



CREATIVE OFFICE SPACE --- FOR LEASE



DAPPER
COMPANIES

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THE HERBERT

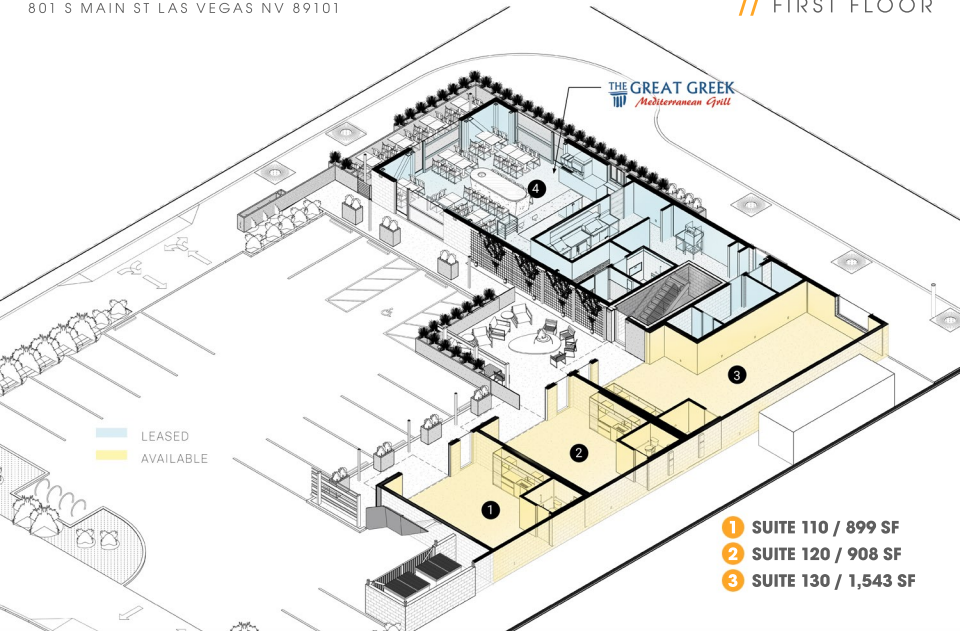
801 S MAIN ST LAS VEGAS NV 89101

899-7,004 SF

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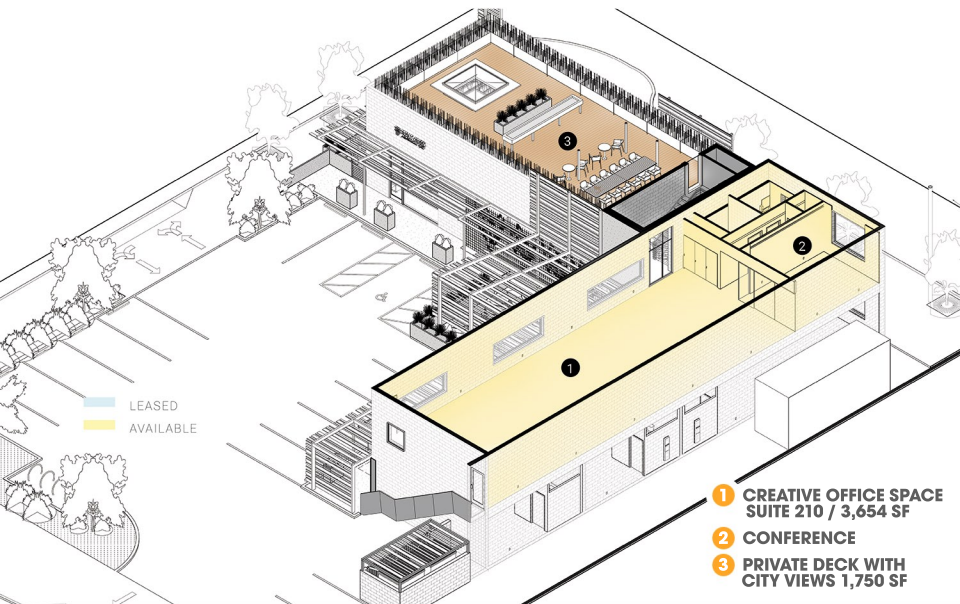
// FIRST FLOOR



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

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GASS AVENUE

// SITE PLAN

S MAIN STREET

S 1ST STREET





PROPERTY OVERVIEW:

The Herbert is conveniently located at 801 S. Main Street at the corner of Main and Gass in a revitalized area of Downtown Las Vegas. Now leasing turn-key Class "A" creative office space, adjacent to the Great Greek Mediterranean Grill. This historic building is named after Herbert Tobman, founder of Western Cab, who previously occupied the building. The space has been being completely renovated and ready for immediate occupancy.

HIGHLIGHTS:

- Onsite dining - The Great Greek Grill
- Private deck for office tenants with BBQ grill and incredible city views
- All suites have private kitchens and bathrooms
- Parking available for tenants and guests
- Indoor and outdoor Wifi
- Near City Hall, courthouses, thriving retail, office and other government institutions
- Located in Downtown Las Vegas - close to The Strip, I-15 and US-95 Freeways



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// RENDERINGS



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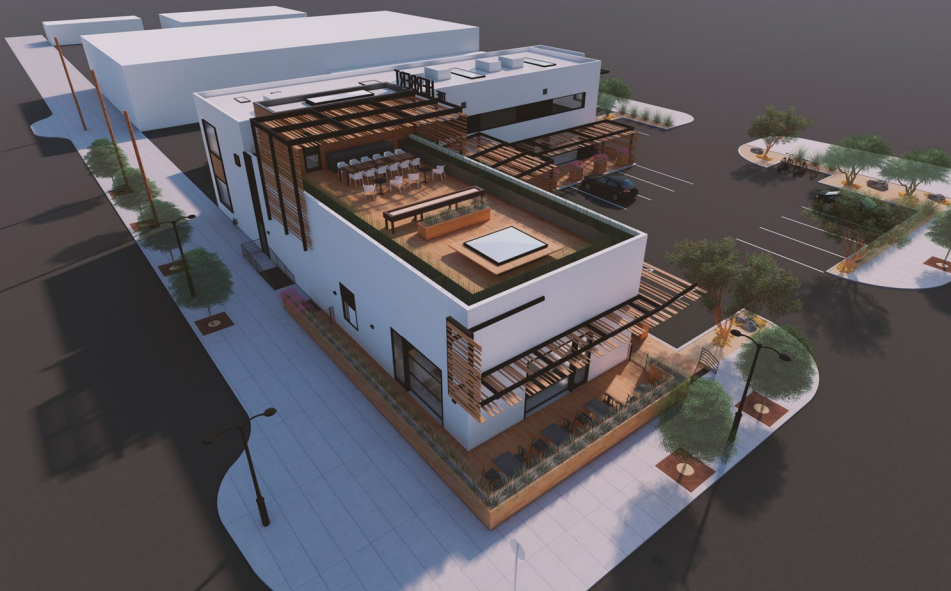
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THE **HERBERT**

801 S MAIN ST LAS VEGAS NV 89101

// AERIAL MAP



THE HERBERT

801 S MAIN ST LAS VEGAS NV 89101

// AERIAL MAP



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// AERIAL MAP

