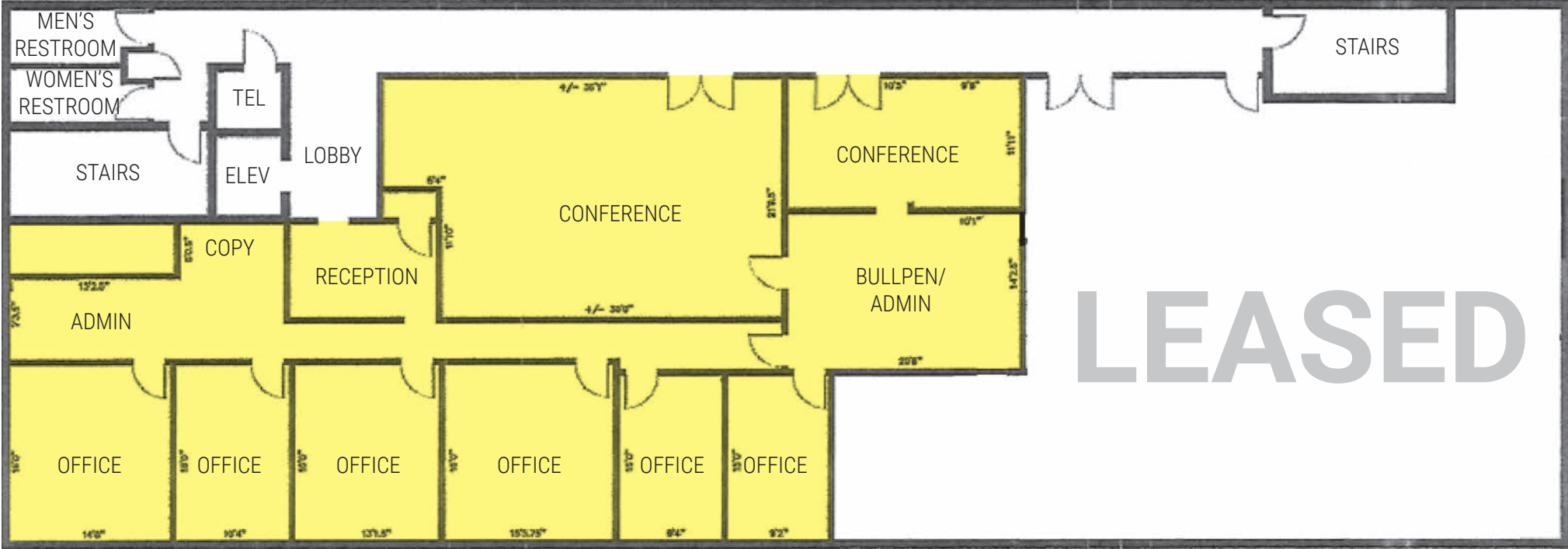
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FLOOR PLAN



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