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VIDEO LINK



Restaurant

FOR LEASE



DAPPER
COMPANIES

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S&L

**201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101**



Property Overview:

Among one of Las Vegas' most historic buildings, 201 S. Las Vegas Blvd. was built in 1975 by famed architects Walter Zick & Howard Sharp, who designed many notable buildings in Las Vegas. Originally known as the Nevada Savings and Loan Association Building, the property is located on the corner of Las Vegas Blvd. and Carson Avenue, just one block south of Fremont Street.

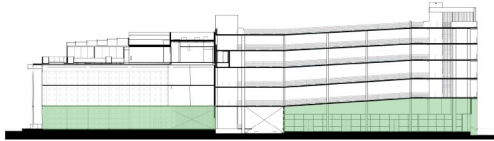
Rooftop (restaurant/bar) available for lease at this iconic building in the heart of Downtown Las Vegas. Building is currently under renovation with landlord completely gutting the rooftop to allow a blank canvas for restaurant users.

Highlights:

- Located in a revitalized area of Downtown Las Vegas. Now preleasing Class "A" rooftop restaurant.
- Conveniently located in the heart of Downtown Las Vegas, the surrounding streets are home to city hall, courthouses, thriving retail and office, and other government institutions. Parking is available for tenants and guests
- 233 (207 paid) parking spaces available.
- Las Vegas Blvd. frontage.
- Easy access to I-15, US-95 freeways and the Las Vegas Strip.

Available Spaces:

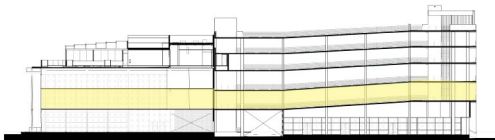
SPACE	SIZE	USE
4th Floor	9,146 SF	Restaurant



PARKING SPACES ON LEVEL 1: 26 PARKING SPACES

E Carson Ave

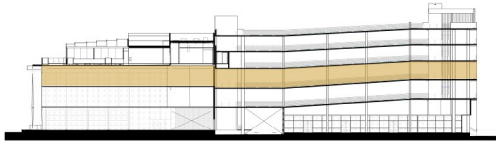




PARKING SPACES ON LEVEL 2: 35 PARKING SPACES

E Carson Ave



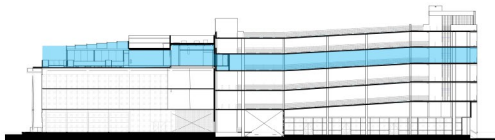


PARKING SPACES ON LEVEL 3: 43 PARKING SPACES

E Carson Ave



LEASED



PARKING SPACES ON LEVEL 4: 38 PARKING SPACES

E Carson Ave





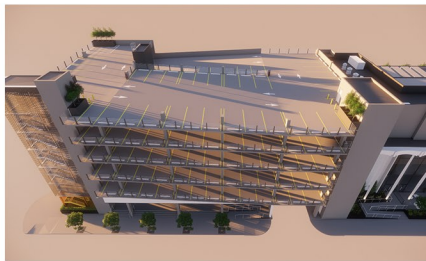
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Renderings

CARSON AVENUE RETAIL



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Rooftop Restaurant



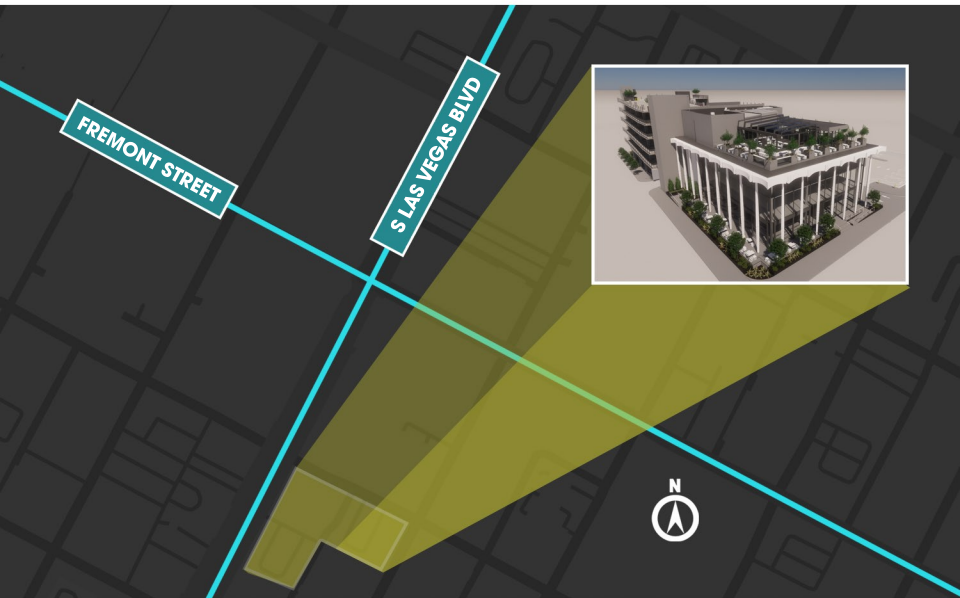
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Aerial Map - Close Up



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