

Property Highlights

Newly renovated, ground-level retail space available in the heart of downtown on 4th Street, between Lewis & Bridger. The property is surrounded by several City/Government entities, local business sector, emerging Arts District and Fremont Street. Heavy pedestrian traffic is a great bonus for retail tenants with a daytime population of 16,000 people in just a half mile radius.

Seeking national, regional and local tenants to service the needs of this under-served area. Existing retailers include Bank of America and Starbucks.

- 994 SF available
- Grey and vanilla shell space available
- High daytime population; ±16,000 people within ½ mile radius
- On-site customer base (80% office occupancy)
- Patio dining/seating area available
- Visitor parking and validation
- Nearby residential condos to support evening and weekend use
- HVAC and grease trap provided by landlord

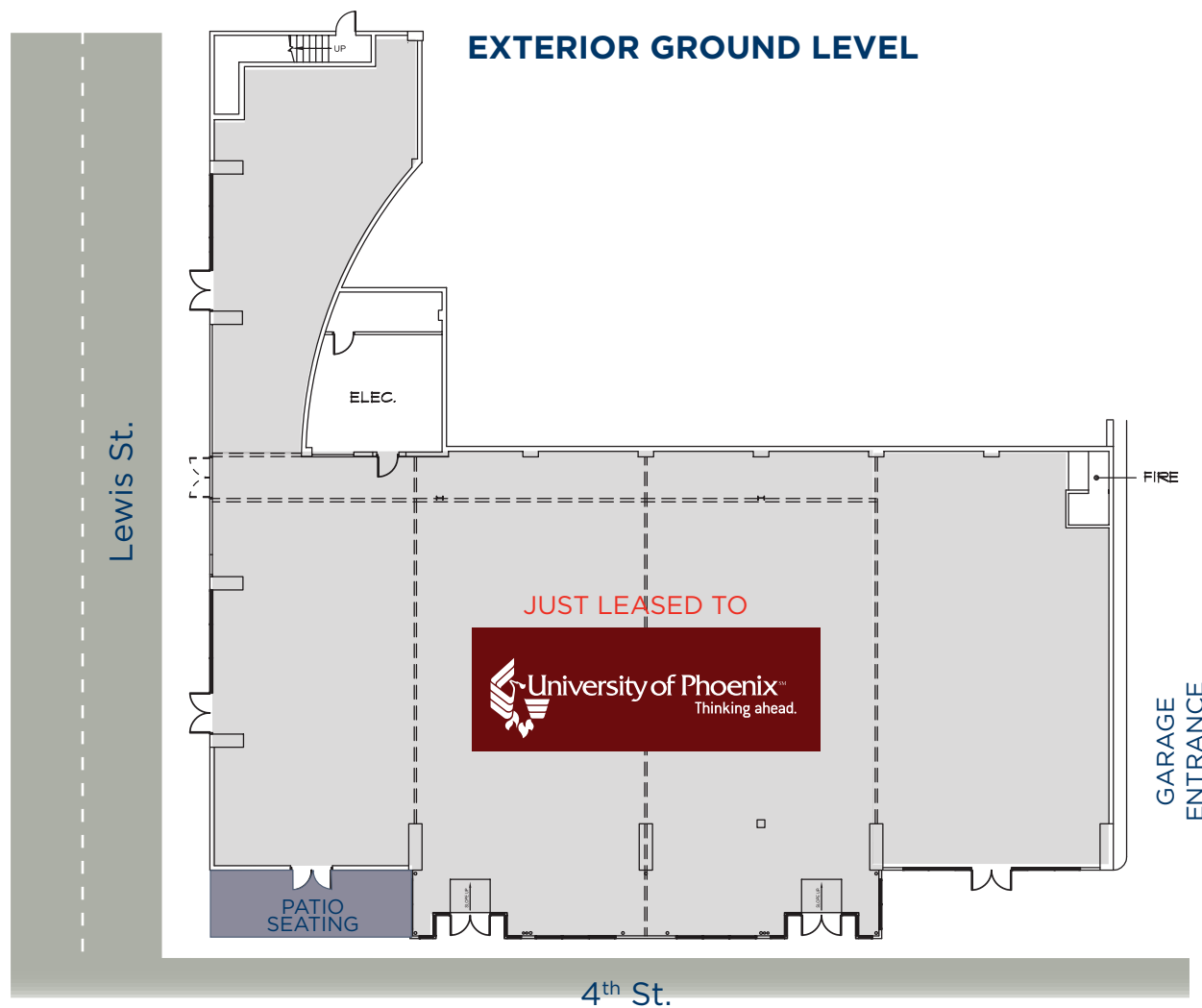


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