



CREATIVE OFFICE SPACE --- FOR LEASE



DAPPER
COMPANIES

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THE HERBERT

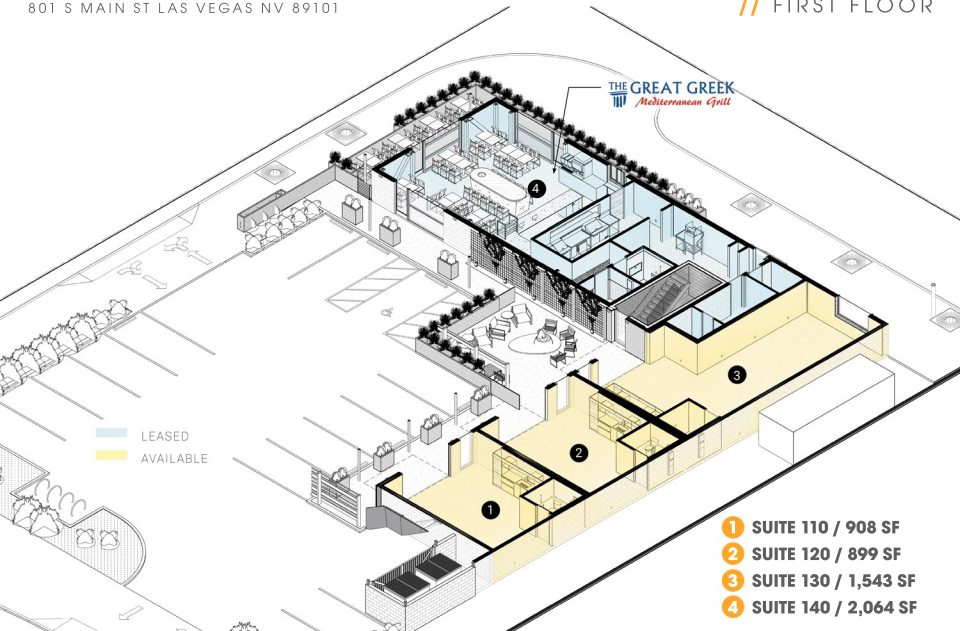
801 S MAIN ST LAS VEGAS NV 89101

899-7,004 SF

THE HERBERT

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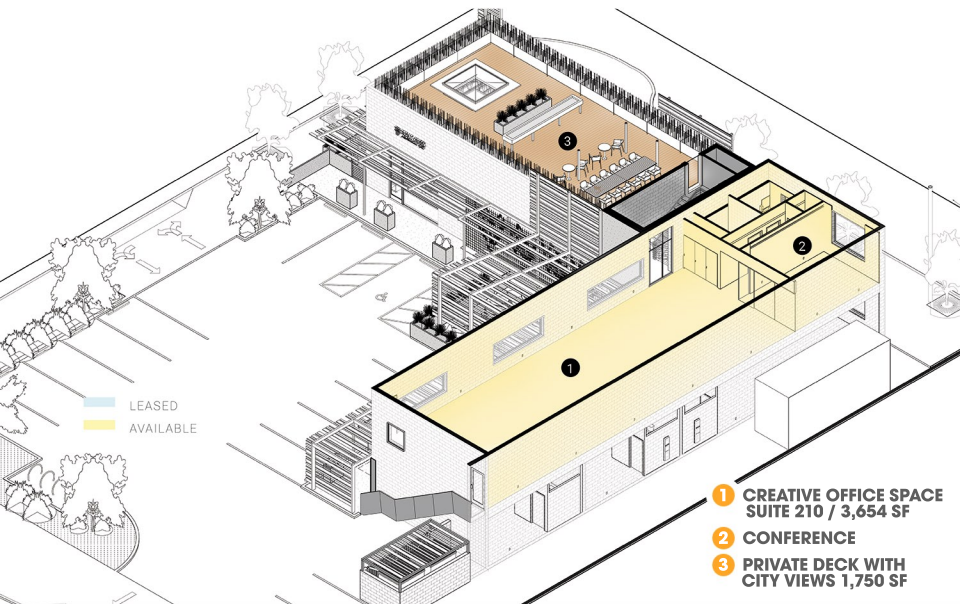
// FIRST FLOOR



THE HERBERT

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// SECOND FLOOR & ROOF DECK



- 1 CREATIVE OFFICE SPACE
SUITE 210 / 3,654 SF**
- 2 CONFERENCE**
- 3 PRIVATE DECK WITH
CITY VIEWS 1,750 SF**

THE HERBERT

801 S MAIN ST LAS VEGAS NV 89101

GASS AVENUE

// SITE PLAN

S MAIN STREET

S 1ST STREET





PROPERTY OVERVIEW:

The Herbert is located at 801 S. Main Street, at the corner of Main and Gass in Downtown Las Vegas. Now leasing turn-key Class "A" creative office space, available first quarter of 2021.

HIGHLIGHTS:

- Creative Office Space from 899 – 7,004 SF
- Onsite Dining – The Great Greek
- Easy Access to the Las Vegas Strip and the I-15 and US-95 Freeways
- Near City Hall, Courthouses, Thriving Retail, Office and Other Government Institutions
- Parking Available For Tenants And Guests

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// RENDERINGS



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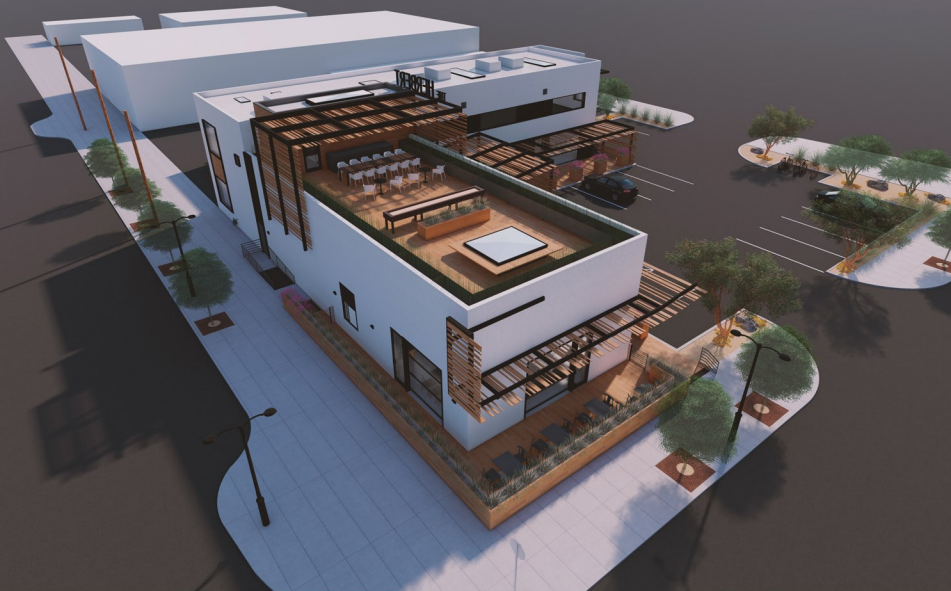
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THE **HERBERT**

801 S MAIN ST LAS VEGAS NV 89101

// AERIAL MAP



THE HERBERT

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// AERIAL MAP

