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Rooftop 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.

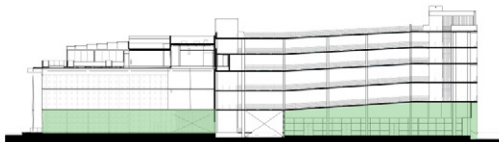
Rooftop (restaurant/bar) with retractable roof, available for lease at this iconic building in the heart of Downtown Las Vegas. Building is currently under renovation and expected to be completed early 2024.

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.
- 225 parking spaces available.
- Las Vegas Blvd. frontage.
- Easy access to I-15, US-95 freeways and the Las Vegas Strip.

Available Spaces:

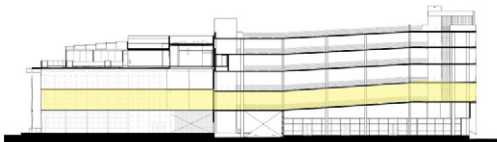
SPACE	SIZE	USE
4th Floor	10,103 SF	Restaurant



PARKING SPACES ON LEVEL 1: 26 PARKING SPACES

E Carson Ave

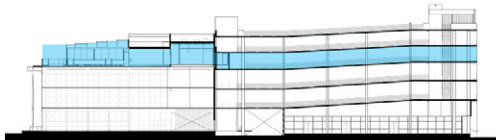




PARKING SPACES ON LEVEL 2: 35 PARKING SPACES

E Carson Ave





PARKING SPACES ON LEVEL 4: 38 PARKING SPACES

E Carson Ave





FLOOR PLAN

Plan Level Roof

Legend

Program

- 01 Exit Stairs
- 02 Employee Restroom
- 03 Dry Storage
- 04 Trash Enclosure
- 05 BOH Office
- 06 Elevator (Main entrance to rooftop)
- 07 Kitchen
- 08 Entrance Processional Feature
- 09 Bar & Lounge
- 10 Private Dining Room
- 11 Hostess
- 12 Outdoor Bar & Lounge
- 13 Outdoor Dining
- 14 Outdoor Lounge & Fire Pits
- 15 Main Dining Room
- 16 Men's Restroom
- 17 Women's Restroom
- 18 Parking Garage Entrance
- 19 Mopsink & Roof Ladder
- 20 Storage

Square Footage: 10,103 SF

Total Indoor Bar Seating	17
Total Indoor Dining Seating	108
Total Outdoor Bar Seating	5
Total Outdoor Dining Seating	84
Total Outdoor Lounge Seating	18

Total Seating Capacity 232

- Front of House
- Bar
- Support
- Back of House / Kitchen
- Patio/Outdoor



SCALE (F) NTS





