



EXCLUSIVE OFFERING

317 SOUTH 6TH STREET

LAS VEGAS, NV 89101

+/- 10,824

TOTAL SF

Two-Story

SINGLE TENANT OR
MULTIPLE TENANT USE

1992

YEAR BUILT

Parking Garage

+ GUEST PARKING & COVERED PARKING

DOWNTOWN SUBMARKET • OFFICE BUILDING

PROPERTY OVERVIEW

DOWNTOWN LAS VEGAS- OFFICE BUILDING

An exceptional opportunity to acquire a distinctive, vacant office building in the heart of Downtown Las Vegas! Strategically positioned near the federal courthouse, government offices, legal & professional services, restaurants, entertainment & the vibrant Fremont Street district, this property offers an outstanding location for businesses and investors alike. Convenient access to I-15, US-95 & major thoroughfares provides connectivity throughout the Las Vegas Valley.

Featuring ±10,824 SF across two stories, this impressive property offers the flexibility for a signature corporate headquarters, owner-user occupancy or potential multi-tenant configuration. Its location within the **Downtown Las Vegas Opportunity Zone** adds another compelling consideration for investors.

Striking red brick architecture, a dramatic two-story glass entry & distinctive architectural details create an unforgettable first impression. Inside, the versatile floorplan includes a reception area, 9 private offices, 2 conference/training rooms, multiple open bullpen workspaces, 2 kitchens, dedicated IT & copy rooms, 3 restrooms, separate shower stall & washer/dryer closet. Four skylights, 3 stairwells & a small goods lift enhance functionality throughout. Six balcony access points lead to inviting outdoor spaces showcasing impressive Las Vegas Strip & mountain views.

Exceptional parking includes 21 dedicated spaces: a 7-space garage with separate entry & exit points, 6 covered rear spaces & 8 uncovered front spaces, plus street parking & 2 EV chargers.

PRICE	ZONING	APN
\$2,250,000	C-1	139-34-710-005
TOTAL SF	LOT SIZE	PARKING SPACES
+/- 10,824	0.24 Acres	21

PROPERTY FEATURES

- RECEPTION DESK, WAITING AREA, 9 OFFICES, CONFERENCE/TRAINING ROOMS & OPEN WORK AREAS
- TWO (2) KITCHENS, THREE (3) SEPARATE RESTROOMS + SHOWER STALL
- FOUR (4) SKYLIGHTS & SIX (6) ACCESS POINTS TO ENJOY THE BALCONY VIEWS OF DOWNTOWN LAS VEGAS
- SMALL GOODS LIFT/DUMBWAITER
- ATTACHED PARKING GARAGE + COVERED/RESERVED PARKING
- GUEST PARKING + UNLIMITED STREET PARKING
- TWO (2) ELECTRIC CAR CHARGERS

DOWNTOWN SUBMARKET

Strategically positioned within the Downtown Las Vegas Opportunity Zone, just steps from the Federal Courthouse, government offices, professional services, dining & entertainment, with convenient freeway access connecting to the greater Las Vegas Valley.



317 SOUTH 6TH STREET, LAS VEGAS, NV 89101

PROPERTY PHOTOS

Interior & Exterior



1ST FLOOR- ENTRY/RECEPTION/CONFERENCE



2ND FLOOR- OPEN WORKSPACE/OFFICES



RECEPTION



PRIVATE OFFICE



TRAINING/CONFERENCE ROOM



OPEN WORKING AREA



OFFICE W/ BALCONY ACCESS



KITCHEN

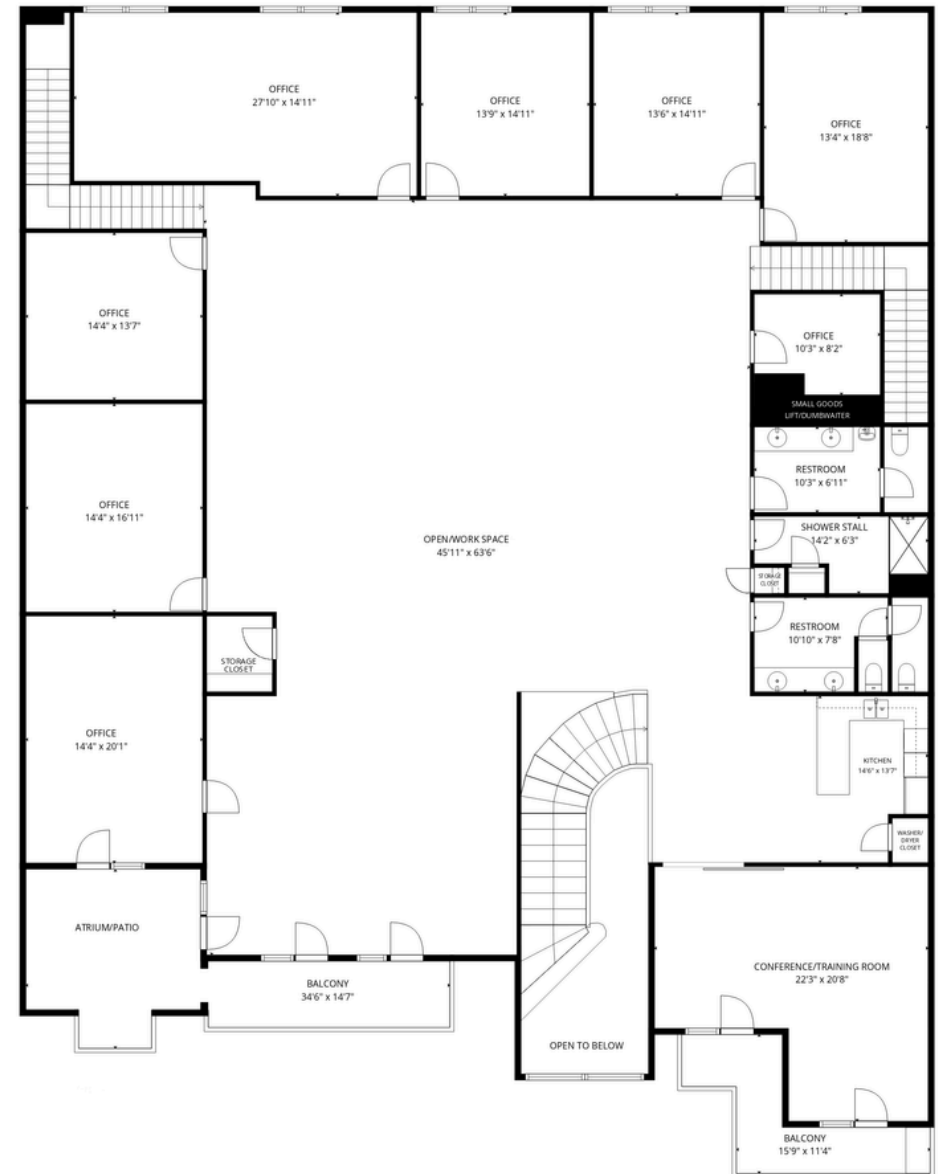
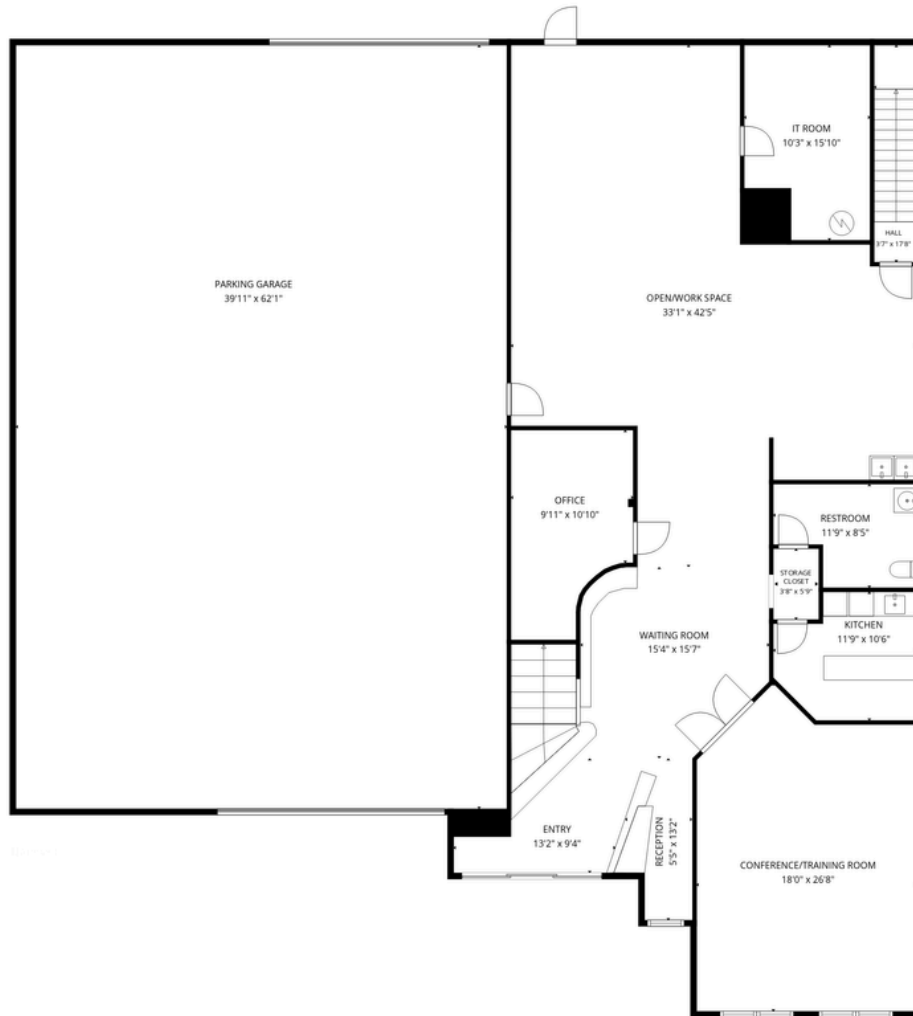


RESTROOM

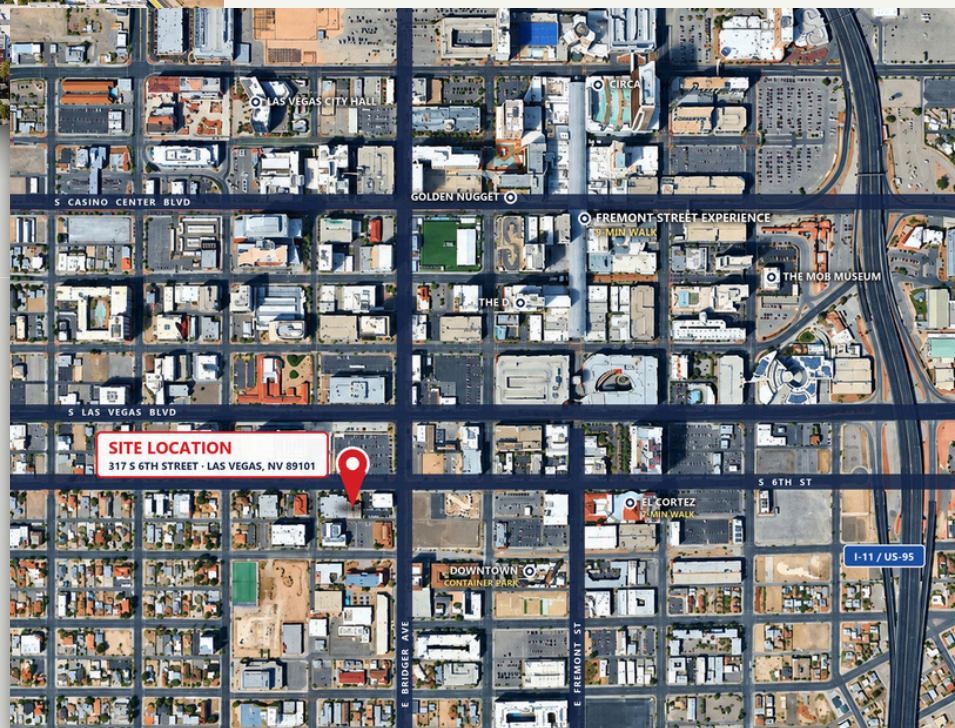
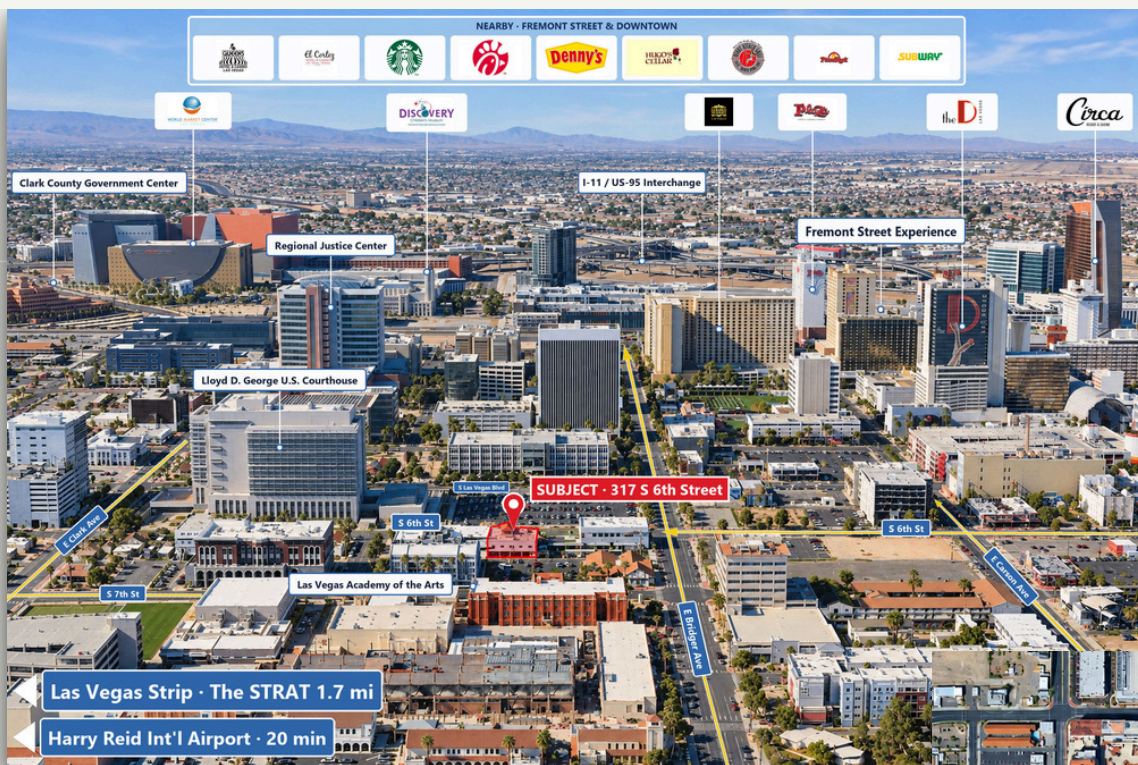


PARKING GARAGE

FLOOR PLAN



AERIAL VIEWS



317 South 6th Street, Las Vegas, NV 89101



For More Information, Please Contact:

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