

SKY LAS VEGAS

2700 SOUTH LAS VEGAS BOULEVARD, LAS VEGAS, NV 89109



RETAIL / OFFICE - FOR LEASE

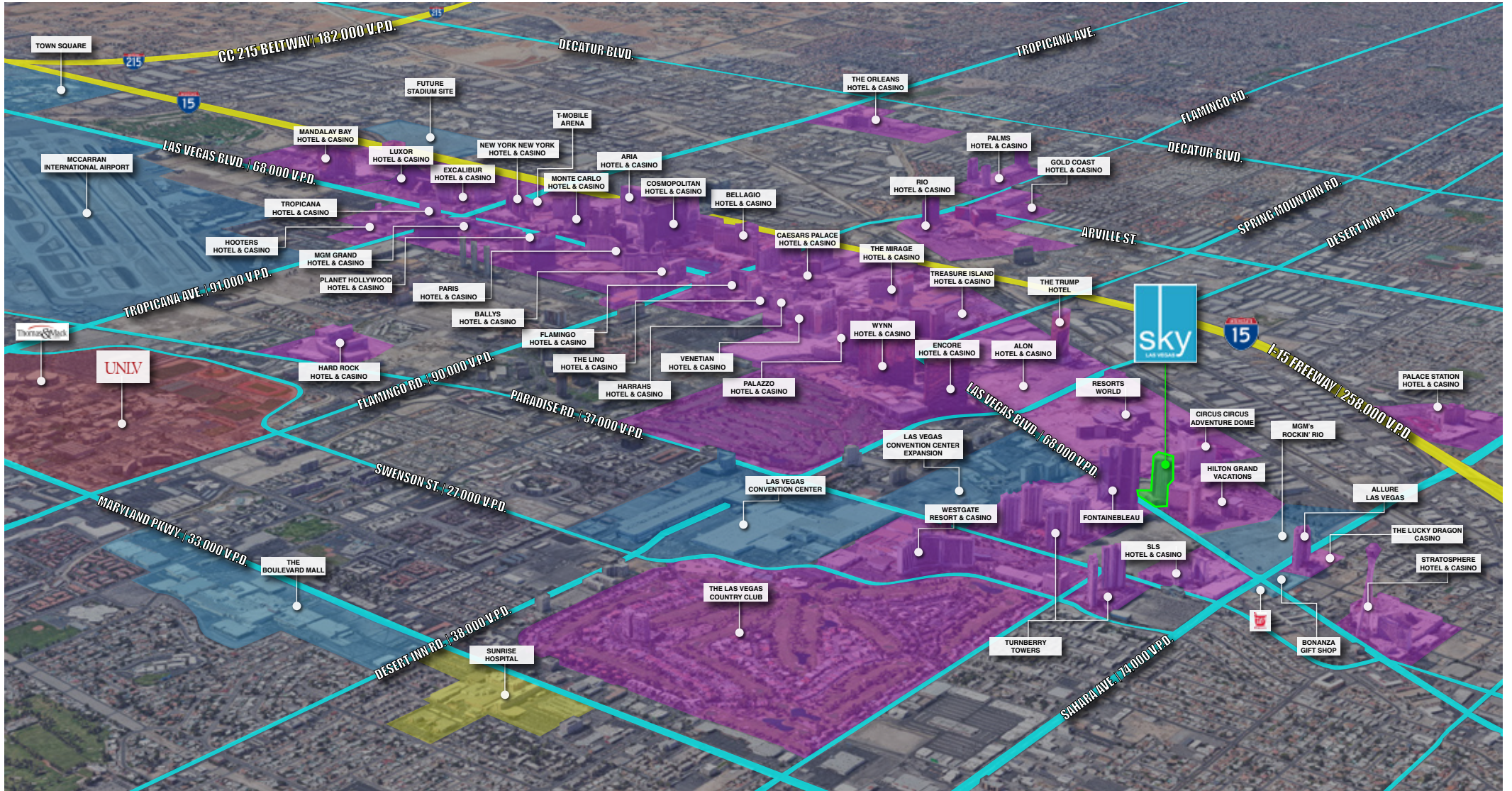
This offering provides the rare opportunity to lease retail/office space on the internationally acclaimed Las Vegas Strip which hosts over 42 million visitors annually. These spaces are located within the Sky Las Vegas luxury condominium tower on the north end of the Las Vegas Strip, in the heart of growing North-Strip development activity. These three spaces sit atop the +/- 14,378 SF CVS Pharmacy which occupies the ground level on Las Vegas Boulevard and total +/- 14,444 SF, +/- 2,926 SF, and +/- 11,840 SF respectively.

With more than 255 SF of Las Vegas Strip frontage and access, there are two entrances from the Strip serving the second and third floors. The retail/office spaces share two floors of dedicated parking, totalling 140 parking spaces, with CVS that are exclusive to the retail/office portion of the development. There is a separate rear drop off and lobby to lead customers and guests to the upper floor retail/office space.

Due to stellar location, the Sky Las Vegas retail/office space enjoys a built-in customer base with over 400 units in the tower above and an additional 1,200 potential tourists directly adjacent to the property in the Hilton Grand Vacation towers. Just south of the property, more than 6,000 hotel rooms are slated for construction at the internationally funded Resorts World; The Lucky Dragon Hotel and Casino has recently completed construction to the north; and Fontainebleau is on the market, with an additional 3,800 rooms planned for construction, directly across Las Vegas Boulevard. Furthermore, demand on the North-Strip will be positively affected by the \$1.4 billion expansion of the Las Vegas Convention Center.

Property Name:	Sky Las Vegas
Address:	2700 S. Las Vegas Blvd. Las Vegas, NV 89109
Total Size:	Commercial - Suite 200: +/- 14,444 SF Commercial - Suite 205: +/- 2,926 SF Commercial - Suite 300: +/- 11,840 SF Total Size: +/- 29,210 SF
APN:	Suite 200: 162-09-616-413 Suite 205: 162-09-616-414 Suite 300: 162-09-616-415
Zoning:	Limited Resort & Apartment (UV)
Year Built:	2007





NORTH STRIP INVESTMENT ACTIVITY



LEGEND

- 1) The Las Vegas Country Club - Recently Announced Discovery Land Company and Wolf Partners purchasing country club.
- 2) SLS - Rooms= 1,324
Starwood (W) - Rooms= 289
- 3) Former Wet'N'Wild site
- 4) Fontainebleau (Currently For Sale)
Rooms= 3,800
Gaming= 95,000 SF
Retail= 300,000 SF
Convention= 400,000 SF
- 5) Las Vegas Convention Center Expansion = 600,000 SF Under Construction (construction costs - est. \$1.4B)
- 6) Wynn's lake project ("Paradise Park")
- Wynn announced the conversion of his golf course into a lake and mile-long boardwalk
- 1,000 new hotel rooms
- 250,000 Sf of meeting space
- Cost \$1.6B
- 7) ALON
Rooms=1,100
Retail= 70,000 SF
- 8) Resorts World
Rooms= 7,000
Retail= 70,000 SF
Gaming= 100,000 SF
Convention= 500,000 SF
Construction should commence in 2017
- 9) Circus Circus Hotel and Casino and surrounding land
- 100 acres (owned by MGM)
- 10) MGM Owned - Rock N Rio Site
- 11) The Lucky Dragon Hotel & Casino (Asian themed) on Sahara adjacent to Allure
- \$373MM project
- 206 rooms
- 19,000 SF casino floor
- 10 stories
- Now open

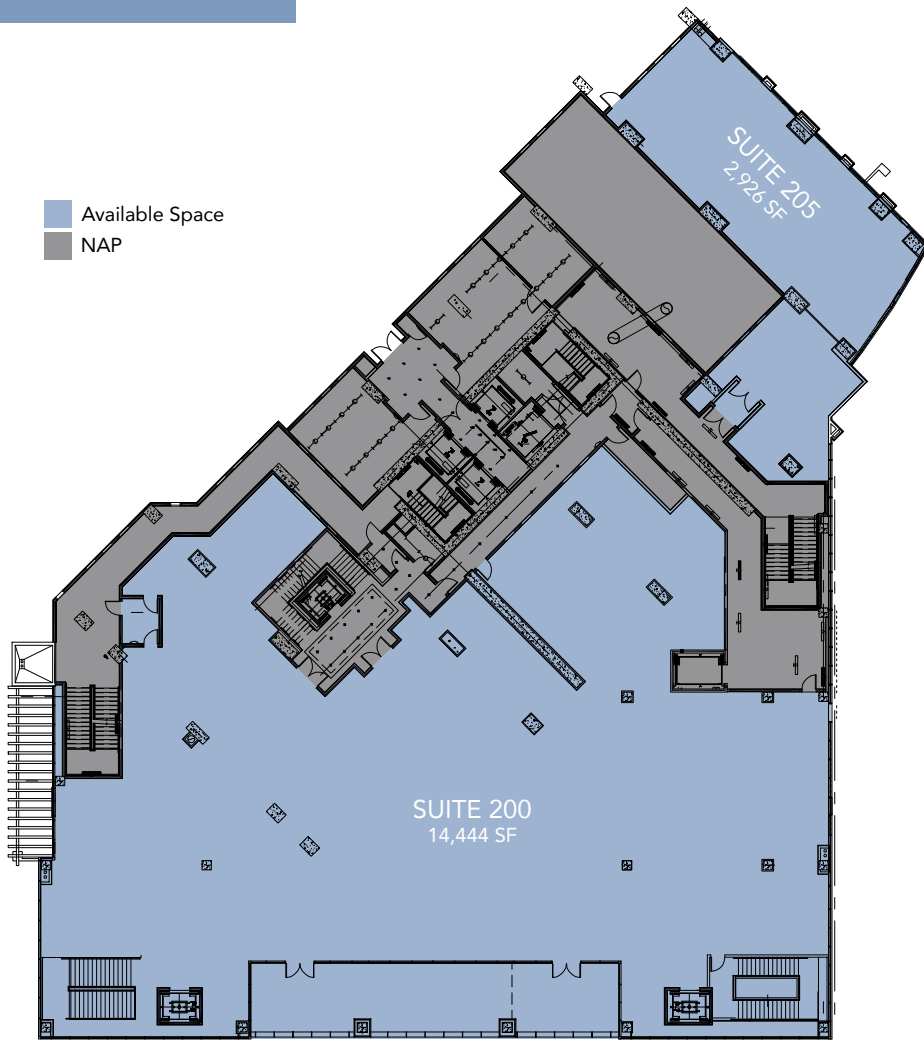


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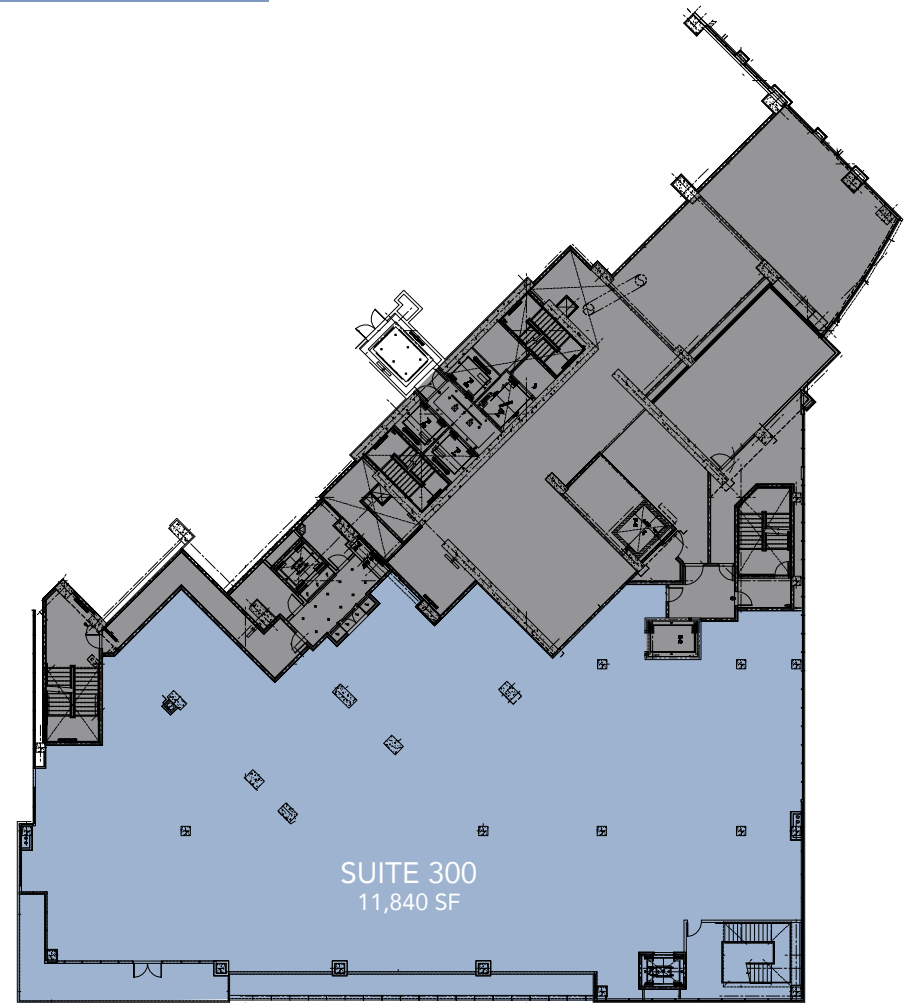


Second Floor



LAS VEGAS BLVD.

Third Floor



LAS VEGAS BLVD.

THE LAS VEGAS STRIP



The Las Vegas Strip is a stretch of South Las Vegas Boulevard in Clark County, Nevada, known for its concentration of resort hotels and casinos. The Strip is approximately 4.2 miles (6.8 km) in length, located immediately south of the Las Vegas city limits in the unincorporated towns of Paradise and Winchester. However, the Strip is often referred to as being in Las Vegas. Most of the Strip has been designated an All-American Road, and is considered a scenic route at night. Many of the largest hotel, casino, and resort properties in the world are located on the Las Vegas Strip. Fourteen of the world's 25 largest hotels by room count are on the Strip, with a total of over 62,000 rooms.

One of the most visible aspects of Las Vegas' cityscape is its use of dramatic architecture and lights. The rapidly evolving skyline and constant modernization of hotels, casinos, restaurants, residential high-rises, and entertainment offerings on the Strip, have established it as one of the most popular destinations for tourists in the United States, and the world.

Historically, the casinos that were not in Downtown Las Vegas along Fremont Street were limited to outside of the city limits on Las Vegas Boulevard. In 1959 the Welcome to Fabulous Las Vegas sign was constructed exactly 4.5 miles (7.2 km) outside of the city limits. The sign is today about 0.4 miles (0.64 km) south of the southernmost entrance to Mandalay Bay (the southernmost casino).

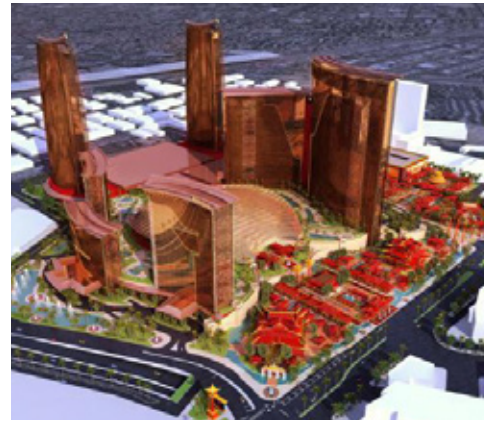
In the strictest sense, "the Strip" refers only to the stretch of Las Vegas Boulevard that is roughly between Sahara Avenue and Russell Road, a distance of 4.2 miles (6.8 km). However, the term is often used to refer not only to the road but also to the various casinos and resorts that line the road, and even to properties that are not on the road but in proximity. Phrases such as Strip Area, Resort Corridor or Resort District are sometimes used to indicate a larger geographical area, including properties 1 mile (1.6 km) or more away from Las Vegas Boulevard, such as the Hard Rock Hotel & Casino, Rio All Suite Hotel and Casino, Palms Casino Resort and Hooters Casino Hotel.



THE LUCKY DRAGON

Lucky Dragon Hotel and Casino is an Asian-themed boutique hotel and locals'-casino located on 2.5 acres of land at 300 West Sahara Avenue, near the Las Vegas Strip.

The Lucky Dragon is adjacent to the Allure Las Vegas high-rise condominium, opened in 2008 by developer Andrew Fonfa. The resort's property was initially planned as the site of a second Allure tower, which was canceled due to poor economic conditions. While selling units in the first tower, Fonfa decided to build a hotel and casino on the adjacent site. The Lucky Dragon was announced in February 2012, and groundbreaking began in May 2015. The resort had a soft opening in November 2016. An official grand opening was held in December 2016.



RESORTS WORLD

Genting paid Boyd Gaming Corp. \$350 million for the Echelon site and will spend between \$2 and \$7 billion over the next few years to build the Asian-themed Resorts World Las Vegas. The initial phase of Resorts World Las Vegas will include 3,500 hotel rooms and a 175,000 SF casino.

Resorts World Las Vegas broke ground in May 2015 on their planned mega resort which will include multiple restaurants and dining options, along with 250,000 SF of retail, more than 500,000 SF of convention space, a theater and outdoor pool amenities. If all goes as planned, Resorts World will complete construction on the north end of the Strip in mid-2018.



THE SLS HOTEL & CASINO

The SLS Hotel & Casino Las Vegas (formerly Sahara Hotel and Casino) is a hotel and casino located on the Las Vegas Strip in Winchester, Nevada. It is owned by Stockbridge Real Estate and also recently features a newly converted W Las Vegas tower adding a luxury component to 289 rooms in addition to the existing 1,324 modern designed rooms.

The hotel was formerly known as the Sahara Hotel and Casino and operated under that name for 59 years from 1952 to 2011. The hotel had 1,720 guest rooms and suites with a casino covering more than 85,000 SF, and sits on 55 acres including the All Net Resort and Arena.

The hotel is the site of the SLS station, the northernmost stop for the Las Vegas Monorail. The SLS anchored the northern end of the Las Vegas Strip. The renovated property reopened in August 2014, after a \$415 million renovation as part of SBE's chain of SLS hotels.



LAS VEGAS CONVENTION CENTER EXPANSION

The Las Vegas Convention Center is about to undergo an \$1.4 billion expansion, the 14th in its history. The expansion is intended to increase the center's meeting space and improve the building's overall design. The 600,000 SF expansion includes 86,000 SF of dedicated meeting space.

The authority has announced plans to expand the direction of the LVCC by creating a Las Vegas Global Business District. Those plans resulted in the announcement for a planned acquisition of the Riviera in February 2015 for \$182.5 million.

CONTACT US

SEAN MARGULIS

Director
702.954.4102
smargulis@logicCRE.com

ADAM MALAN

Director
702.954.4105
amalan@logicCRE.com

DEANA MARCELLO

Senior Associate
702.954.4104
dmarcello@logicCRE.com

ILAN BANNER

Associate
702.954.4137
ibanner@logicCRE.com

OWNER/LICENSEE



Logic Commercial Real Estate

8918 Spanish Ridge Ave., Ste. 100
Las Vegas, NV 89148
O: 702.888.3500
W: www.logicCRE.com
LIC # 20151463033

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