



### Property Highlights

- 12,922 SF Freestanding Building, demisable to 6,400 SF
- Building Has Great Visibility and Exposure
- Can accommodate up to 10/1000 parking ratio
- Perfect For Any Type Of Use
- Hard Corner of Las Vegas BLVD & Stewart
- Owner will do full remodel for right tenant
- Directly Across From Zappos Headquarters

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## Remodel Plan



### Property Description

300 N. Las Vegas Blvd is located on the hard corner of Las Vegas Blvd and Stewart which is directly across from the old City Hall which is now The Zappos headquarters. This building is 12,922 Square Feet, previously occupied by Stitch Factory the building offers very cool funky flex space. The building offers Tenants an enormous amount of visibility in downtown and endless exposure to downtown traffic.

The building has tons of natural light from windows and skylights, a great cool funky vibe with open exposed ceilings and barrel vaulted ceilings with skylights in the back open area. There is a great open creative vibe with the building. The Layout features 5 large offices, breakroom and conference room up front open work area of ±6,403 SF behind that of open office / showroom / warehouse area in the back. There is plenty of on-site parking, we can accommodate up to 10/1000 parking ratio for the right deal.

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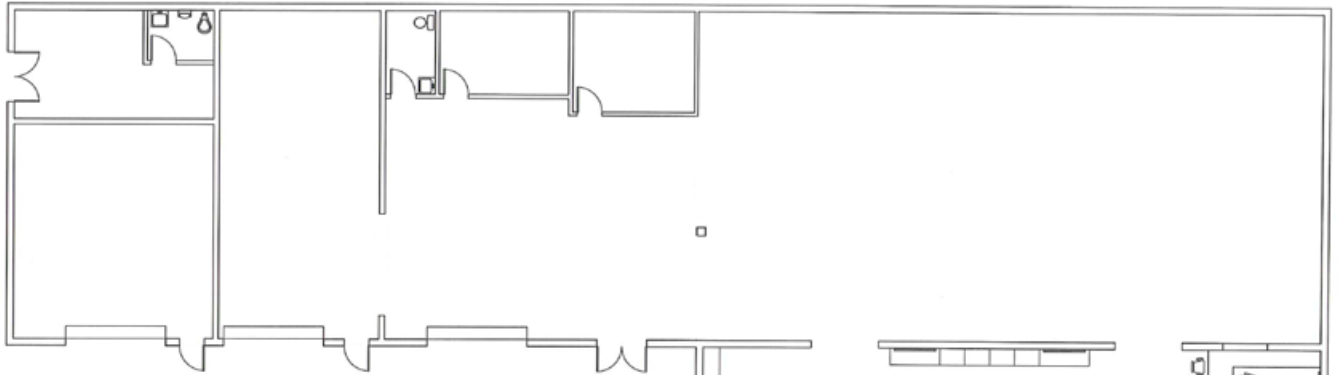
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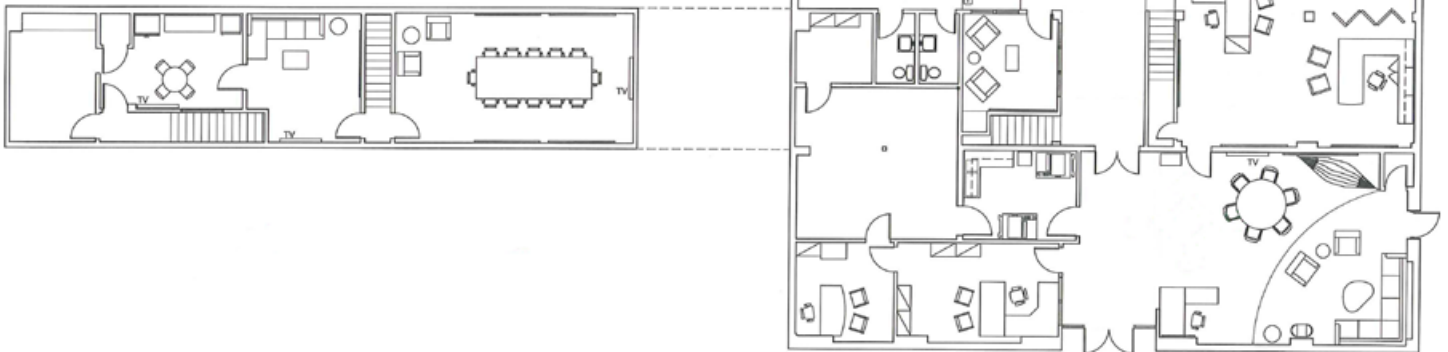
**300 N. Las Vegas Blvd**

**LAS VEGAS, NV 89101**

### Annex Floor Plan



### Upper Level



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