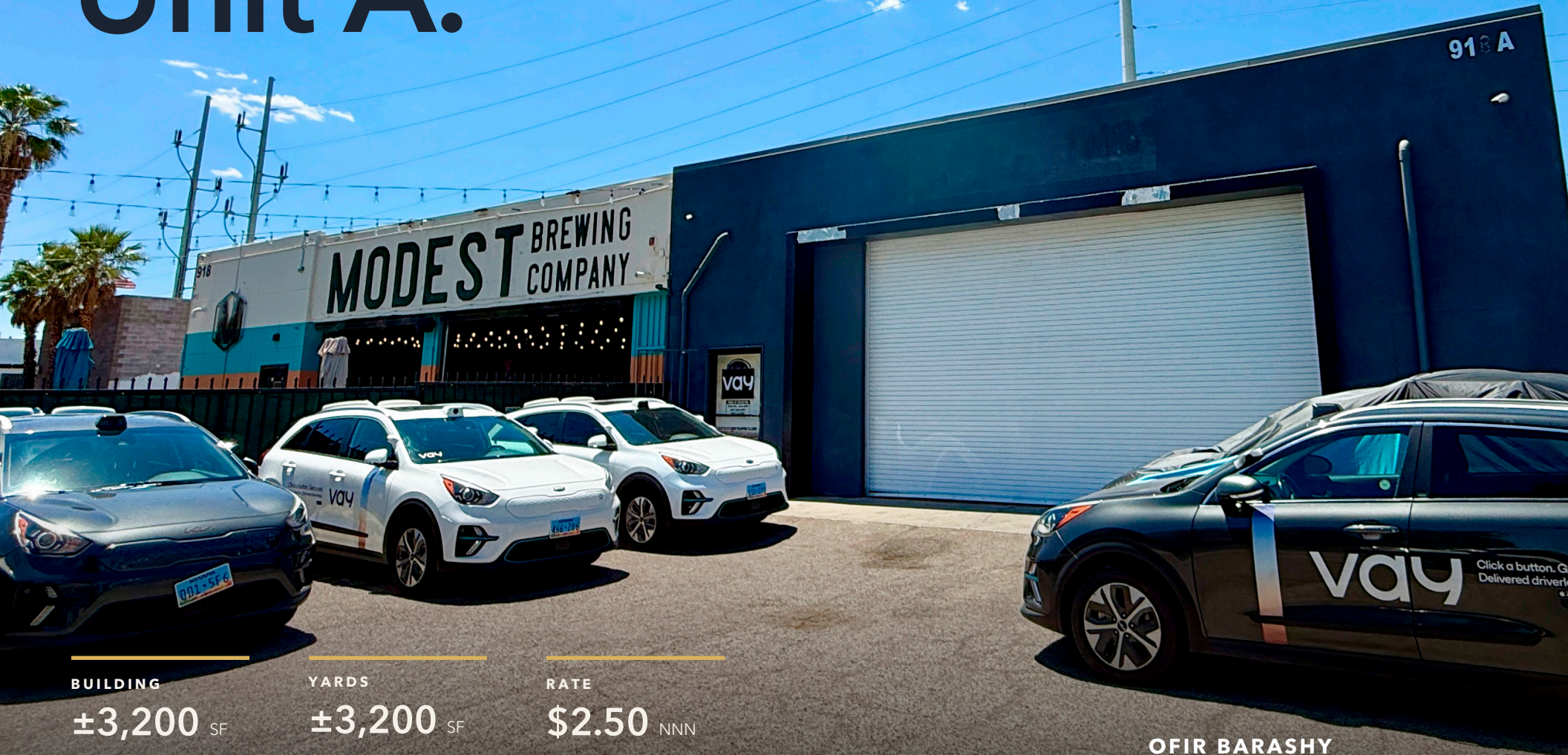


In the Las Vegas Arts District



# 918 S Main St, Unit A.



**BUILDING**

**±3,200** SF

**YARDS**

**±3,200** SF

**RATE**

**\$2.50** NNN

A freestanding ±3,200 SF building on the Arts District's primary corridor, across from The English Hotel, steps from Midtown Las Vegas.

**OFIR BARASHY**

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Nevada Real Estate License #B.146149.LLC



## THE SETTING

# From industrial bones to *cultural anchor*.

**M**ain Street has spent the last two decades quietly becoming the city's most credible neighborhood. Galleries replaced warehouses; chef-driven restaurants moved into machine shops; murals turned blank walls into landmarks. The transformation accelerated in 2022 when Todd English opened his eponymous boutique hotel directly across from this building and again in 2025 when Zlife Co. broke ground on Midtown Las Vegas one block east.

918 S Main sits at the geographic center of that momentum. A 3,200 SF freestanding building with two roll-up doors and two gated yards, originally built for industrial use, ready for the next chapter of the corridor it stands on.

*"The most exciting neighborhood in Las Vegas." – CNN*

— PROPERTY SNAPSHOT

The bones of a workshop.  
*The frontage of a flagship.*

918 S Main, Unit A offers ±3,200 SF of open commercial space with prime frontage on the Arts District's primary corridor. The footprint includes a reception area, two private back offices, two restrooms, and a combined ±3,200 SF of gated outdoor yard across the front and rear – rare flexibility for a Main Street address.

<p><b>BUILDING</b></p> <p><b>±3,200</b> <small>SF</small></p> <p>Open floor plan</p>	<p><b>FRONT YARD</b></p> <p><b>±1,900</b> <small>SF</small></p> <p>Gated, paved</p>	<p><b>BACK YARD</b></p> <p><b>±1,300</b> <small>SF</small></p> <p>Gated, paved</p>	<p><b>LEASE RATE</b></p> <p><b>\$2.50</b> <small>NNN</small></p> <p>+\$0.30 NNN psf/mo</p>
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**TRANSITION OPPORTUNITY**

The building is **currently tenanted** by an autonomous-vehicle operator consolidating into the former Zappos HQ. A new tenant identified now can step in with potential for minimal-to-no rental gap – an unusually clean handoff on Main Street.

## — INSIDE &amp; OUT

# A flexible *box*, already built out.

Concrete floors, exposed structure, and the kind of natural light that warehouse renovations spend hundreds of thousands trying to create. Move in as-is; build out as needed.



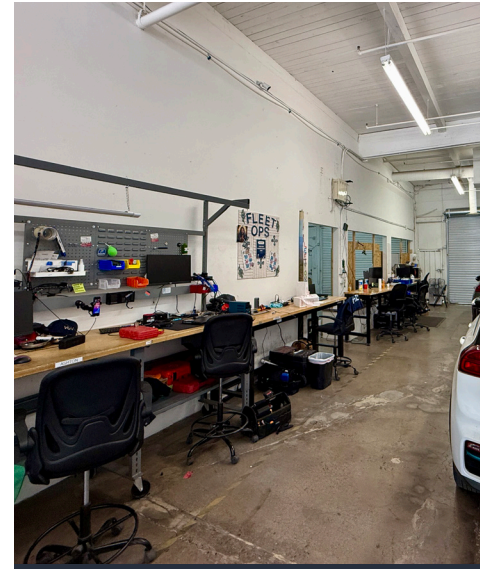
## Interior

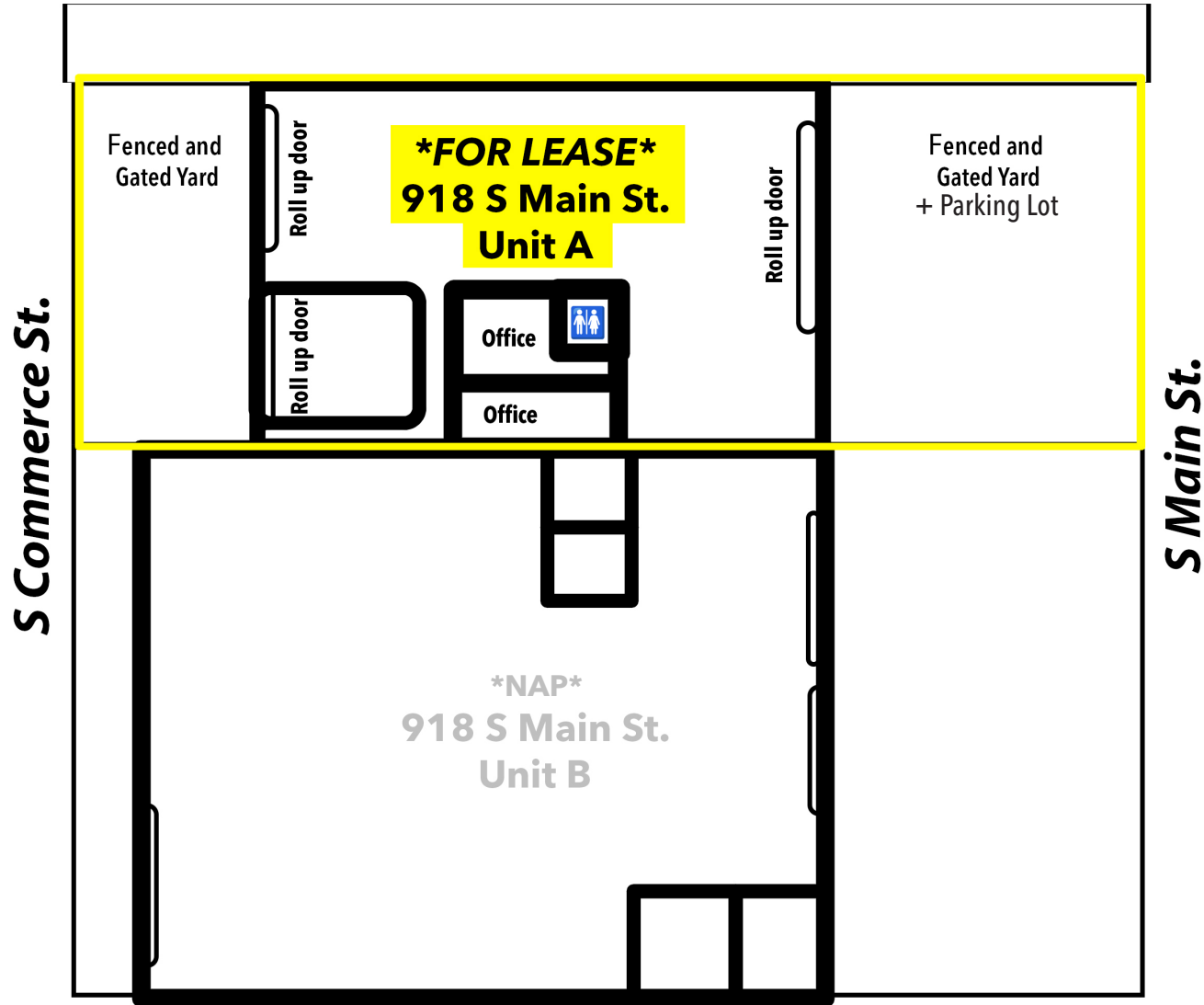
- Open-plan main floor
- Reception area at front
- Two (2) private back offices
- Two (2) refurbished restrooms
- Three (3) new AC units (~4 yrs)
- New lighting throughout
- Fully sprinklered
- Two (2) 200A electrical panels

## Exterior

- Freestanding building
- Roll-up door at front
- Two roll-up doors at rear
- ±1,900 SF gated front yard & parking lot
- ±1,300 SF gated back yard
- Shared wall with Modest Brewing
- Frontage on Main & Commerce





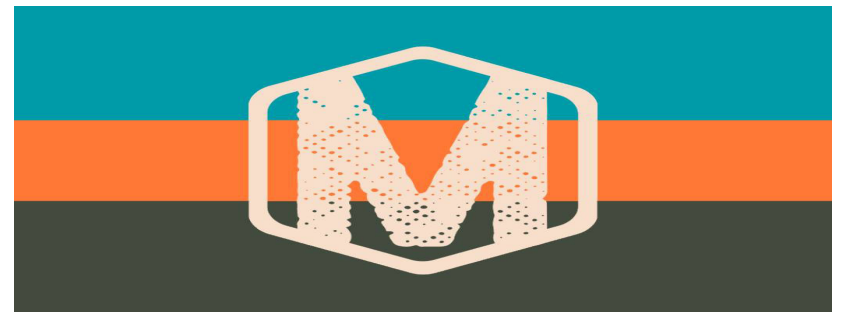




— MEET YOUR NEIGHBOR

# Modest *Brewing* Company

Modest Brewing Company brings delicious beer to the Las Vegas Valley. With a 10 bbl brewhouse, Modest Brewing makes all types of beer to enjoy in their taproom and on their patio.



ADDRESS	918 S Main St, Unit B
HOURS	Mon - Sun 12pm - 10pm
WEBSITE	<a href="http://www.modestbrewco.com">www.modestbrewco.com</a>
CONTACT	(725) 263-0113

VICINITY & DEMOGRAPHICS

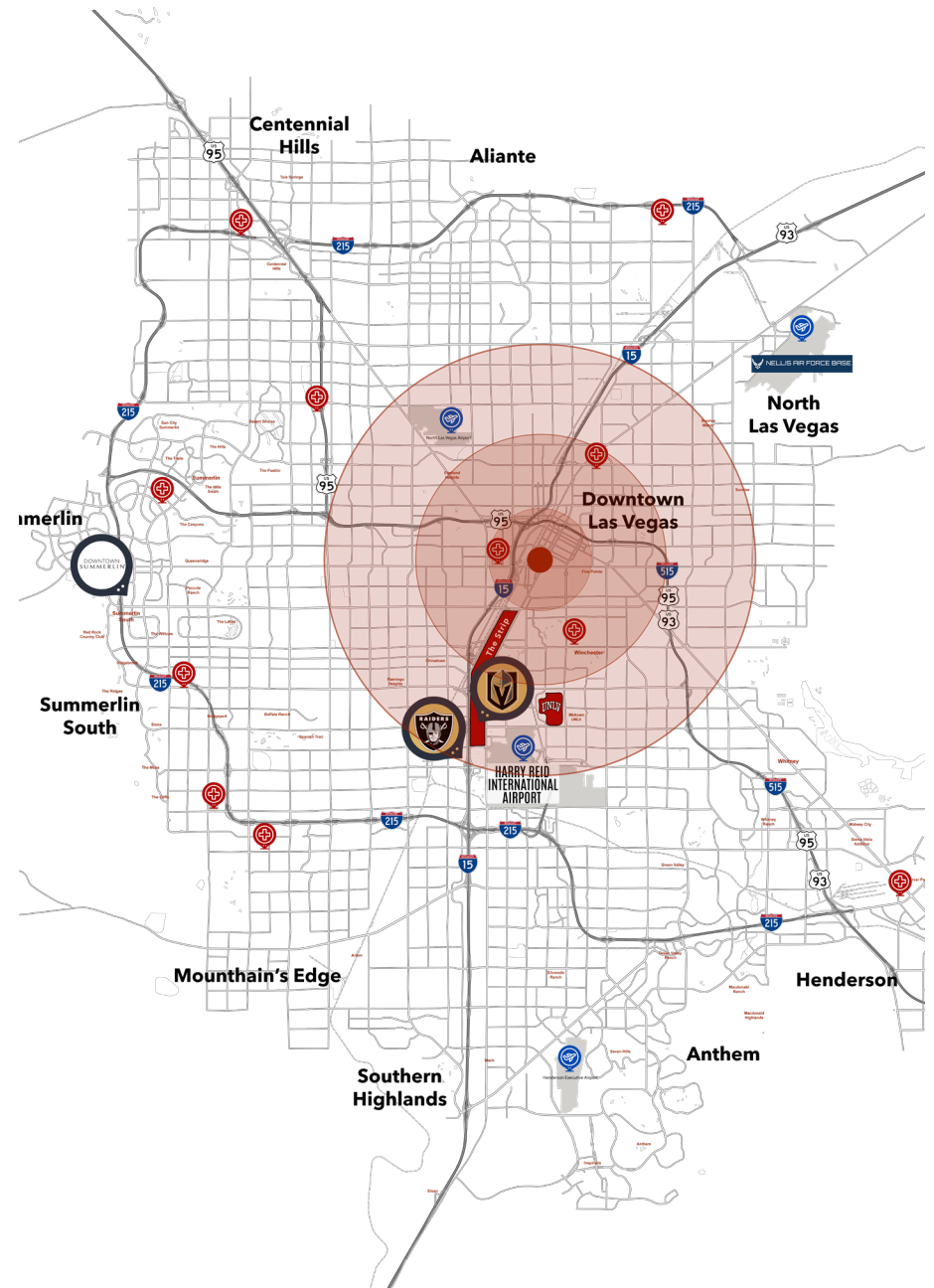
# An anchored block, *already in motion.*

## Demographics

Population	1-mile	3-mile	5-mile
2024 Population	12,044	166,964	525,372
Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$76,837	\$73,526	\$70,764
Households	1-mile	3-mile	5-mile
2024 Total Households	5,553	65,139	191,960

### Nearby *within 5 miles.*

- The English Hotel
- Fremont Street Experience
- Allegiant Stadium
- Atomic Golf
- University Medical Center
- Midtown Las Vegas
- Downtown Container Park
- Las Vegas Strip
- Premium Outlets North
- Symphony Park



Tour the building.

Meet me on Main.



CONTACT

**Ofir Barashy**

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License #B.146149.LLC

THE PROPERTY

**918 S Main St. Unit A**

Las Vegas, NV 89101

BROKERAGE

**BARASHY GROUP**

3227 Meade Ave., Suite 3B

Las Vegas, NV 89102

Information deemed reliable but not guaranteed.