



LOTUS

WWW.LOTUSLV.COM

FOR LEASE > ±1,500 SF - ±4,000 SF (\$3.00 - \$3.50 PSF NNN)

THE SHOPS AT LOTUS

3616 Spring Mountain Road, Las Vegas, NV 89102

NOW UNDER CONSTRUCTION



AUGUST, 2017

CHRIS CLIFFORD

+1 702 277 0390

chris.clifford@colliers.com

STEVE NEIGER

+1 702 592 7187

steve.neiger@colliers.com

BRETT RATHER

+1 702 575 1645

brett.rather@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, Nevada 89169

+1 702 735 5700

www.colliers.com/lasvegas





ABOUT THE PROPERTY:

LOTUS will be a mixed use development including 9,000 square feet of retail space with 295 luxury residential units available for lease. At LOTUS, residents will be able to relax in the exterior amenity spaces and view the Las Vegas Strip and mountains from their homes. Residential amenities include:

- > Rooftop deck with amazing panoramic views
- > Pools with spa, a DJ Booth & Cabanas
- > Common areas with fire pits & BBQ areas
- > Yoga room / Spin room
- > Virtual sports room
- > Massage room
- > Concierge services
- > 24-hour great room and fitness center
- > Private garages (limited units)



ABOUT THE AREA:

Las Vegas' world-renowned Chinatown district is less than a mile from the heart of the Strip and has increasingly become a destination for both tourists and locals alike. Featuring uniquely themed properties that include some of the most famous and popular restaurants in the Las Vegas Valley, the vibrant Chinatown corridor draws heavy visitor traffic volumes day and night. Authentic Pan-Asian cuisine is a primary attraction with select hotspots maintaining 30+ minute wait lists into the early morning. Chinatown serves as both a growing extension of the Las Vegas tourism & entertainment landscape and as a cultural anchor for Southern Nevada's communities. Advantageously positioned at Chinatown's gateway, The Shops at LOTUS offers the area's newest and most premium opportunity.

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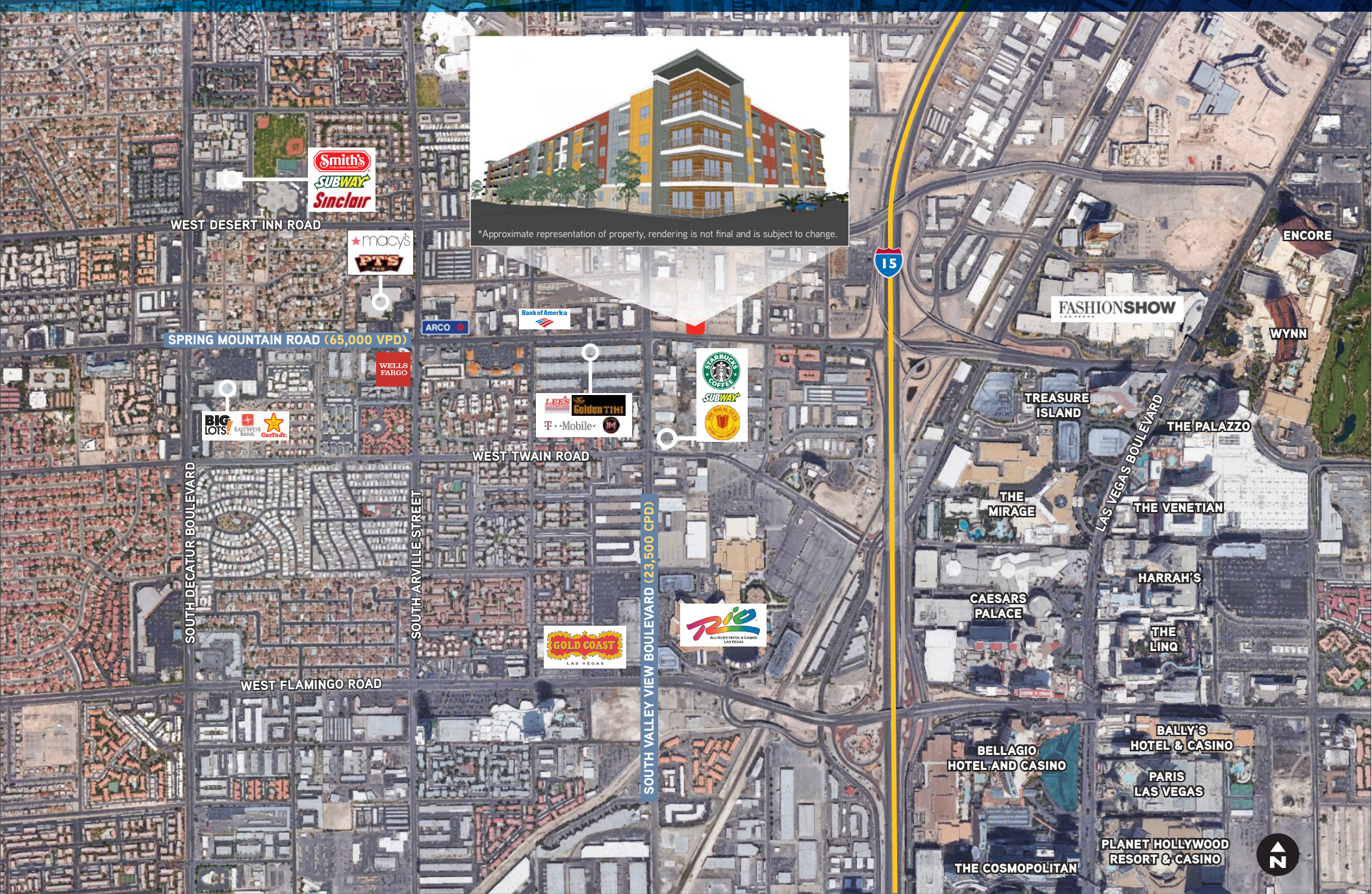
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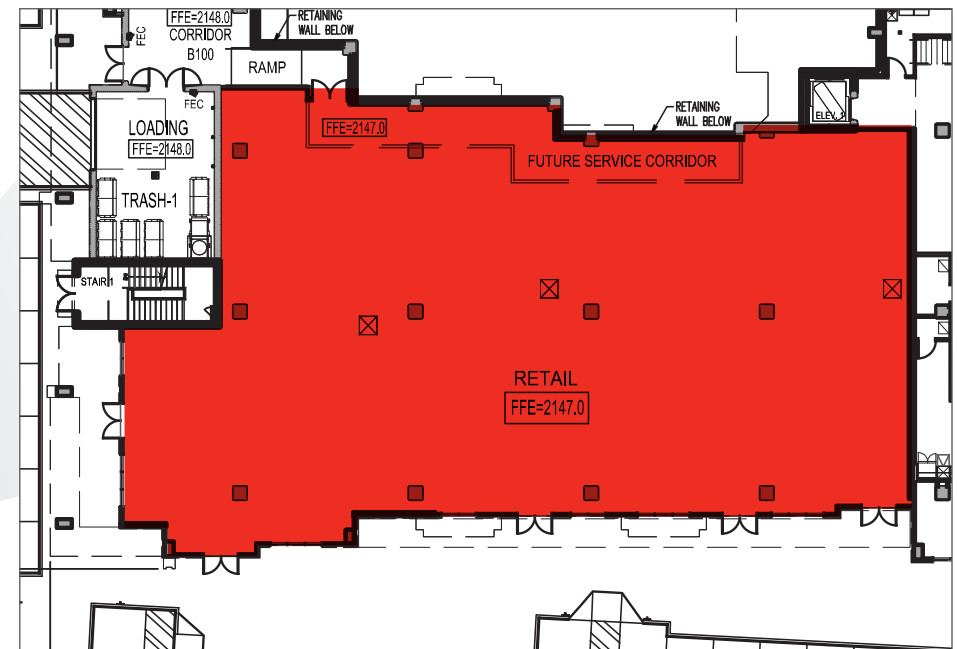
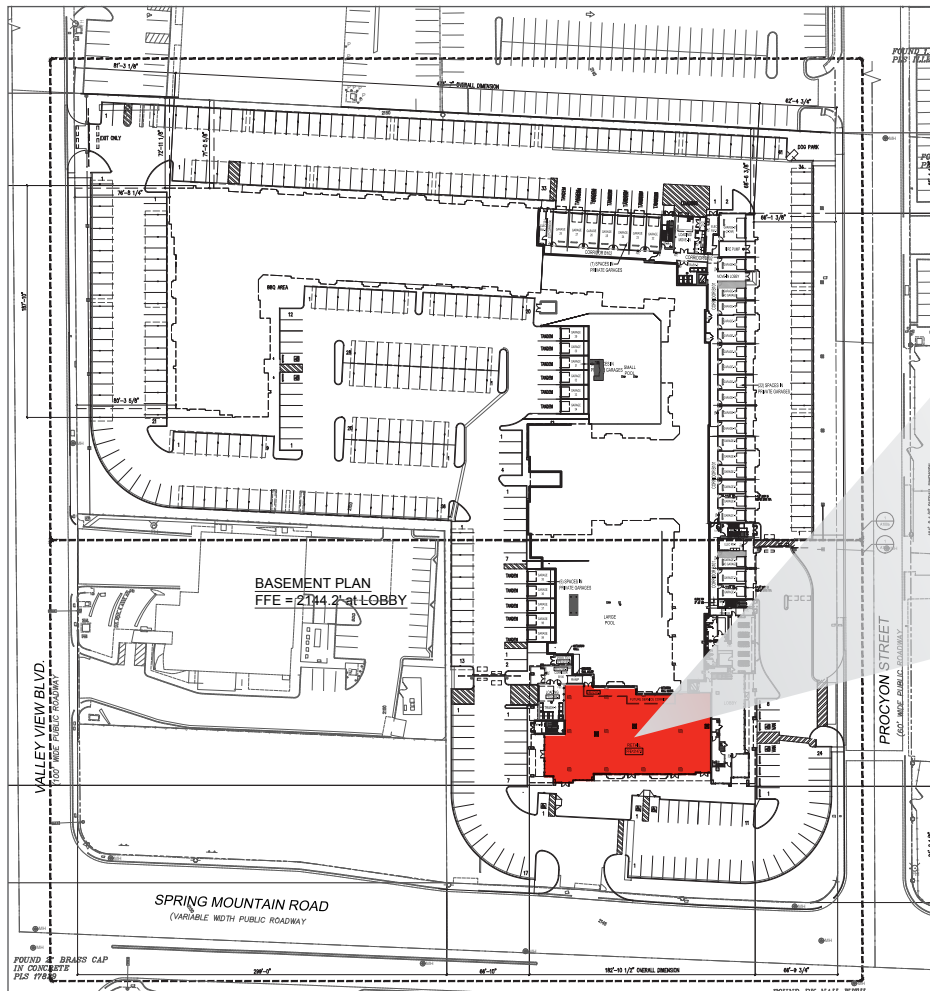
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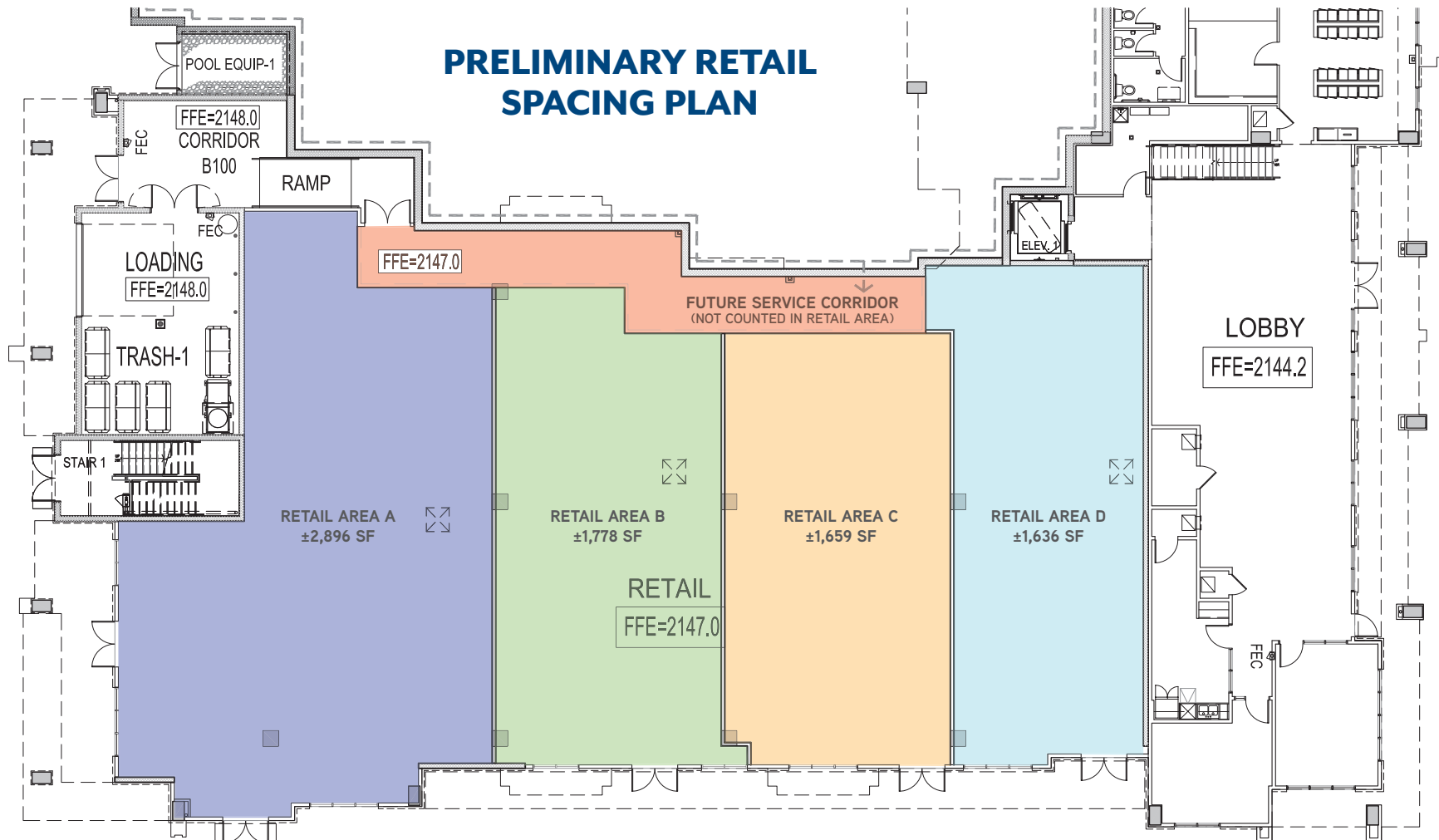
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*Approximate representation of property, rendering is not final and is subject to change.

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