



DAPPER
C O M P A N I E S

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Dapper Companies begins construction at 201 S. Las Vegas Blvd. in Downtown Las Vegas

Ground floor restaurants, adaptive office space, updated postal facility, rooftop restaurant/bar and six-story parking garage planned

LAS VEGAS – Dapper Companies, headed by local real estate developer J Dapper, has begun construction on the 43,913-square-foot office and retail building and 85,429 - square-foot parking garage located at 201 S. Las Vegas Boulevard in Downtown Las Vegas. Last week, Dapper closed on a construction loan of \$19.79 million from Cathay Bank. Core Advisory Partners assisted with the financing package.

Bentar Development is the general contractor on the project that has been designed by Carpenter Sellers Del Gatto Architects.

Big changes are ahead for both the exterior and interior of the building, including the workspaces on the second and third floors. The USPS facility located on the first floor has been designed with a '70s esthetic. The location services the courts and government offices nearby, in addition to Downtown residents and other businesses.

Broken Yolk Café will occupy the restaurant space on the northwest corner of the building with Taco Reforma, Baguette Café and Pachinko Pub taking space on the ground floor of the six-story parking garage. The parking garage, located on the former City parking lot at the corner of Carson Avenue and Sixth Street, will include 220 parking stalls and is the first public parking garage to be built east of Las Vegas Blvd.

“We’ve signed some extraordinary food and beverage offerings for the building,” said Dapper. “We’re working with Randy Corrigan, McKenzie Cox and Barry Tu for Broken Yolk Café and Taco Reforma, Olivier Brouillet for his third location of Baguette Café, and Colin Fukunaga and Mark Evensvold for Pachinko Pub. We’re still looking at several possibilities for the rooftop restaurant/bar that will include a retractable roof, but haven’t yet signed a tenant for this one-of-a-kind space. This is one of our most exciting

projects with so many incredible people involved. I think people will be amazed when they see the finished product.”

The second and third floors of the building will be home to Woven. Woven is a collective workspace solution designed for small to mid-size companies and start-ups. Quietly branded and meticulously crafted—Woven workspaces put the people who work in them first. Designed to reframe what it means to spend a day at the office, Woven’s resident-first, hospitality-focused, ready-to-work environments will be built from the ground up to be responsive, agile and intelligent while also human-centered and breathtaking. Created to inspire, nourish, surprise, and delight, Woven workspaces will make work to feel less like work and more like an invitation to thrive.

Construction is expected to take twelve months to complete.

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, including the Moulin Rouge Hotel (demolished in 2010), The Mint (now part of Binion’s), the First National Bank of Nevada Building on East Carson and Clark High School, among others. It was originally known as the Nevada Savings and Loan Association Building.

Dapper Companies continues to be one of the most active developers in Downtown Las Vegas, having recently purchase the famed Huntridge Theater for \$4 million, adding to his previous investment of nearly \$25 million in the five other commercial real estate properties downtown, including the Huntridge Shopping Center, the building at 630 S. 11th St. (formerly Gamblers Book Shop, now home to Henriksen/Butler), The Herbert at 801 S. Main Street (former Western Cab Bldg.), and 608 S. Maryland Parkway (former home of Mahoney’s Drum Shop).

About Dapper Companies

Dapper Companies is a premier commercial real estate brokerage firm and development company. It builds innovative, thoughtful, retail, office and office/warehouse space throughout Southern Nevada. It also represents landlords, tenants, property owners and investors in buying, selling and leasing commercial property. For more information, visit www.DapperDevelopment.com.

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