



FOR LEASE

**Seven (7) ±250 SF COMMERCIAL SUITES
NEWLY RENOVATED**



**1418 South 3rd ST
Las Vegas, NV 89102**

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Property Snapshot



±250 - ±1,750 SF
Available SF



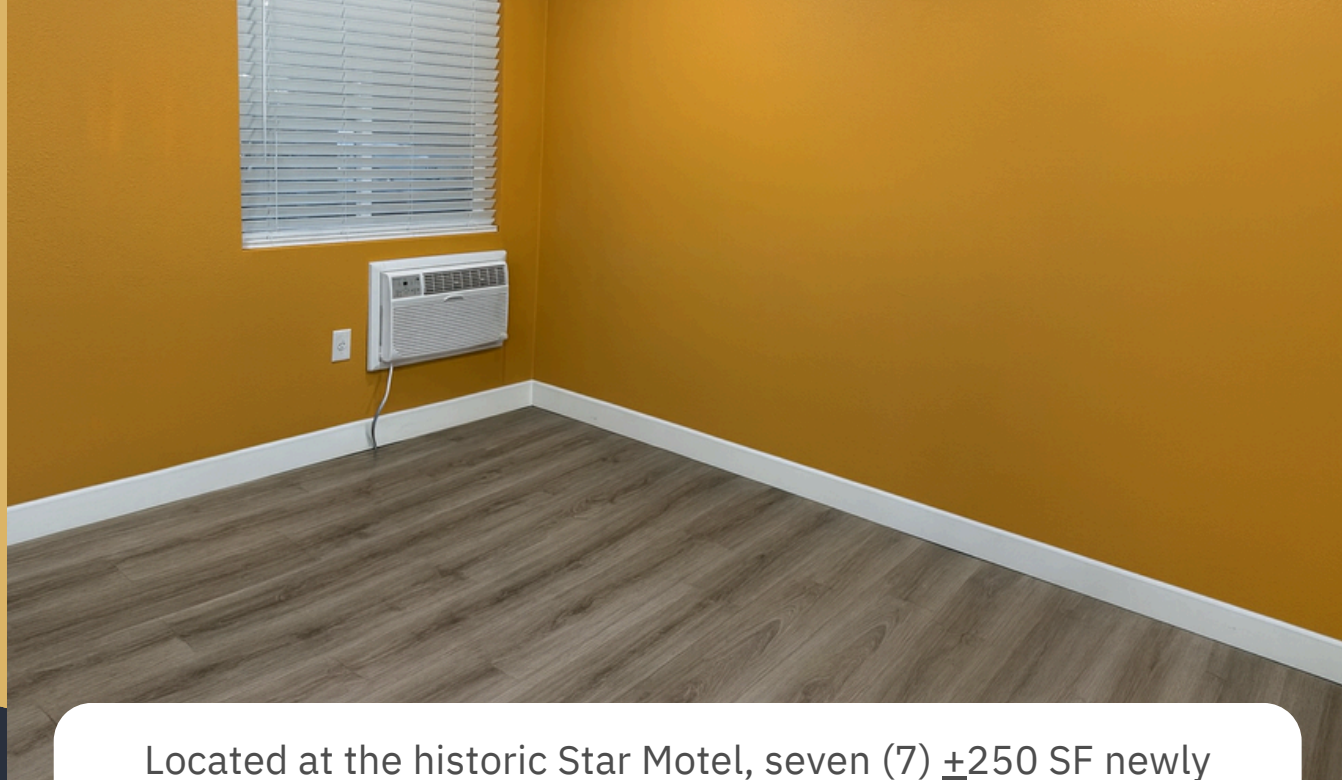
\$1,500 FS / Unit
Monthly

Property Highlights

- **Renovated:** Modern finishes create a fresh, professional atmosphere.
- **Full-Service Lease:** One payment covers all operating expenses.
- **Gated with 24-Hour Surveillance:** Enhanced security ensures peace of mind for tenants and visitors.



The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Located at the historic Star Motel, seven (7) ±250 SF newly renovated suites are available for long-term commercial lease.



Vicinity Map

1418 S 3rd St has 7 fully renovated ± 250 SF one-story commercial spaces with updated kitchenettes, bathrooms, flooring and paint. Offered on a Full-Service lease so tenants can focus on their business; it's located near the Las Vegas Strip, this affordable, move-in-ready unit is ideal for professional or creative users seeking a functional and convenient workspace.

10 minute walk



11 Restaurants/Bakeries



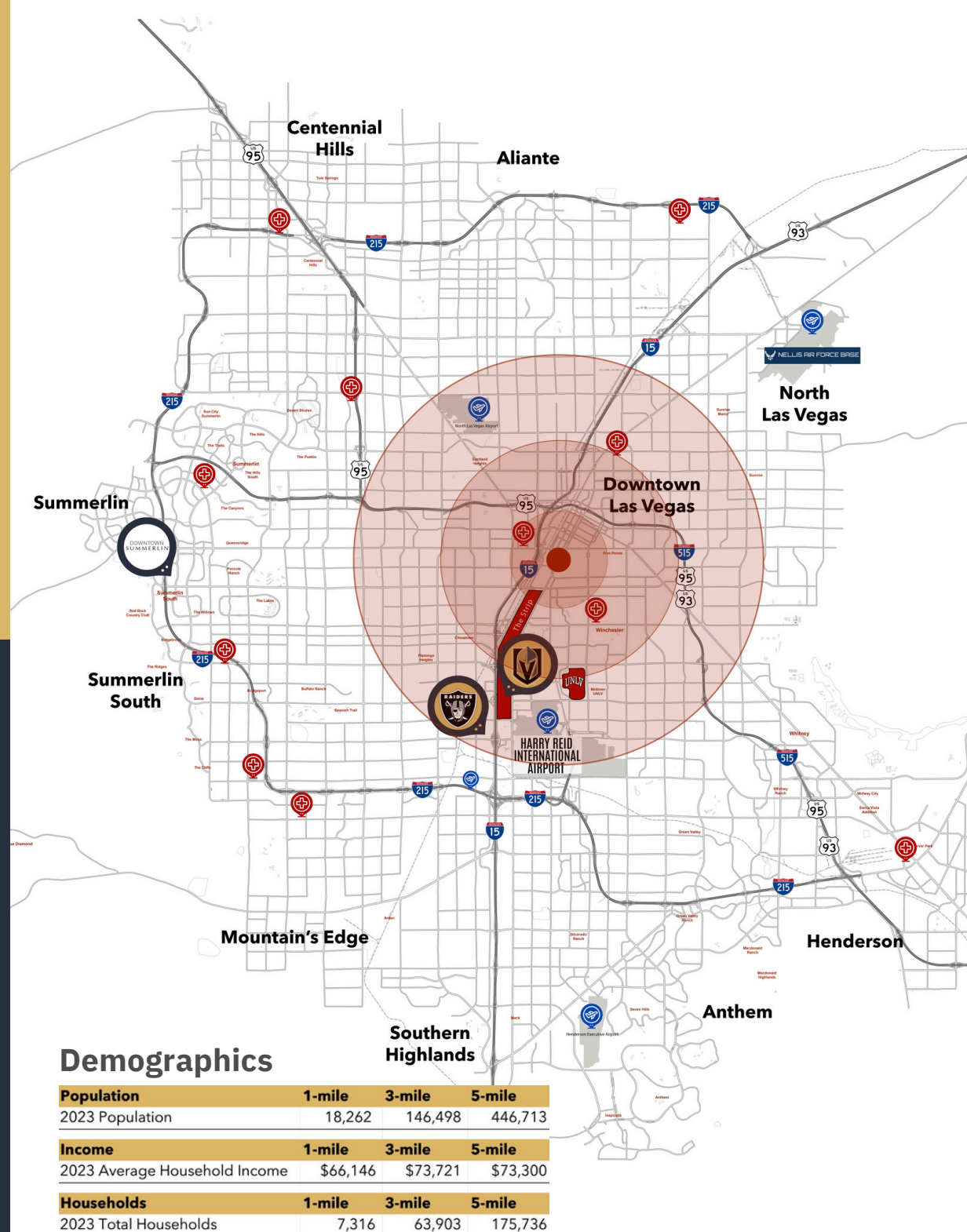
7 Coffee/Tea



17 Bars/Taverns



17 Shops/Boutiques

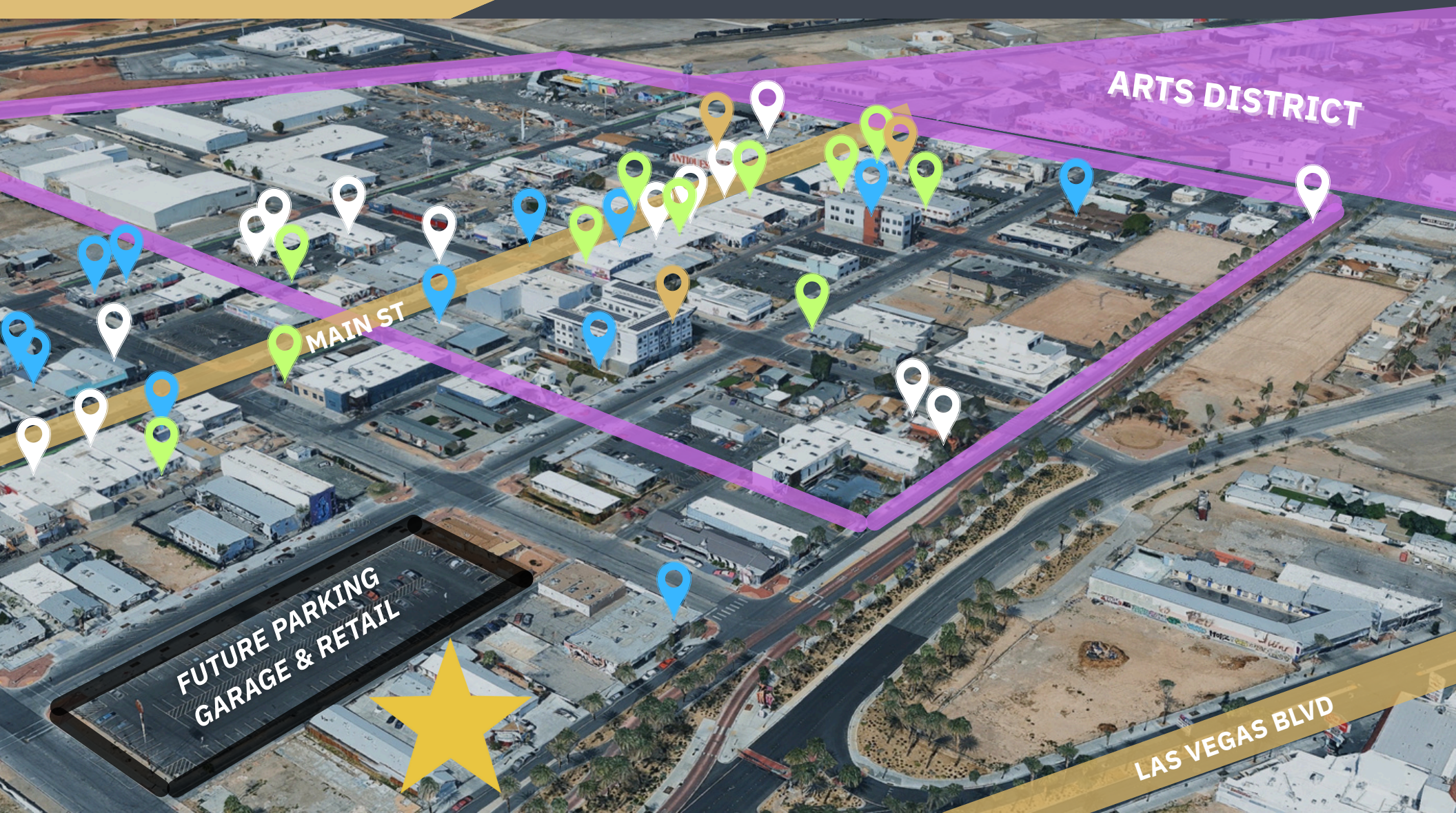




10,000 SF OF RETAIL SPACE

is being built under a 500 spot parking garage to meet growing demand. Retail can range from more hidden gem food spots to new clothing. Along with retail new public art installations will add to the district's ongoing growth and creative character.

Aerial Map



Coffee/Tea



Shops/Boutiques



Restaurant/Bakery



Bars/Taverns



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