

# 63 CITYCENTER

LAS VEGAS BOULEVARD & HARMON AVENUE



**Be At The Center Of The Las Vegas Strip**

Colliers



Be At The Center Of It All

**CITYCENTER**  
LAS VEGAS BOULEVARD & HARMON AVENUE

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## Las Vegas Boulevard & Harmon Avenue

63 CityCenter is an exciting new destination for dynamic retail, world-class attractions, and hospitality experiences. Located at the heart of the Las Vegas Strip at the intersection of Las Vegas Boulevard and Harmon Avenue, this new four-story, 240,000 SF high-design building is a central feature of “CityCenter,” steps from the Shops at Crystals, Aria, and The Cosmopolitan and a short walk from Waldorf Astoria, Vdara, Bellagio, Paris, MGM Grand and Caesars Palace.

**Join newly opened Jason Aldean’s Kitchen + Bar, Ocean Prime, Ariat, Museum of Illusions, and ARTE MUSEUM – the first location to open in the Western Hemisphere.**



**±9,274 SF – ±30,190 SF**

TOTAL AVAILABLE SPACE

**Be At The Center Of World Class Dining & Views**



# At The Center Of...

## UNRIVALED SURROUNDINGS

- **32,000+ Hotel Rooms** within a **10-minute walk**, ensuring a high volume of visitors
- **4,000+ Timeshare Units** within a **1-mile radius**, attracting a steady stream of guests
- **Luxury & Iconic Resorts Nearby**
  - **The Cosmopolitan** (3,033 rooms)
  - **ARIA Resort & Casino** (4,000 rooms)
  - **Vdara Hotel & Spa** (1,495 rooms)
  - **Waldorf Astoria** (389 rooms & 225 luxury condos)
  - **Veer Towers** (669 luxury condos)
  - **Shops at Crystals** (611,977 SF of premier retail)

## PRIME PEDESTRIAN TRAFFIC

- **Direct connectivity** to **three pedestrian bridges** linking major resorts and retail destinations
- Captures foot traffic from **both east and west sides** of Las Vegas Boulevard
- **41.7+ million annual visitors** to Las Vegas, ensuring year-round exposure
- **Convenient access points** with stairs and elevators connecting The Cosmopolitan, The Shops at Crystals, and upper levels of 63 CityCenter

## A COVETED INTERSECTION

- **250 feet of premier Strip frontage** along Las Vegas Boulevard
- **30.1+ million visitors per year** at this high-traffic intersection
- One of the **busiest corners** on the Las Vegas Strip, attracting affluent shoppers and entertainment seekers
- Recognized as the **Heart of Las Vegas Boulevard**, surrounded by world-class dining, retail, and nightlife entertainment venues

## IMPACTFUL ADVERTISING

- **One of the largest digital advertising opportunities** on the Strip
- Massive **6,000 SF digital LED display**, measuring **41 feet high by 151 feet wide**
- A can't-miss advertising platform at the **center of Las Vegas Boulevard & Harmon Avenue**



THE SHOPS AT  
**CRYSTALS**  
ARIA LAS VEGAS

CHANEL  
FENDI  
DOLCE & GABBANA  
HERMES  
GUCCI  
PRADA  
TIFFANY & CO.  
VERSACE

**±10,418 SF**

Suite 202–302  
±5,209 SF (Level 2)  
±5,209 SF (Level 3)

**±9,274 SF**  
(W/ PATIO OPPORTUNITY)

Suite 201–301  
±4,730 SF (Level 2)  
±4,544 SF (Level 3)

**±10,498 SF**

Suite 203–303  
±5,249 SF (Level 2)  
±5,249 SF (Level 3)

**Impactful  
Advertising**

  
**THE COSMOPOLITAN**  
of LAS VEGAS

**OCEAN PRIME**  
SEAFOOD • STEAKS • COCKTAILS

**JASON ALDEAN'S**  
KITCHEN + BAR  
LAS VEGAS, NV  
**NOW OPEN**

**ARTE  
MUSEUM**

 **ARIAT**

**ROSS**  
DRESS FOR LESS®

  
MUSEUM OF  
ILLUSIONS

 **CITYCENTER**  
LAS VEGAS BOULEVARD & HARMON AVENUE

# Center Stage to the Famous Las Vegas Strip

63 CityCenter offers world-class attractions, restaurants, shopping, easy access to its driveway for private valet service and unparalleled views of the Strip. Flagship tenants of 63 CityCenter include Jason Aldean's Kitchen + Bar, Ocean Prime, Ariat, Museum of Illusions and ARTE MUSEUM digital art museum.

## Project Summary

### OCEAN PRIME (LEVEL 4)

**A** OCEAN PRIME  
[www.ocean-prime.com](http://www.ocean-prime.com)

### BRIDGE LEVEL (LEVELS 2 & 3)

**B** ARTE MUSEUM  
First Northern Hemisphere Location

**C** WELCOME TO LAS VEGAS  
Take home something to remember your trip

**D** ARIAT  
[www.ariat.com](http://www.ariat.com)

**E** FAT TUESDAY  
[www.fattuesday.com](http://www.fattuesday.com)

**F** AGORA  
[www.agora.care](http://www.agora.care)

**G** JASON ALDEAN'S KITCHEN + BAR  
**NOW OPEN** - [www.jasonaldeansbar.com/home-las-vegas](http://www.jasonaldeansbar.com/home-las-vegas)

SEE PAGE 22 FOR DETAILS

**1** **±9,274 SF (W/ PATIO OPPORTUNITY)**  
Suite 201-301  
±4,730 SF (Level 2), ±4,544 SF (Level 3)

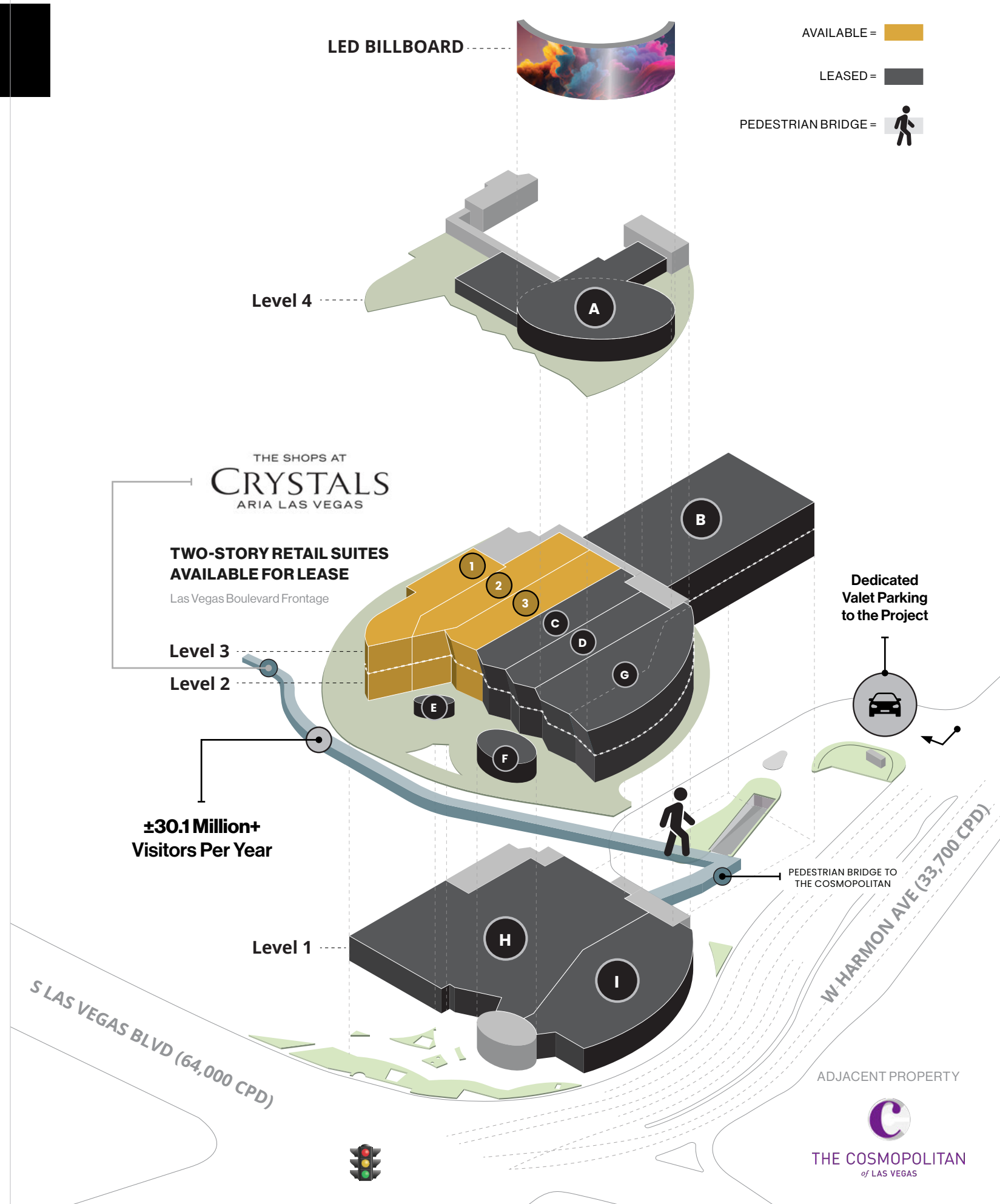
**2** **±10,418 SF**  
Suite 202-302  
±5,209 SF (Level 2), ±5,209 SF (Level 3)

**3** **±10,498 SF**  
Suite 203-303  
±5,249 SF (Level 2), ±5,249 SF (Level 3)

### STREET LEVEL 1

**H** ROSS  
Highest performing location in Las Vegas

**I** MUSEUM OF ILLUSIONS  
[www.moilasvegas.com](http://www.moilasvegas.com)



# Availabilities

1

**±9,274 SF**  
(W/ PATIO OPPORTUNITY)

Suite 201–301  
±4,730 SF (Level 2), ±4,544 SF (Level 3)

2

**±10,418 SF**

Suite 202–302  
±5,209 SF (Level 2), ±5,209 SF (Level 3)

3

**±10,498 SF**

Suite 203–303  
±5,249 SF (Level 2), ±5,249 SF (Level 3)

Ability  
to Combine



Rendering for illustration purposes only.

**High-Profile Destination**

# Restaurant Layout Options

1

±14,483 SF

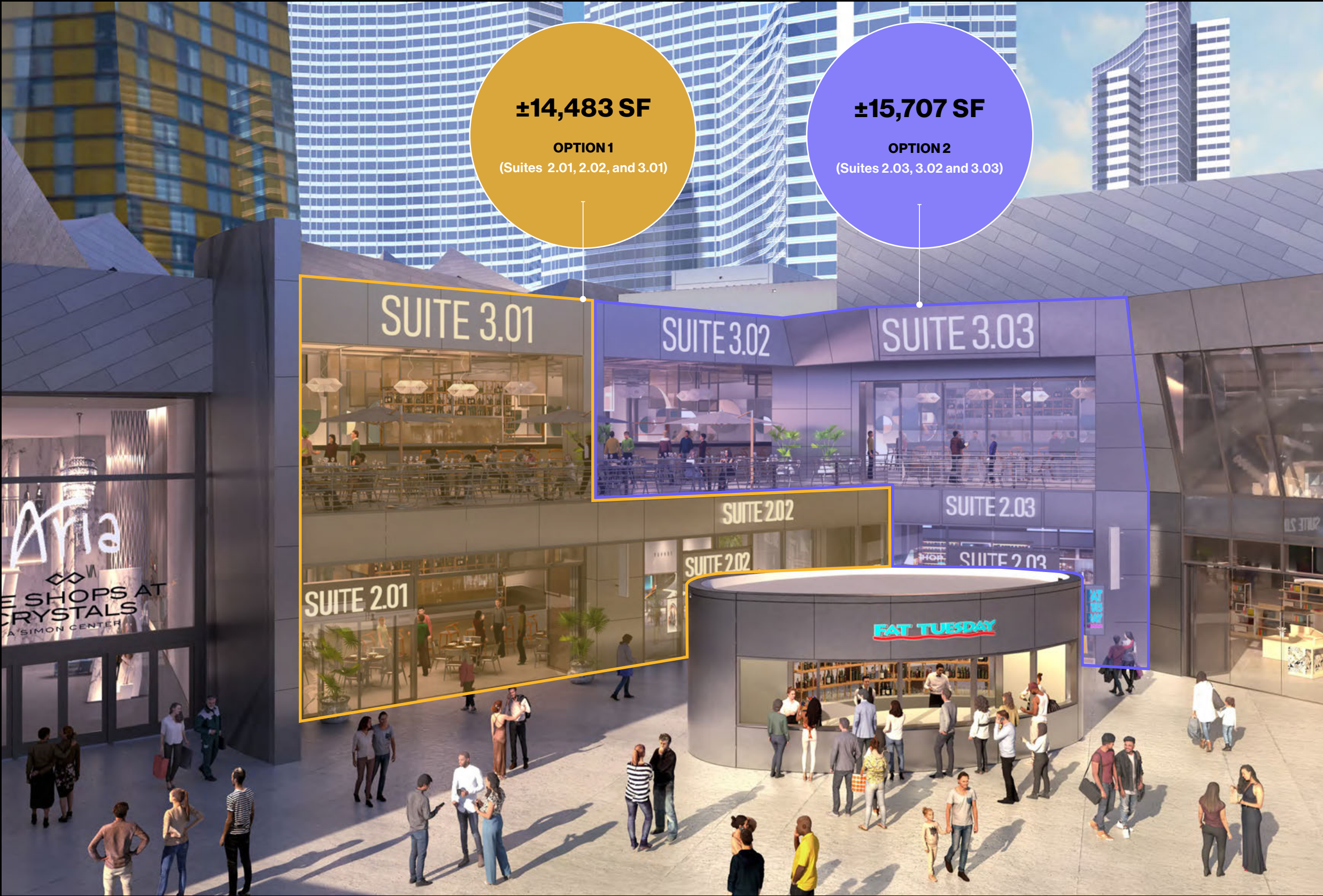
OPTION 1  
(Suites 2.01, 2.02, and 3.01)

2

±15,707 SF

OPTION 2  
(Suites 2.03, 3.02 and 3.03)

Total: Up to  
±30,190 SF  
combined



Rendering for illustration purposes only.

High-Profile Destination



**CITYCENTER**  
LAS VEGAS BOULEVARD & HARMON AVENUE

Rendering for illustration purposes only.

# Las Vegas Resort Corridor



# Las Vegas Resort Corridor



PEDESTRIAN BRIDGE

30.1 Million+  
Visitors Per Year  
(Pedestrian Bridge)

PEDESTRIAN BRIDGE

S. LAS VEGAS BOULEVARD (65,000 CPD)

LESS THAN 10  
MINUTE WALKING  
DISTANCE

Vdara  
HOTEL & SPA

THE COSMOPOLITAN  
of LAS VEGAS

planet hollywood™  
RESORT & CASINO • LAS VEGAS

MIRACLE MILE SHOPS®  
AT PLANET HOLLYWOOD RESORT & CASINO LAS VEGAS

ELARA  
Hilton Grand Vacations Club  
LAS VEGAS

HARMON  
CORNER  
LAS VEGAS BLVD

Marriott  
VACATION CLUB  
Grand Chateau

THE  
SIGNATURE  
AT MGM GRAND®

Tillman Fertitta Hotel & Casino  
(±2,420 rooms)

BLVD Development  
Coming Soon

MGM GRAND GARDEN ARENA

Hard Rock  
CAFE

MGM GRAND.

PARK MGM  
LAS VEGAS

W  
WALDORF ASTORIA  
LAS VEGAS

THE SHOPS AT  
CRYSTALS  
ARIA LAS VEGAS

veer°  
TOWERS

Aria  
RESORT & CASINO  
LAS VEGAS

CITYCENTER  
LAS VEGAS

T-Mobile  
ARENA

HARMON AVENUE (37,000 CPD)

HARMON AVENUE



220,000  
Cars Per Day

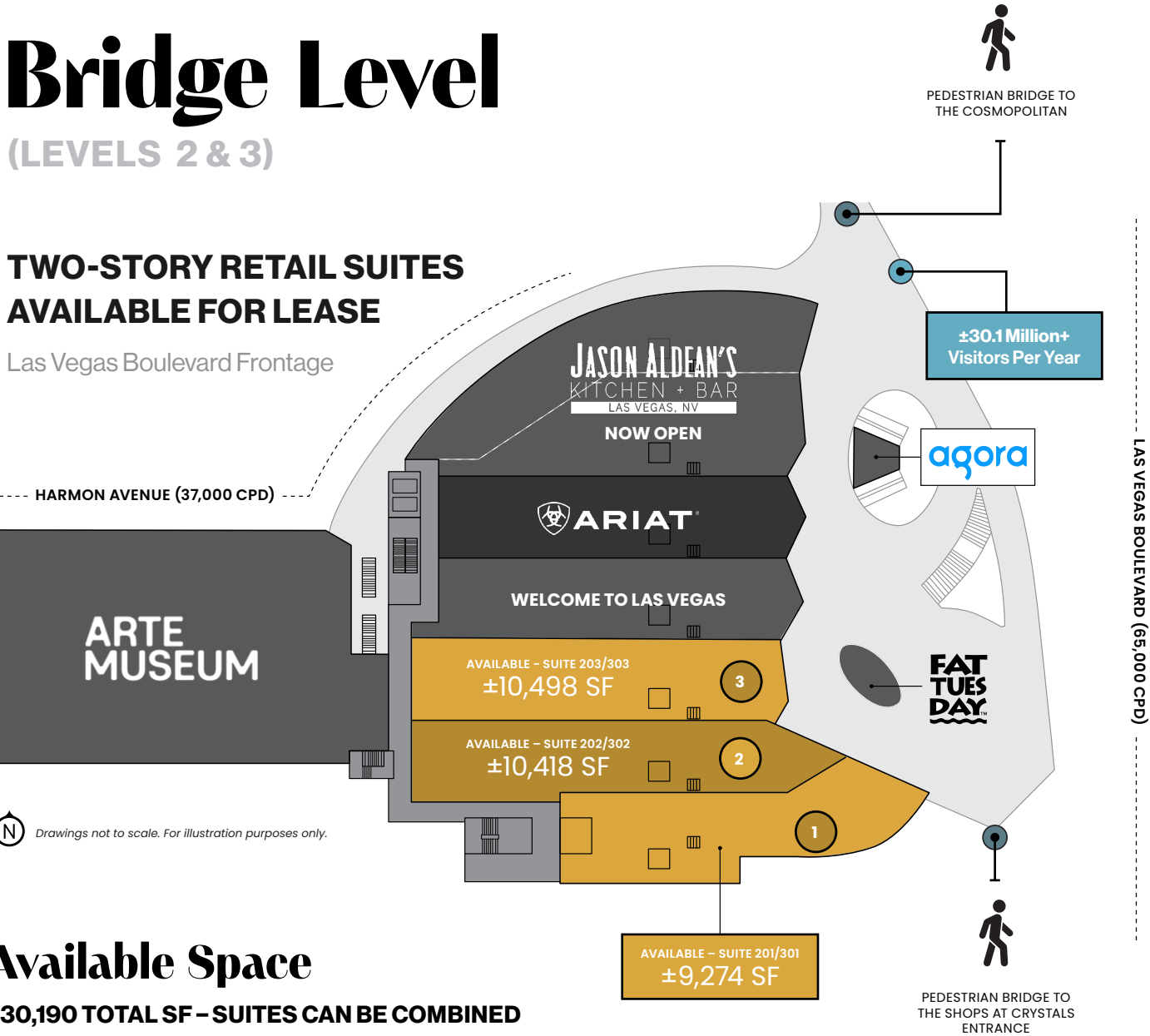


# Bridge Level

(LEVELS 2 & 3)

## TWO-STORY RETAIL SUITES AVAILABLE FOR LEASE

Las Vegas Boulevard Frontage



## Available Space

$\pm 30,190$  TOTAL SF – SUITES CAN BE COMBINED

- |                         |                                                         |                         |                                   |                         |                                   |
|-------------------------|---------------------------------------------------------|-------------------------|-----------------------------------|-------------------------|-----------------------------------|
| <b>1</b>                | <b><math>\pm 9,274</math> SF</b> (W/ PATIO OPPORTUNITY) | <b>2</b>                | <b><math>\pm 10,418</math> SF</b> | <b>3</b>                | <b><math>\pm 10,498</math> SF</b> |
| Suite 201–301           |                                                         | Suite 202–302           |                                   | Suite 203–303           |                                   |
| Level 2: $\pm 4,730$ SF |                                                         | Level 2: $\pm 5,209$ SF |                                   | Level 2: $\pm 5,249$ SF |                                   |
| Level 3: $\pm 4,544$ SF |                                                         | Level 3: $\pm 5,209$ SF |                                   | Level 3: $\pm 5,249$ SF |                                   |

## BRIDGE LEVEL TENANTS

**JASON ALDEAN'S KITCHEN + BAR**  
[www.jasonaldeansbar.com/home-las-vegas](http://www.jasonaldeansbar.com/home-las-vegas)

**ARTE MUSEUM**  
First Northern Hemisphere Location

**ARIAT**  
[www.ariat.com](http://www.ariat.com)

**AGORA**  
[www.agora.care](http://www.agora.care)

**FAT TUESDAY**  
[www.fattuesday.com](http://www.fattuesday.com)

**WELCOME TO LAS VEGAS**  
Take home something to remember your trip

# JASON ALDEAN'S KITCHEN + BAR

LAS VEGAS, NV

NOW OPEN

The venue includes a 250+ seat main dining area, seven bars and a spectacular outdoor elliptical patio offering unparalleled views of the Strip, as well as a 15,000-square-foot second floor of entertainment with velvet-tufted booths, resident DJs, an additional live music stage and an elevated VIP bottle service section. The Las Vegas location also features a signature 4,000-square-foot patio with views of the Strip for a one-of-a-kind late-night experience.

*TC Restaurant Group, premier owner-operator of entertainment and dining destinations, has teamed up with country superstar and Academy of Country Music Artist of the Decade Jason Aldean to bring Jason Aldean's Kitchen + Bar to the Las Vegas Strip. TC Restaurant Group is known as the leading operator in Nashville's famed lower Broadway district and aims to deliver the best of the Music City experience to Las Vegas.*

# OCEAN PRIME

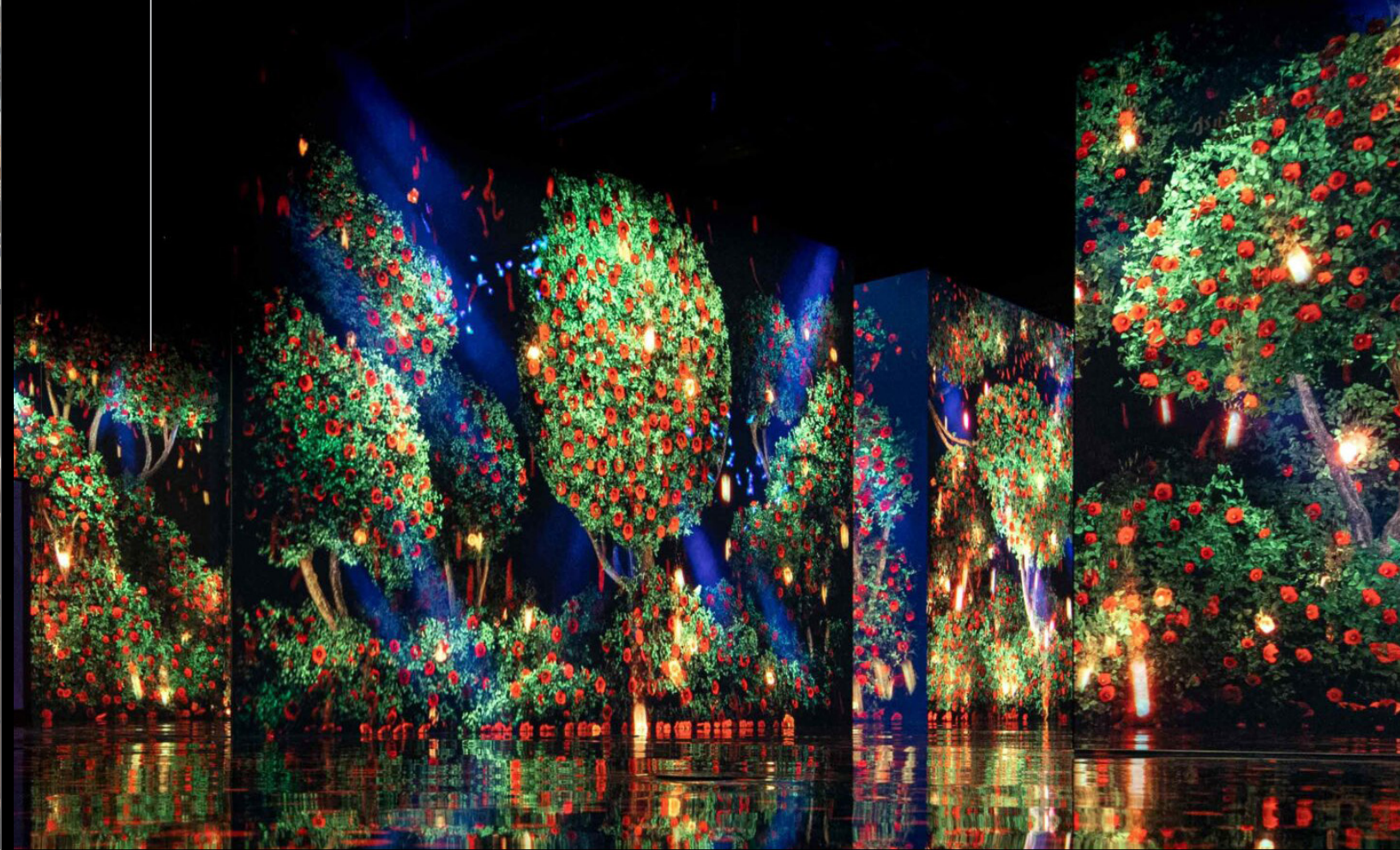
SEAFOOD • STEAKS • COCKTAILS

## Award-Winning Cameron Mitchell Restaurant

The nationally-acclaimed Ocean Prime delivers an extraordinary experience with stunning settings, an impressive menu of seafood and prime cuts of steak, signature cocktails, a Wine Spectator-honored wine list and truly genuine hospitality. Each Ocean Prime location is unique and designed to fold into the energy of the city where it's located. With stunning spaces, luxe details and truly genuine hospitality, Ocean Prime is an ideal place to socialize, talk business, celebrate and indulge.



# ARTE MUSEUM



## First location to open in the Western Hemisphere

A multi-sensory compilation of 14 immersive artworks, ARTE MUSEUM showcases works inspired by nature. The exhibition incorporates both the natural landscapes and the cultural backdrop of the city. Visitors can also enjoy the ARTE TEA BAR for a unique teahouse experience enriched with media art. Each piece of artwork delivers not just a vivid visual journey, but also a multi-sensory engagement—from enveloping soundscapes to tailor-made aromas—that amounts to a completely immersive experience.



## Ariat's Premier Experiential Store

The retail space spans nearly 10,000 square feet, offering a stunning showcase of Ariat's extensive assortment of premium boots, clothing, jeans, shoes and accessories. Ariat's experiential Hat Doctor area features cow-hide details, fringe-like signage décor and barber shop chairs where customers can get fitted with their customized hats while enjoying the view of the Las Vegas Strip.

*Drawing inspiration from Ariat's performance-based Rodeo scene, the new Ariat Las Vegas Flagship blends the brand's eclectic Western lifestyle with that of Las Vegas fun and energetic atmosphere. Welcoming guests into the space with a photo op is a custom life-size bucking bull sculpture, crafted from hedgewood and fun elements of Las Vegas, that localize the space, and intertwines Ariat's charging Rodeo scene with the vibrant flair of Sin City.*



## Experience the impossible



*Museum of Illusions is the largest and fastest-growing chain of privately held museums in the world. Discover a brilliant collection of perspective-changing rooms, enthralling installations, and spellbinding images. Their exhibits will teach you that nothing is ever quite as it seems, especially in the Museum of Illusions Las Vegas.*

## Las Vegas has the Strongest Tourism Growth Trajectory in the World.



Annual Visitors (^ 2.1% YOY)

41.7M



Convention Attendance (^ 0.1% YOY)

6.0M Visitors



En/Deplane Passengers (^ 1.4% YOY)

58.4M



Daily Traffic Count (^ 0.8% YOY)

130,656



Direct Visitor Spending

\$51.5 Billion



Economic Impact

\$85.2B

*Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of "Greatest Arena in the World."*



FORMULA ONE  
**GRAND PRIX**  
RACES THRU 2032



TOP TICKET SALES  
**LV RAIDERS**  
NFL REVENUE RANKS



HOME OF THE  
**UFC HEADQUARTERS**  
LAS VEGAS, NV



THE TOP  
**BOXING CAPITAL**  
OF THE WORLD



HOME OF THE  
**NFL SUPERBOWL**  
2024



HOME OF THE  
**WRANGLER NFR**  
PROFESSIONAL RODEO



2022 & 2023 WNBA  
**WORLD CHAMPS**  
LAS VEGAS ACES



HOME OF THE  
**GOLDEN KNIGHTS**  
TOP 5 NHL PRICE & DEMAND



Millions of viewers witnessed the most overtakes at the “Harmon turn” directly in front of the building.



*The greatest racing spectacle on the planet and the sports and entertainment capital of the world collide as Formula 1® will light up the Las Vegas Strip till 2032, for an unforgettable race cutting right through the neon heart of the city.*

**TRACK LENGTH**  
**3.8 MILES**

**GRAND PRIX DURATION**  
**50 LAPS**

**TOP SPEEDS EXCEEDING**  
**212 MPH**

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