

FOR LEASE

1604 S COMMERCE ST, LAS VEGAS, NV 89102

± 2,800 SF | SECOND FLOOR OFFICE SPACE

PRIME LOCATION IN THE LAS VEGAS ARTS DISTRICT



OFIR BARASHY
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Property Snapshot



±2,800 SF
Available SF



\$1.25/ SF
Lease Rate



\$0.10/ SF
NNN

Property Features

- Central heating and cooling
- Two brand new HVAC units
- Low rent for the area
- Prime location in the Arts District
- On site parking available
- Downtown Business Assistance Program available to eligible tenants

[\[Program Info Link\]](#)

 **BARASHY GROUP**

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.



Rare opportunity to secure affordable, character-rich office space in the heart of the Las Vegas Arts District, one of the most rapidly evolving neighborhoods in the city.



VIDEO TOUR



Meet Your Neighbors



Tap N Ash Social Club



The Wine Garden



Naakiti Floral Design



Arts District Food Park
(coming soon)

Retail Map



Coming Soon Nearby



The Container Distrikt

1561 S Commerce Street, Las Vegas, NV

The Container Distrikt is a first-of-its-kind activated alley concept inspired by popular European market districts, featuring eight stand-alone structural steel buildings with spaces ranging from 300 to 2,400 square feet. The development is designed to create a dynamic, communal atmosphere complete with string lights, lush landscaping, live music potential, and shared common area seating.

Arts District Parking Garage

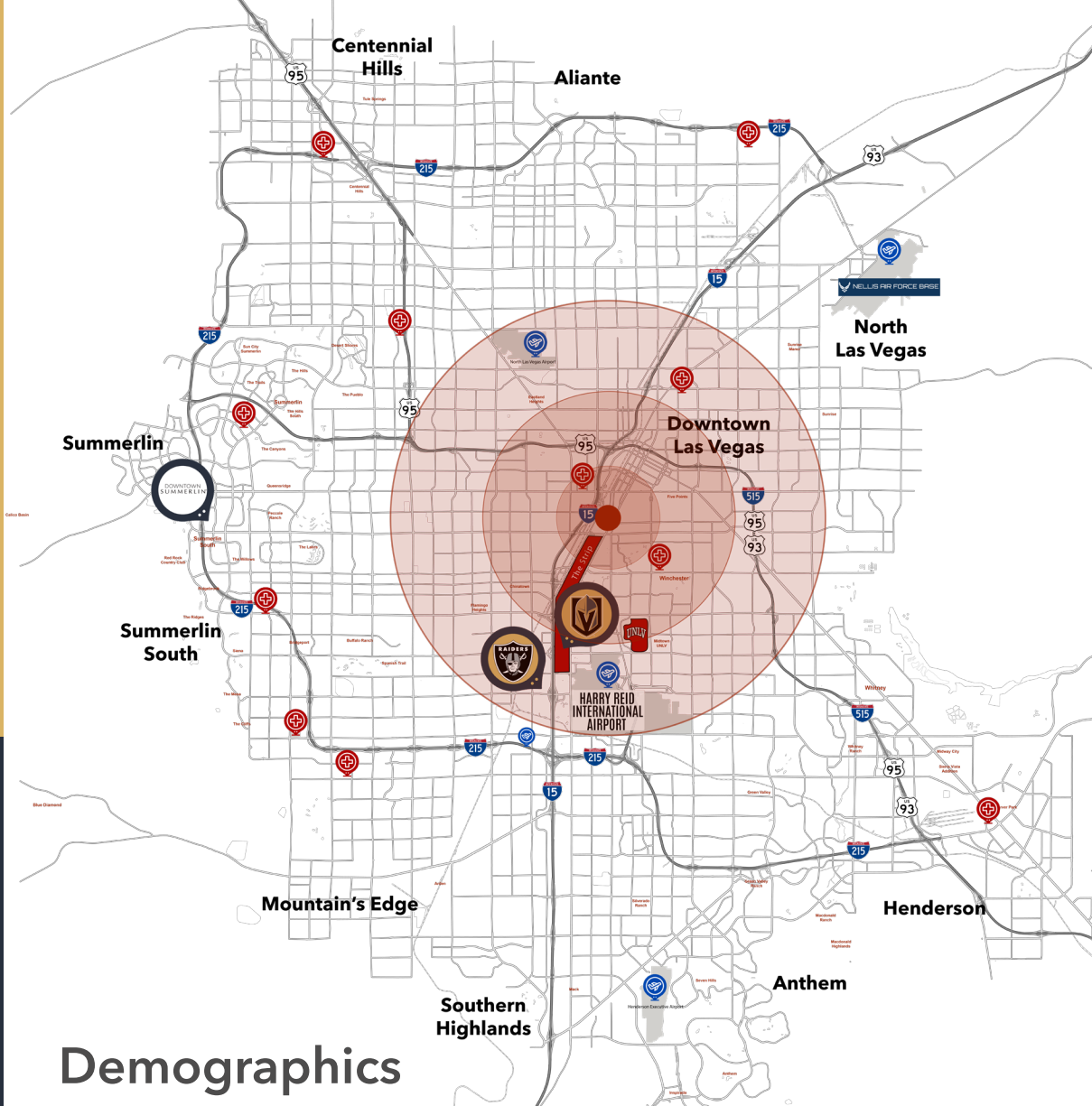
201 E Utah Ave, Las Vegas, NV

The City of Las Vegas has broken ground on a new five-story, 500-space parking garage at the corner of Casino Center Boulevard and Utah Avenue, replacing a former surface lot to meet the growing demand of the thriving Arts District. The \$25 million project will also include 10,000 square feet of retail space, public art displays, and up to 50 EV charging stations. Expected to be completed by August 2026.



Vicinity Map

Discover this ±2,800 SF second-floor office at 1604 S. Commerce St, ideally positioned in the heart of Las Vegas's most dynamic and fast-growing neighborhood. This space delivers exceptional value in a district buzzing with new development, including an upcoming food park, The Container Distrikt, new residential projects, and more. With on site parking spaces and immediate availability, this is an unmatched opportunity for creative, professional, or boutique businesses ready to grow alongside a thriving community.



Within 5 Miles



The Las Vegas Strip



Atomic Golf



LV Premium Outlets



Downtown Container Park



University Medical Center



Costco Business Center

Demographics

Population	1-mile	3-mile	5-mile
2024 Population	9,781	166,635	519,378
Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$93,454	\$72,504	\$71,154
Households	1-mile	3-mile	5-mile
2024 Total Households	4,118	65,114	190,611





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