

AVAILABLE FOR LEASE

THE HOP



1310 S. 3rd Street
Las Vegas, Nevada

DOWNTOWN LAS VEGAS / ARTS DISTRICT



Not vacancy. A creative destination in the making.

The HOP offers a collection of flexible, character-rich spaces designed for independent businesses, makers and experience-driven concepts looking to establish a distinctive presence in the Las Vegas Arts District. More than a place to operate, The HOP offers an opportunity to build your brand alongside a community of creative, complementary businesses.

Find your space. Become part of the place



Key Space & Building Highlights

01 Turn-Key Architectural Design — Features high open-truss ceilings, skylights, executive glass office suites, conference facilities, and breakroom/kitchen infrastructure.

03 Rare On-Site DTLV Parking — Includes front lot parking plus two rear surface parking lots and street parking, a major competitive asset in the dense Arts District corridor.

05 Proven Tenant Synergy — Join a high-caliber roster of past and present creative, tech, and culinary tenants, including digital consultancies, architectural design firms, and top-rated coworking concepts.

02 Outdoor Amenity Courtyard — Direct access to a landscaped, shared rear courtyard providing an indoor/outdoor work environment.

04 Flexible C-2 Zoning — Allows for seamless operations across creative office, digital production, corporate headquarters, specialty retail, or culinary/studio concepts.

06 Opportunity Zone Advantage — Located within a designated Federal Opportunity Zone in the City of Las Vegas.

Launch with a clear market-entry advantage.

\$2.25
/ SF / MONTH

An initial asking position designed to reduce search friction, accelerate tours and preserve room to graduate rents as occupancy, tenant mix and destination value strengthen.

Recommendation is a launch strategy—not a ceiling.

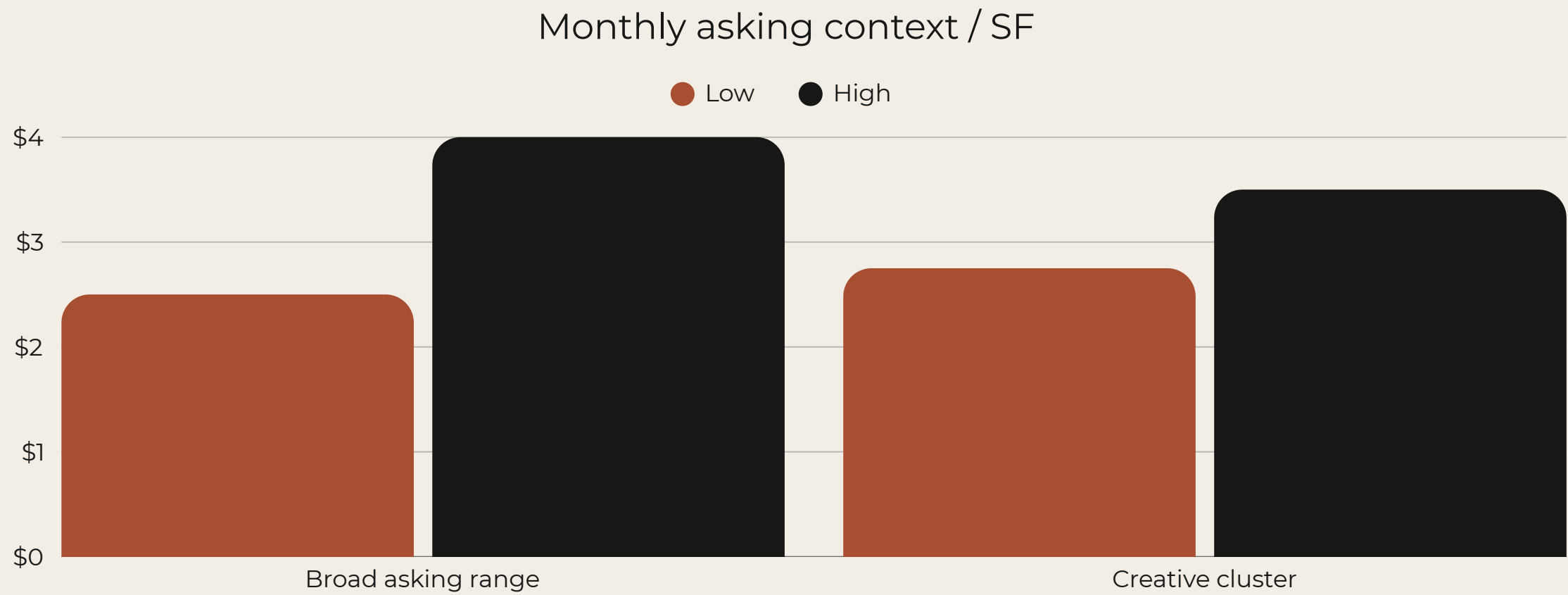
Final economics subject to suite condition, term, concessions, tenant credit and landlord work.

The market rewards character and clustering.

Observed asking context

\$2.50–\$4.00

Approximate monthly asking range per SF



THE HOP ENTRY

\$2.25

A deliberate discount to the visible competitive band—built to spark consideration and establish leasing velocity.

Seven addresses to track.

Live availability and asking economics should be confirmed in the launch broker survey.

PROPERTY	AVAILABLE SF	ASKING RENT	POSITIONING NOTE
1400–1408 S Commerce	1,200 & 2,400	\$2.75–\$3.00/SF/Mo.	Commerce corridor / creative adjacency
1551 S Commerce	2,640	\$3.50/SF/Mo.	Southern Arts District access
1416 S Main	3,444	\$3.85/SF/Mo.	Main Street visibility
1510 S Main	1,100–3,440	\$4.00/SF/ Mo.	Core retail corridor presence
1228 S Casino Center	4,400 - 8,800 SF	\$3.75/SF/Mo.	Gateway connectivity
1205 S Main	1,000–4,035	\$2.50/SF NNN/ SF/ Mo.	Tracked competitor; economics pending
1025 S 1st	579-1,158 SF	\$2.75-3.00 /SF/Mo.	Northern district proximity



More than a storefront.

MULTI-SPACE ENERGY

A campus feel supports cross-shopping and shared momentum.

BUILT-IN DISCOVERY

Courtyard circulation makes arrival feel experiential—not transactional.

FLEXIBLE STORY

Creative character lets operators shape a distinctive customer experience.

Curate for compatibility, not sameness.

Prioritize concepts with a reason to be discovered—and a willingness to contribute to place.

01

FOOD + DRINK

Founder-led café, tasting room, bakery or intimate culinary concept.

02

DESIGN + MAKING

Studio, showroom, fabrication, interiors or limited-run retail.

03

WELLNESS + CARE

Boutique movement, recovery, beauty or appointment-led services.

04

CULTURE + EXPERIENCE

Gallery, workshop, event concept or creative production use.

Identity compounds with every right lease.

A curated mix creates reasons to return. Courtyard programming makes the collection visible. Shared standards turn independent concepts into one recognizable address.

**Occupancy builds traffic.
Curation builds value.**



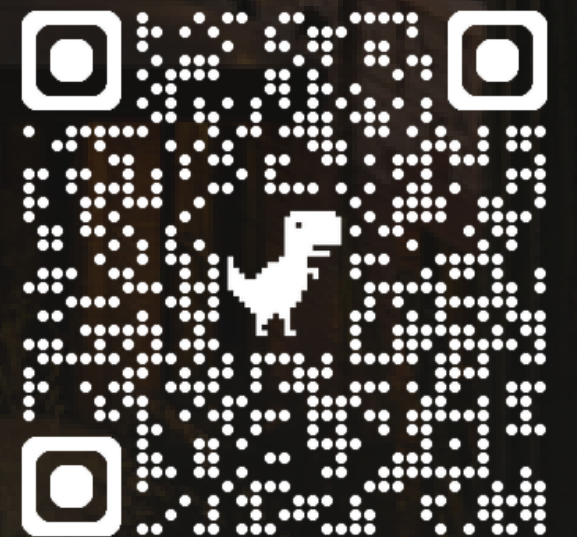
1310 S. 3RD STREET / LAS VEGAS

THE HOP

A distinctive Arts District address.
A creative leasing opportunity.
A place to build a destination.



www.stefanylee.com



LEASING OFFERING MEMORANDUM

Millennium Commercial Properties, LLC