

302 CARSON

302 EAST CARSON AVENUE • LAS VEGAS, NEVADA 89101

WHY 302 CARSON

MAKE YOUR MARK

CREATE YOUR OWN IDENTITY
FOR FULL FLOOR USE

WALK TO ALL
COURTHOUSES

LESS THAN .3 MILES

OPERATIONAL SAVINGS

LEED GOLD BUILDING

TOP-OF-BUILDING
SIGNAGE

FIVE FULL FLOORS
AVAILABLE

CONNECTIVITY
MULTIPLE FIBER PROVIDERS

FOR LEASING INFORMATION PLEASE CONTACT:

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Revitalizing an iconic Downtown staple.

Strategic exterior, parking garage, and interior capital enhancements are currently in their final phase at 302 East Carson Avenue, an 11-story, 159,530 square foot LEED-Gold certified creative office tower in the vibrant Downtown Las Vegas submarket.

The 11-story office tower was built in 1965 and first renovated in 2010 / 2011. In 2010, it was awarded the LEED-Gold certification by the U.S. Green Building Council. The renovation was the State of Nevada's first LEED Gold-Certified class A office building retrofit.

Debuting 1Q 2017, the project is currently undergoing key architectural and cosmetic upgrades intended to revitalize the asset and make it a priority option for creative, tech, and service firms seeking elevated creative space in a walkable Downtown location. These enhancements will include the addition of tenant amenity spaces, refreshed lobby and common area upgrades, architectural and project signage upgrades, and an improved arrival experience.



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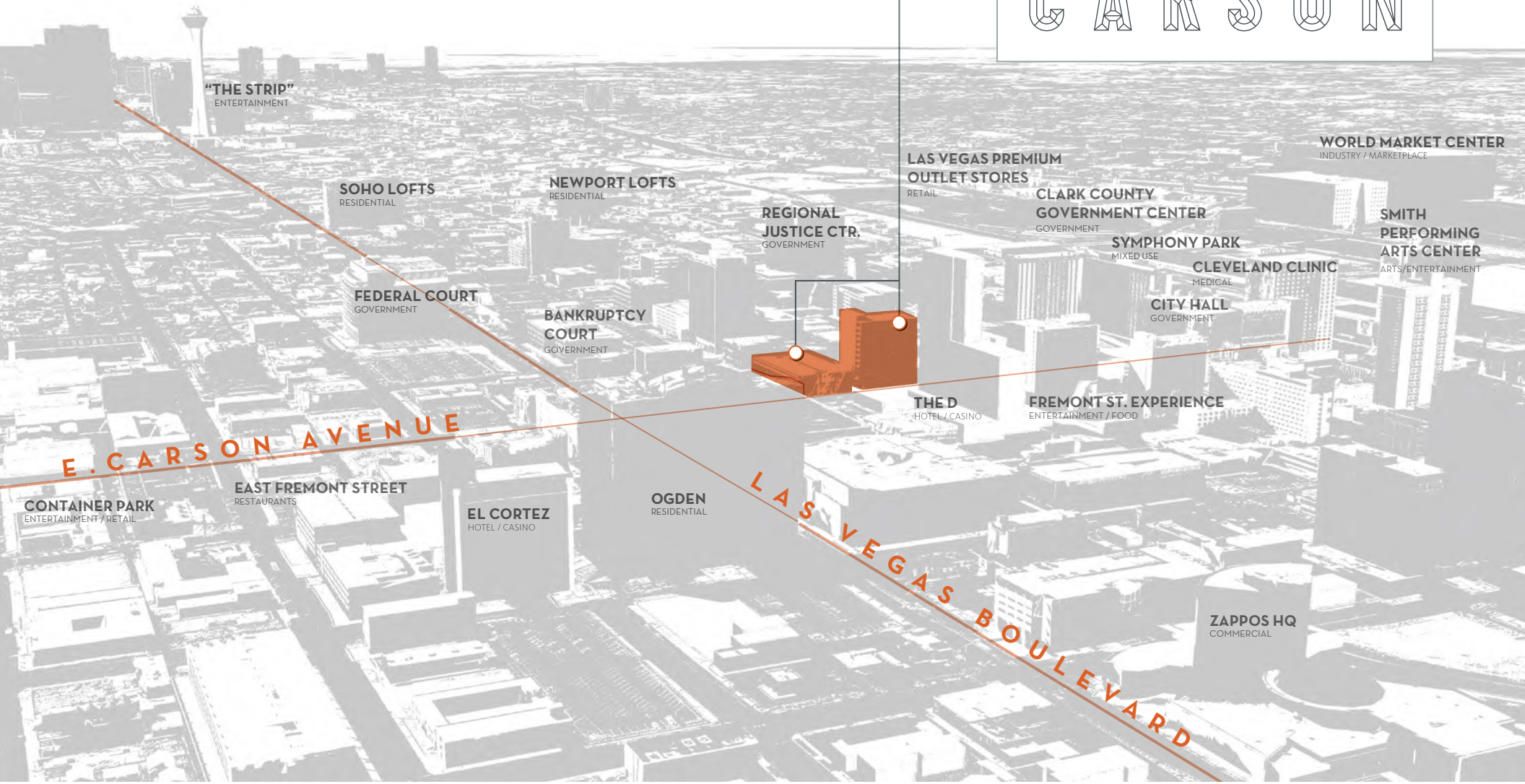
Central location in Downtown Vegas.

One block from the Fremont Street Experience and within walking distance from three downtown courthouses: Lloyd D. George Federal Courthouse; Regional Justice Center; and the Foley Bankruptcy Courts.

Plentiful walkable dining and retail options along East Carson Avenue, Fremont Street and Las Vegas Boulevard.

302+304

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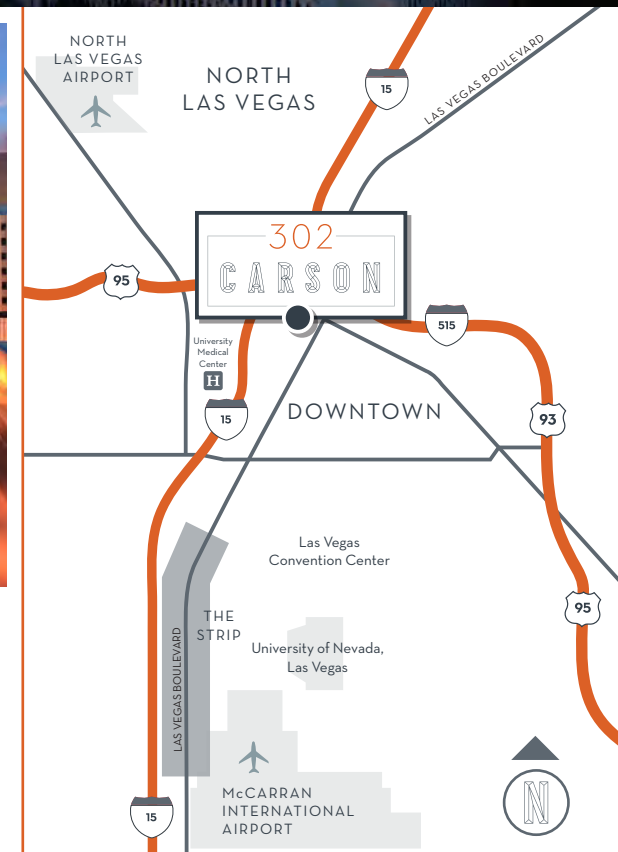
View from roof

Downtown is a hub for technology, legal, entrepreneurship and culture.

302
CARSON



View from E. Carson Avenue



DRIVE
TIMES

0.1 miles	Freemont Street Experience	4.0 miles	The Strip
0.6 miles	US 95 / Interstate 515	4.6 miles	North Las Vegas, NV
1.4 miles	Interstate 15	5.2 miles	University of Nevada, Las Vegas (UNLV)
2.5 miles	University Medical Center Hospital	5.2 miles	North Las Vegas Airport
3.3 miles	Las Vegas Convention Center	5.6 miles	McCarran International Airport

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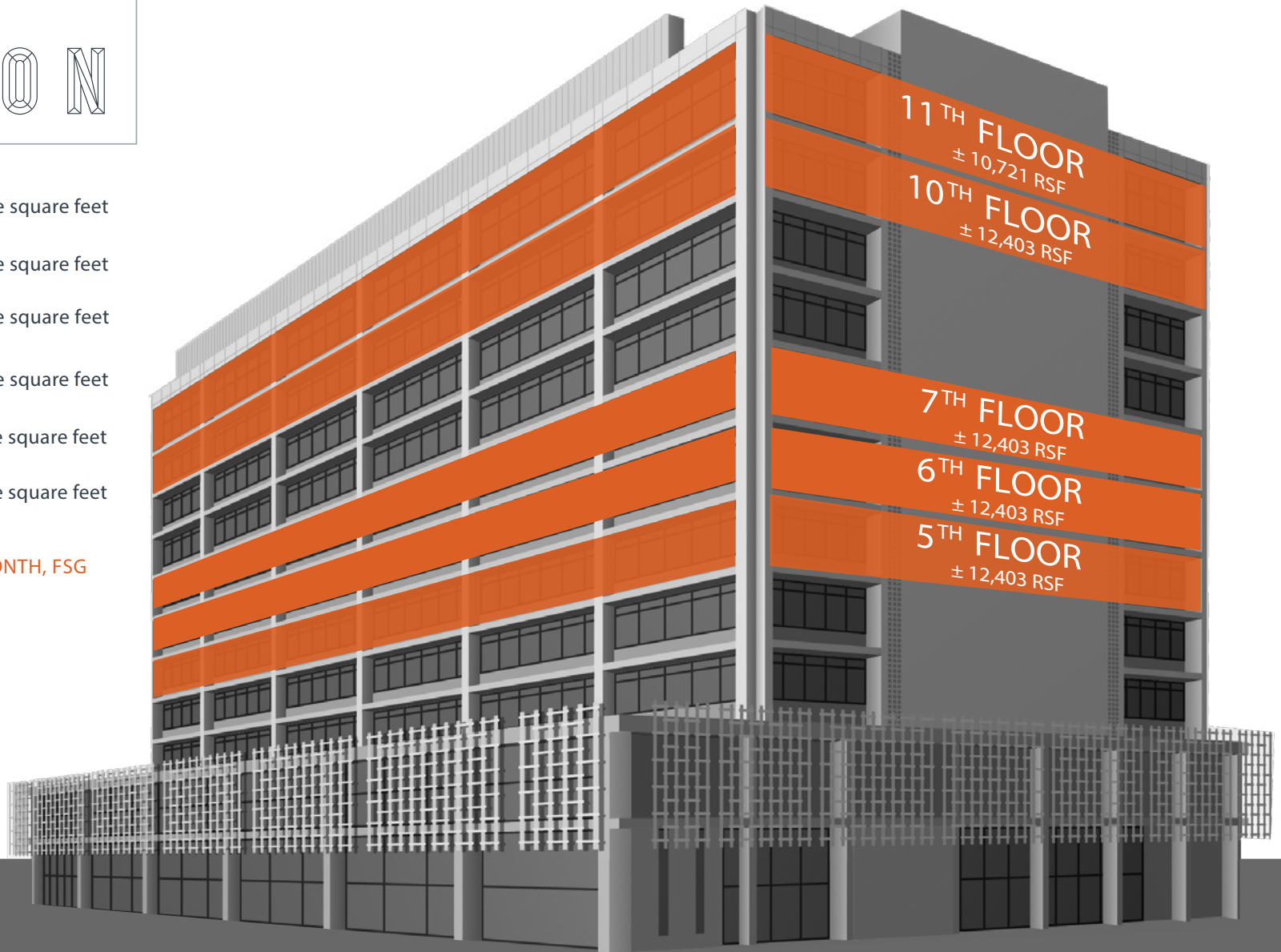
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Space Availabilities

5 th Floor	± 12,403 rentable square feet
6 th Floor	± 12,403 rentable square feet
7 th Floor	± 12,403 rentable square feet
10 th Floor	± 12,403 rentable square feet
11 th Floor	± 10,721 rentable square feet
Total:	± 60,333 rentable square feet

Lease Rate: \$2.60-\$2.70 / SF / MONTH, FSG



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Lease Rate: \$2.60-\$2.70 / SF/ MONTH, FSG

Leasing Team:

Newmark Knight Frank

David Scherer
Executive Managing Director
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Michael Hsu
Director
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Property Management Team:

Newmark Knight Frank

Renovation Architect:

Gensler

RBA:

159,530 square feet

Stories:

Eleven (11)

Parking Ratio:

On-site 320-space parking structure and adjacent 4-story public parking structure

Signage:

Monument signage and building signage available to tenants who qualify

Green Initiatives:

LEED-Gold Certified (2010)

Number of Elevators:

Three (3)

Fiber:

High capacity "OC 192" data infrastructure and redundant fiber optic cabling

HVAC:

Central

Electrical:

2,500-amp, 277/480 volt for the building and 800-amp, 277/480 volt for the garage

Loading Dock:

Yes, access from alley between 302 and 304 E. Carson

Public Transportation:

RTC stops: E. Carson Avenue @ 3rd Street, E. Carson Avenue @ 4th Street, E. Carson Avenue @ Casino, E. Carson Avenue @ Fremont Street

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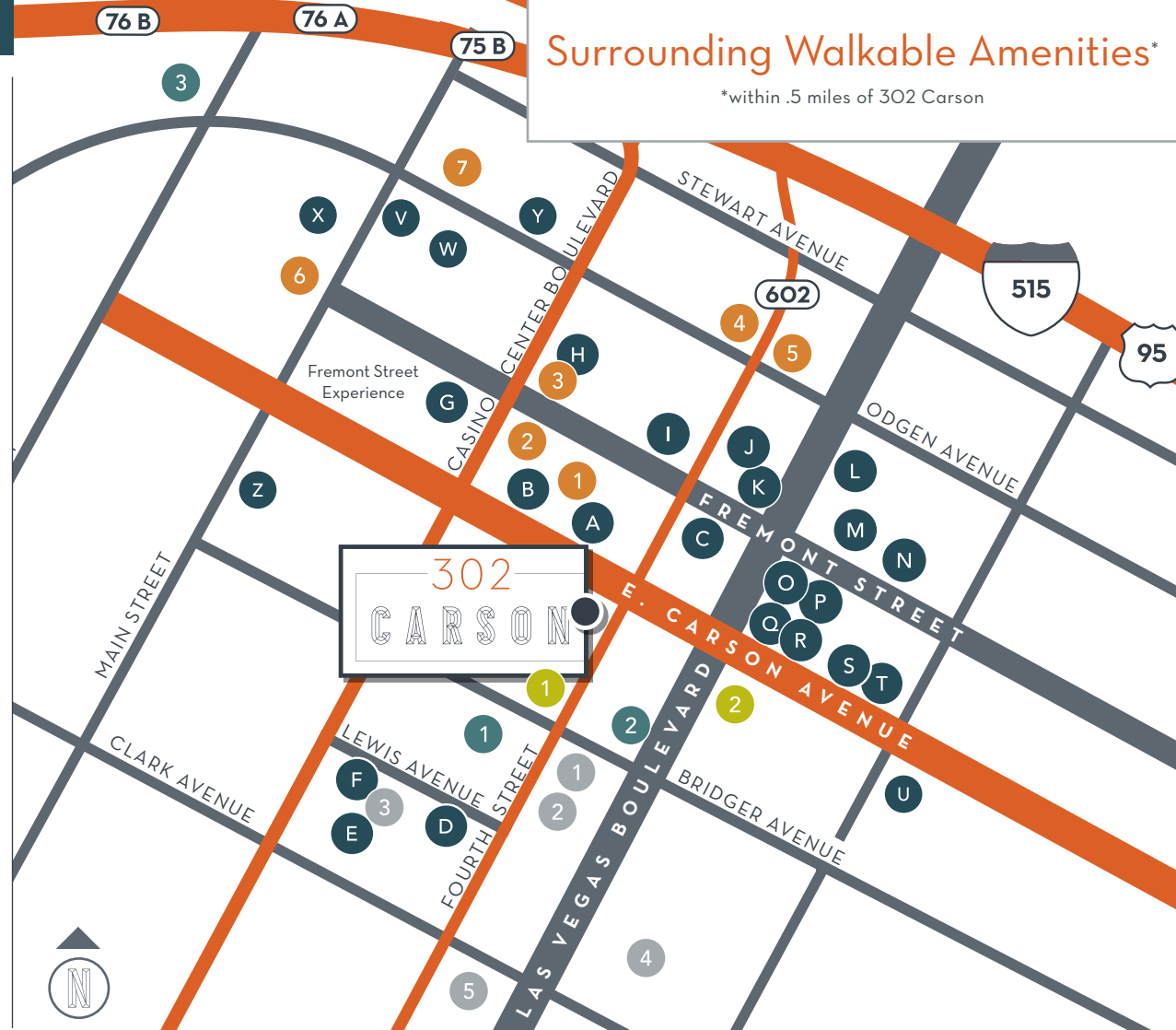


DINING

- A McDonalds / Joe Vicari's Andiamo Italian Steakhouse / Vue Bar / The D Las Vegas
- B Hugos Cellar / Noble Roman's
- C Neonopolis / Mickie Finnz Fish House & Bar / Hennessey's Tavern
- D Sin City Sandwich / Mexipanesse / Make It Yourself Pizza
- E Courthouse Bar & Grill
- F Espression Café / Anthony's Pizza & Deli / McKen's Mexican Grill
- G Vic & Anthony's Steakhouse / Lillie's Asian Cuisine / Golden Nugget
- H Paradise Buffet & Café / Dunkin' Donuts / Tony Roma's / Fremont Hotel
- I Nacho Daddy / Picadilly Pizza
- J Denny's
- K Banger Brewing / Heart Attack Grill
- L Itsy Bitsy
- M Park on Fremont, Therapy
- N Subway
- O Le Thai / The Griffin / Prima Pizza & Deli / Commonwealth
- P La Comida / The Laundry Room
- Q Bocho Downtown Sushi
- R Carson Kitchen
- S Glutton, VegeNation
- T The Perch
- U Eat
- V Du-Pars Restaurant & Bakery
- W Binion's Steakhouse
- X McDonalds / Oscar's Steakhouse / Subway
- Y Triple George Grill / Pizza Rock
- Z MTO Café

Surrounding Walkable Amenities*

*within .5 miles of 302 Carson



COURTHOUSES

- 1 Bankruptcy Court
- 2 Municipal Court
- 3 Clark County District Court Regional Justice Center
- 4 Federal Courthouse
- 5 State Supreme Court

BANKS

- 1 Bank of America
- 2 Nevada State Bank
- 3 Bank of Nevada

SERVICES

- 1 Fed Ex Offices Print and Ship
- 2 US Post Office

LODGING

- 1 The D
- 2 Four Queens Hotel and Casino
- 3 Fremont Hotel and Casino
- 4 Downtown Grand Las Vegas
- 5 Gold Spike
- 6 Plaza Hotel and Casino
- 7 California Hotel and Casino

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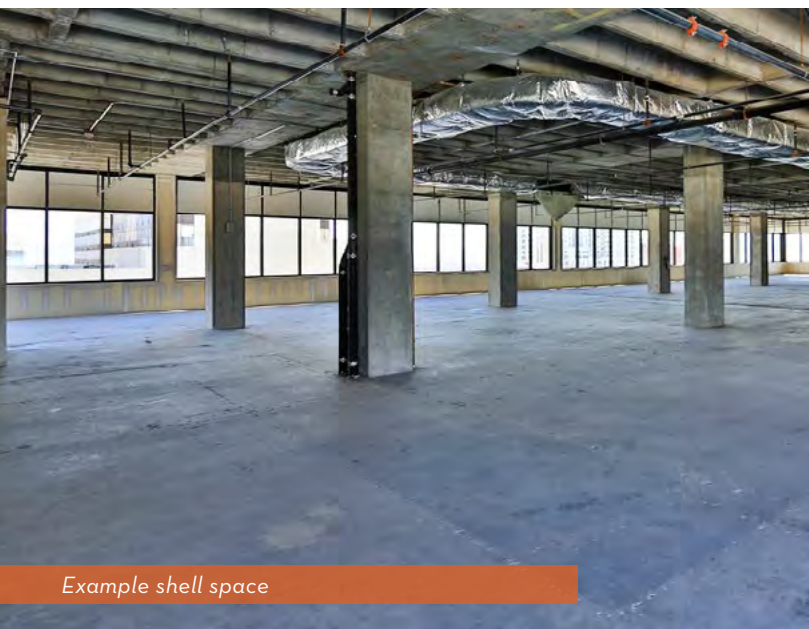
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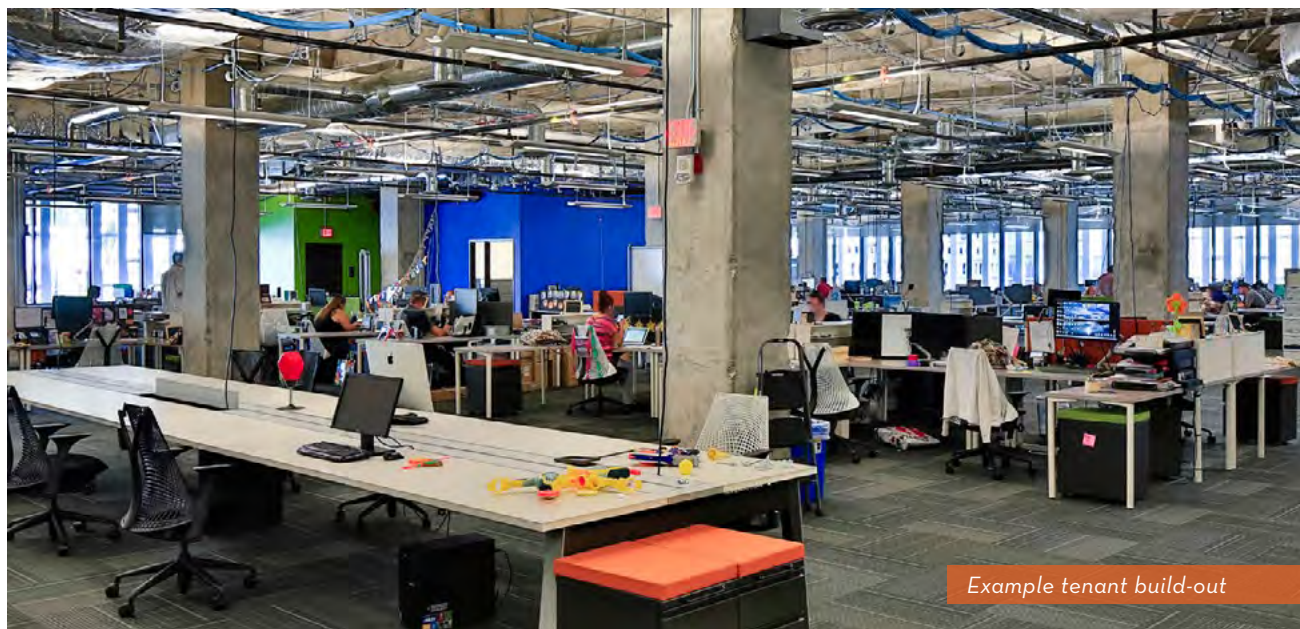




Panoramic view looking towards Las Vegas Strip



Example shell space



Example tenant build-out



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