

FOR LEASE

LISTED BY:

Colliers

823

SOUTH  
LAS VEGAS  
BOULEVARD

±29,295 SF FOUR-STORY  
OFFICE BUILDING

Situated on ±0.31 acres with additional  
±0.16 acres of paved parking at the  
intersection of Las Vegas Boulevard  
and Hoover Avenue. Strategically  
located in Downtown Las Vegas with  
direct Las Vegas Boulevard Frontage.

VIDEO TOUR

ADDITIONAL  
PARKING LOT



# PROPERTY SUMMARY

Situated on ±0.31 acres, with an additional ±0.16 acres of paved parking, the Property occupies a highly visible southeast corner at Las Vegas Boulevard and Hoover Avenue, offering direct Strip frontage, strong branding potential, and easily identifiable parking. The surrounding Downtown environment features high density, walkability, transit access, and strong pedestrian and vehicular activity.



**LEASE RATE**  
\$1.90-\$2.00 MG



**BUILDING SIZE**  
±29,295 SF



**AVAILABLE SPACE**  
±9,800 SF



**PROPERTY TYPE**  
Four-Story  
Multi-Tenant Office



**FRONTAGE**  
Direct frontage  
S. Las Vegas Boulevard



**STORIES**  
Four (4)



**SITE SIZE**  
±0.31 acres w/ private underground and fenced parking and additional ±0.16 acres of paved parking at the SEC of S. Las Vegas Boulevard and Hoover Avenue

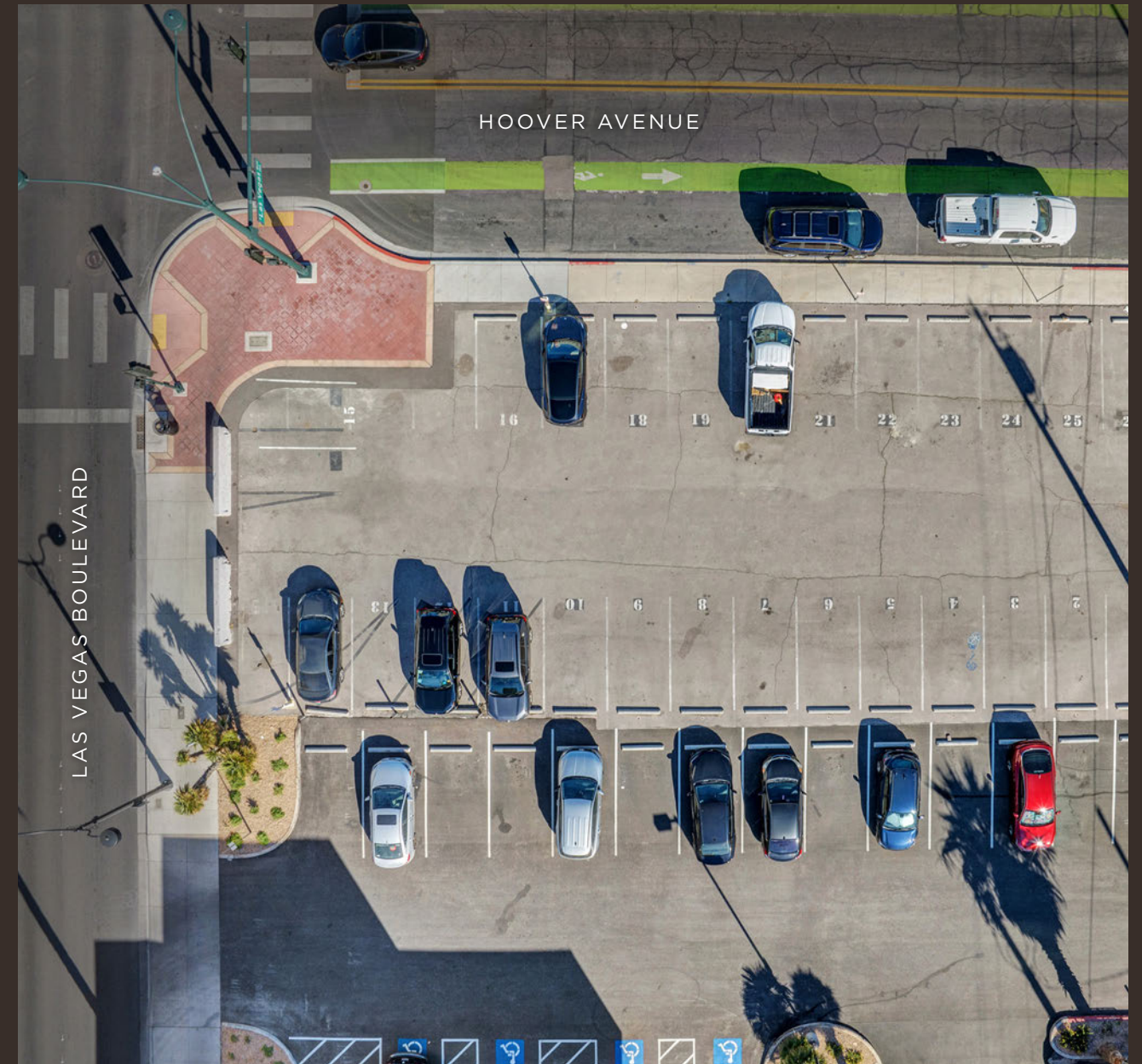


CENTRALLY LOCATED WITHIN DOWNTOWN LAS VEGAS' CIVIC, MEDICAL, PROFESSIONAL, AND CULTURAL CORE.

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### SUBJECT PROPERTY

- 823 S. Las Vegas Boulevard, Las Vegas, NV 89101
- Four-story multi-tenant Class B office building
- APN: 139-34-401-012
- ±29,295 SF of rentable space
- Situated on ±0.31 acres
- Zoned General Commercial (C-2)



### ADDITIONAL PARKING LOT

- With additional ±0.16 acres of paved parking
- 901 S. Las Vegas Boulevard, Las Vegas, NV 89101
- At the SEC of S. Las Vegas Boulevard and Hoover Avenue
- APN: 139-34-410-170
- Zoned General Commercial (C-2)



## STACKING PLAN

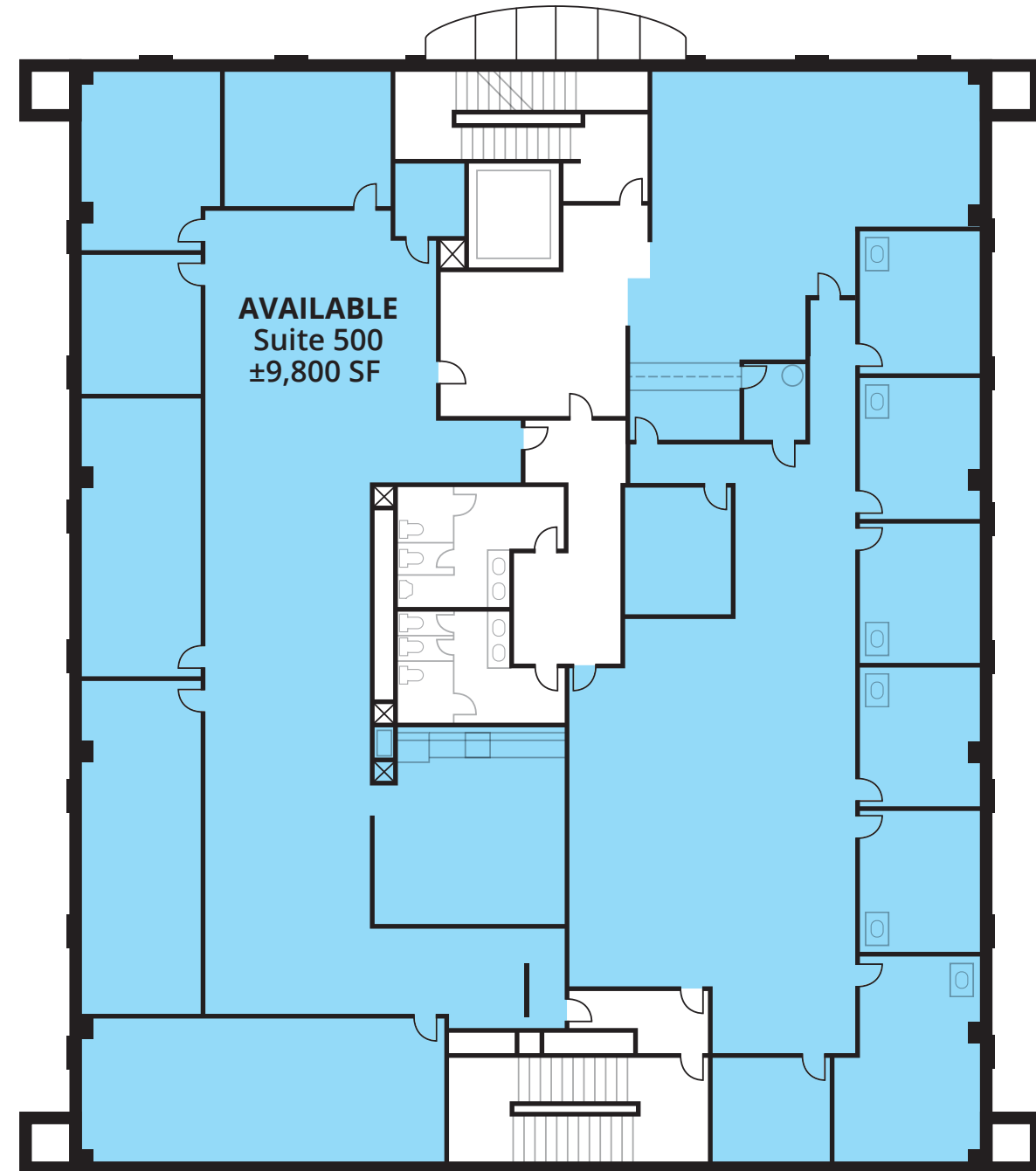
# FOURTH FLOOR

**AVAILABLE**

**SUITE:** 500

**SIZE:** ±9,800 SF

[VIRTUAL TOUR](#)



**GOVERNMENT, JUDICIAL & CIVIC INSTITUTIONS - DOWNTOWN LAS VEGAS**

- 1 Lloyd D. George United States Courthouse - U.S. District Court & U.S. Bankruptcy Court
- 2 Internal Revenue Service (IRS) - Taxpayer Assistance Center
- 3 U.S. Department of Labor - Wage and Hour Division
- 4 National Labor Relations Board (NLRB) - Resident Office 28
- 5 U.S. Immigration and Customs Enforcement (ICE)
- 6 Small Business Administration (SBA) - Nevada District Office
- 7 U.S. Food and Drug Administration (FDA) - Las Vegas Resident Post

**STATE, COUNTY & MUNICIPAL GOVERNMENT**

- 8 Clark County Government Center
- 9 Regional Justice Center
- 10 Las Vegas City Hall
- 11 Las Vegas Municipal Court
- 12 Southern Nevada Water Authority (SNWA)
- 13 Clark County Detention Center

**CIVIC, CULTURAL & INSTITUTIONAL LANDMARKS**

- 14 Symphony Park
- 15 The Smith Center for the Performing Arts
- 16 DISCOVERY Children's Museum
- 17 Las Vegas Academy of the Arts
- 18 Downtown Las Vegas Civic Plaza
- 19 The Mob Museum
- 20 Downtown Container Park
- 21 Fremont East Entertainment District

**MEDICAL, PROFESSIONAL & EMPLOYMENT ANCHORS**

- 22 Downtown Medical District
- 23 University Medical Center (UMC)
- 24 Cleveland Clinic Lou Ruvo Center for Brain Health
- 25 Legal, accounting, consulting, and professional services offices
- 26 Regional nonprofit and public-interest organizations

**ANCILLARY USES & URBAN AMENITIES**

- 27 Las Vegas Arts District (18b)
- 28 Fremont Street Experience
- 29 Bonneville Transit Center



## LOCATION MATTERS | DOWNTOWN LAS VEGAS

### PREMIER LAS VEGAS BOULEVARD FRONTAGE

Highly visible frontage on Las Vegas Boulevard provides irreplaceable exposure along one of the city's most recognizable and heavily traveled corridors. This prominent Downtown location supports strong branding, wayfinding, and long-term demand in an area where developable frontage is increasingly scarce.

### PROXIMITY TO CIVIC, CULTURAL & INSTITUTIONAL ANCHORS

Positioned within Downtown Las Vegas' historic and cultural core, the Property benefits from proximity to the Arts District, Symphony Park, the Downtown Medical District, and key government and judicial centers. These civic and institutional drivers drive consistent daily activity and support long-term relevance for office, professional, and owner-user occupancy.

### IMMEDIATE ACCESS TO REGIONAL DEMAND DRIVERS

Strategically located along Las Vegas Boulevard at the nexus of Downtown and the Strip corridor, with convenient access to Harry Reid International Airport and major regional arterials, the Property benefits from proximity to Strip-oriented business activity, convention traffic, hospitality employment, and professional services demand, while maintaining direct connectivity to Downtown Las Vegas.

### CENTRAL TO DOWNTOWN REVITALIZATION & PUBLIC INVESTMENT

The Property is surrounded by ongoing public and private investment, including mixed-use development, cultural expansion, civic infrastructure improvements, and residential growth. Its position within Downtown Las Vegas' revitalization area enhances long-term appeal for both near-term occupancy and strategic hold scenarios.

### INSTITUTIONAL ADJACENCY SUPPORTS STABILITY & EXIT LIQUIDITY

Proximity to government offices, court facilities, medical institutions, and cultural venues creates a stable operating environment supported by non-cyclical demand drivers. This institutional alignment enhances long-term location durability and exit liquidity for owner-users, investors, and 1031 exchange buyers seeking Downtown exposure.



# OVERALL MARKET OVERVIEW

The metropolitan area is internationally recognized as one of the most exciting lifestyle and entertainment destinations in the world and has a growing population of nearly 3 million people. Las Vegas is a pro-business environment with no personal or corporate income taxes and no estate tax, attracting decision makers and companies seeking low business costs, access to national and global markets, and proximity to a large and highly skilled workforce.

Known as “The Entertainment Capital of the World,” Las Vegas is considered the premier global destination for entertainment, conferences, shopping, fine dining, recreation, gaming and live shows. Las Vegas also represents one of the most promising real estate investment markets in America, due to the low cost of living, attractive lifestyle and diversifying employment opportunities.

Las Vegas is centrally located between Southern California, Phoenix, Denver and Salt Lake City, which has enabled the region to become an expanding geographic hub of the southwest. Moreover, the regional economy has become highly diversified, driven by tourism, entertainment and gaming as well as retail trade, professional/financial services and a large government sector. Access to a variety of recreational opportunities, a wide range of housing options and a business-friendly climate help companies thrive in Las Vegas.

**41.7M**

Annual visitors (2024)

**22,000+**

Conventions totaling 6 million visitors (19.9% increase from 2022)

**58.4M**

Harry Reid airport passengers (2024)

**\$87.7B**

Tourism revenue

**150,211**

Available hotel rooms, the largest concentration in the country

**2.1%**

Popular growth (2024)



## HOUSING

Las Vegas will continue to be successful—primarily driven by quality of life, housing and overall cost of living affordability, and low taxes. The area remains an excellent place to invest in real estate. Median existing single-family home price reached \$480,000 in July 2024 and a record \$485,000 in July 2025, up from \$428,770 in 2023.

## TRANSPORTATION

### FREEWAYS

Easily accessible via a short drive from most major metros in the West, Las Vegas is a central destination for major businesses and population centers including Los Angeles, San Diego, San Francisco, Phoenix, Denver, Salt Lake City and Reno. Northwest Las Vegas is served by three major freeways: I-15, U.S. 95 and the I-215 beltway.

### AIRPORT

Harry Reid International Airport is one of the nation's most active airports serving more than 34 airlines, as well as providing nonstop service to 144 domestic and international destinations. Given the airport's advantageous central location, direct flights are available to virtually everywhere in the country.

## EMPLOYMENT

Population for the MSA has simultaneously risen to a historic high of 2.9 million, an increase of 2.1% year-over-year. Las Vegas has consistently outperformed the United States overall economy in percent change in employment.

## MAJOR LAS VEGAS EMPLOYERS

 <b>30,000+</b> Employees	 <b>8,500</b> Employees	 <b>8,500</b> Employees	 <b>5,500</b> Employees	 <b>5,000</b> Employees
 <b>4,500</b> Employees	 <b>3,500</b> Employees	 <b>3,000</b> Employees	 <b>3,000</b> Employees	 <b>3,000</b> Employees

Source: Nevada Department of Employment, Training and Rehabilitation and Applied Analysis. Notes: Not inclusive of Casino Businesses.

# DOWNTOWN LAS VEGAS OVERVIEW

Downtown Las Vegas has evolved from the city's original gaming corridor into a vibrant, multi-dimensional urban center that combines entertainment, culture, and commerce. Anchored by the Fremont Street Experience and supported by significant public and private investment, the district has become both a global visitor destination and a local hub for employment, residential living, and small business growth. With an urban population of about 65,000 residents, Downtown represents the historic heart of the city while also positioning itself as a future-oriented community within the broader Las Vegas Valley.

## ELECTRIFIED ENTERTAINMENT

Downtown remains best known for the Fremont Street Experience, a pedestrianized corridor that attracts millions of annual visitors with immersive light shows, gaming, nightlife, and events. Boutique hotels and casinos, such as Circa, Golden Nugget, and the D Las Vegas, blend legacy gaming with modern upgrades. The district also benefits from proximity to Symphony Park, which includes the Smith Center for the Performing Arts and Discovery Children's Museum, adding a civic and cultural layer that complements the core hospitality economy.

## DYNAMIC DOWNTOWN DISTRICTS

Beyond the casinos and nightlife, Downtown Las Vegas is evolving into a diverse hub of culture and community. Fremont Street's Neonopolis adds dining, retail, and entertainment variety, while the 18b Arts District has become a creative center with galleries, breweries, and events like First Friday that attract both locals and tourists. Recent additions such as the Beverly Theater and the planned Las Vegas Museum of Art further broaden the cultural landscape, underscoring Downtown's growth into a well-rounded destination that supports both lifestyle and business activity.

## 23 MINUTES

Average drive time from Harry Reid International Airport to Downtown

## 24/7 TRANSIT HUB

RTC Downtown Transit Center anchors regional bus service

## 3 MAJOR HIGHWAYS

I-15, US-95, and Summerlin Parkway converge at Downtown

## FREE DOWNTOWN LOOP

Connects Fremont, Symphony Park, and Arts District

## CORE SECTORS & EMERGING INDUSTRIES

Downtown Las Vegas remains anchored by tourism and hospitality, the largest employer driven by Fremont Street casinos, hotels, and entertainment venues. At the same time, government and civic institutions, including the Clark County Government Center and U.S. Courthouse, form the city's administrative core. This public sector presence is complemented by cultural attractions as well as emerging commercial and healthcare uses.

## TOURISM & HOSPITALITY

The largest employer, driven by Fremont Street casinos, hotels, and events, though performance fluctuates with visitor trends.

## GOVERNMENT & LEGAL

Anchored by the Clark County Government Center and U.S. Courthouse, Downtown serves as the region's civic and judicial core, supporting a stable employment base.

## ARTS & CULTURE

Venues such as the Smith Center, Mob Museum, and 18b Arts District support creative industries and cultural tourism.

## BUSINESS & INNOVATION

Includes Zappos headquarters, Molasky Corporate Center, and selective medical/tech office users in Symphony Park.

## HEALTHCARE & TECHNOLOGY

Growth sector tied to UNLV's medical district and new investment in startups and life sciences.





ADDITIONAL  
PARKING LOT

# 823

SOUTH  
LAS VEGAS  
BOULEVARD

RYAN BROADHEAD  
*Associate*  
+1 702 286 9424  
ryan.broadhead@colliers.com  
License #S.200616

PATTI DILLON, SIOR  
*Executive Vice President*  
+1 702 523 0337  
patti.dillon@colliers.com  
License # NV-S.47352

MEGAN MCINERNEY  
*Associate Vice President*  
+1 702 234 8549  
megan.mcinerney@colliers.com  
License #S.188475

LISTED BY:

