

AREA 15 / DISTRICT

IMMERSIVE ENTERTAINMENT & EVENTS DESTINATION IN LAS VEGAS

STAKE OUT THE SPOTLIGHT LEASING OPPORTUNITIES



THE EXPERIENCE EPICENTER OF LAS VEGAS



PARALLEL TO THE LAS VEGAS STRIP



OVER 15 MILLION VISITED AREA15 DISTRICT SINCE ITS OPENING IN 2020



350,000+ DAILY DRIVE-BYS ALONG I-15



2.4 MILLION RESIDENTS WITHIN 20-MINUTE DRIVE TIME



70% TOURISTS & 30% LOCALS WITH A 33% REPEAT VISITATION



150 MUSIC PERFORMANCES IN 2024



600,000 SF OF ENTERTAINMENT SPACE

Sources: Placer.ai, NDOT, U.S. Census Bureau ⁽¹⁾

A COVETED AREA CODE


Host to 52.6 million visitors in 2023, Las Vegas is the perfect locale for AREA15—benefitting from enviable highway frontage and immediate proximity to the city’s other main attractions and access points.

 **EYE-POPPING EXPOSURE**
350,000 daily drive-bys along I-15 with one mile of highway frontage

 **TOP TOURISM**
150,857 Las Vegas hotel rooms at over 80% total occupancy


 **SPEND**
\$55.1 billion in tourism spending and **\$1,261** spent per visitor

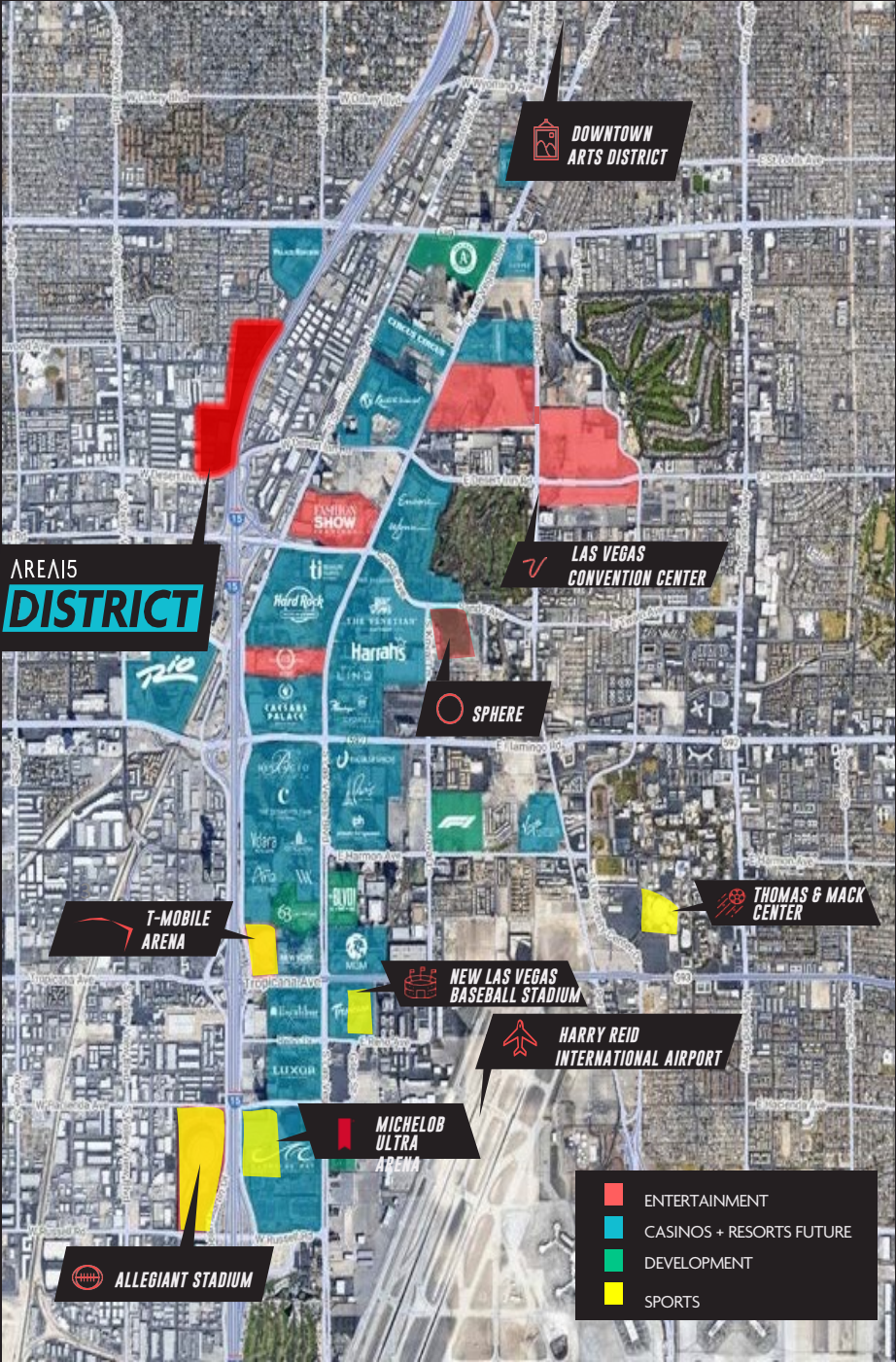
 **BRIGHT SKIES**
300 days of sunshine a year

 **IN SYNC WITH THE STRIP**
Parallel to the Las Vegas Strip

 **CONVENTION DRAW**
6 million convention visitors in 2024

 **EPIC ACCESS**
7 minutes from Las Vegas Convention Center

 **JET-SET READY**
15 minutes from Harry Reid Airport and **58.4 million** international travelers



Sources: LVCVA, NDOT

AT THE CUTTING EDGE OF CULTURE

\$1,312

SALES / SF
FOOD & BEVERAGE

\$1,131

SALES / SF IMMERSIVE
& COMPETITIVE LEISURE

\$1,340

SALES / SF
RETAIL

90%

GUESTS VISIT IN
GROUPS OF 2-4

33%

REPEAT
VISITATION

66%

UNDER THE
AGE OF 44

125 MIN

AVG LENGTH
OF STAY

55%

WEEKEND TRAFFIC

45%

WEEKDAY TRAFFIC

46%

FEMALE

54%

MALE



AWARDS



***BEST ATTRACTION IN LAS VEGAS 2021,
2022, 2023, 2024 (READERS' CHOICE)***

- LAS VEGAS WEEKLY



***# 1 IMMERSIVE ART EXPERIENCE IN
AMERICA 2021 (READERS' CHOICE)***

- USA TODAY



***NO. 1 ON WORLD'S TOP
IMMERSIVE ART EXPERIENCES***

- BLOOLOOP



MOST INNOVATIVE VENUE

- TIMEOUT



***BEST FAMILY ATTRACTION
IN LAS VEGAS***

- SOUTHERN NV HOTEL CONCIERGE ASSOC.



***THE 10 MOST INNOVATIVE URBAN
DEVELOPMENT COMPANIES***

- FAST COMPANY



TOP WORKPLACE NEVADA

- USA TODAY

NOTABLE PRESS



“AN UNMISSABLE STOP FOR ART LOVERS”

- THE TIMES UK



“BEST ATTRACTION IN LAS VEGAS”

- LAS VEGAS WEEKLY 2021, 2022, 2023, & 2025



“BEST RAVE RESURGENCE”

- LAS VEGAS WEEKLY READERS CHOICE



***AREA15 CEO, WINSTON FISHER, NAMED
AS ONE OF THE 10 MOST INFLUENTIAL
LEADERS IN IMMERSIVE ENTERTAINMENT***

- BLOOLOOP 50



***NO. 2 ON LIST OF “10 BEST
IMMERSIVE EXPERIENCES IN THE US”***

- TIMEOUT



“BEST IMMERSIVE ART EXPERIENCE”

- USA TODAY 10 BEST READERS' CHOICE



“TOP WORKPLACE”

- USA TODAY



***NO. 1 ON “WORLD’S TOP 11
IMMERSIVE ART EXPERIENCES”***

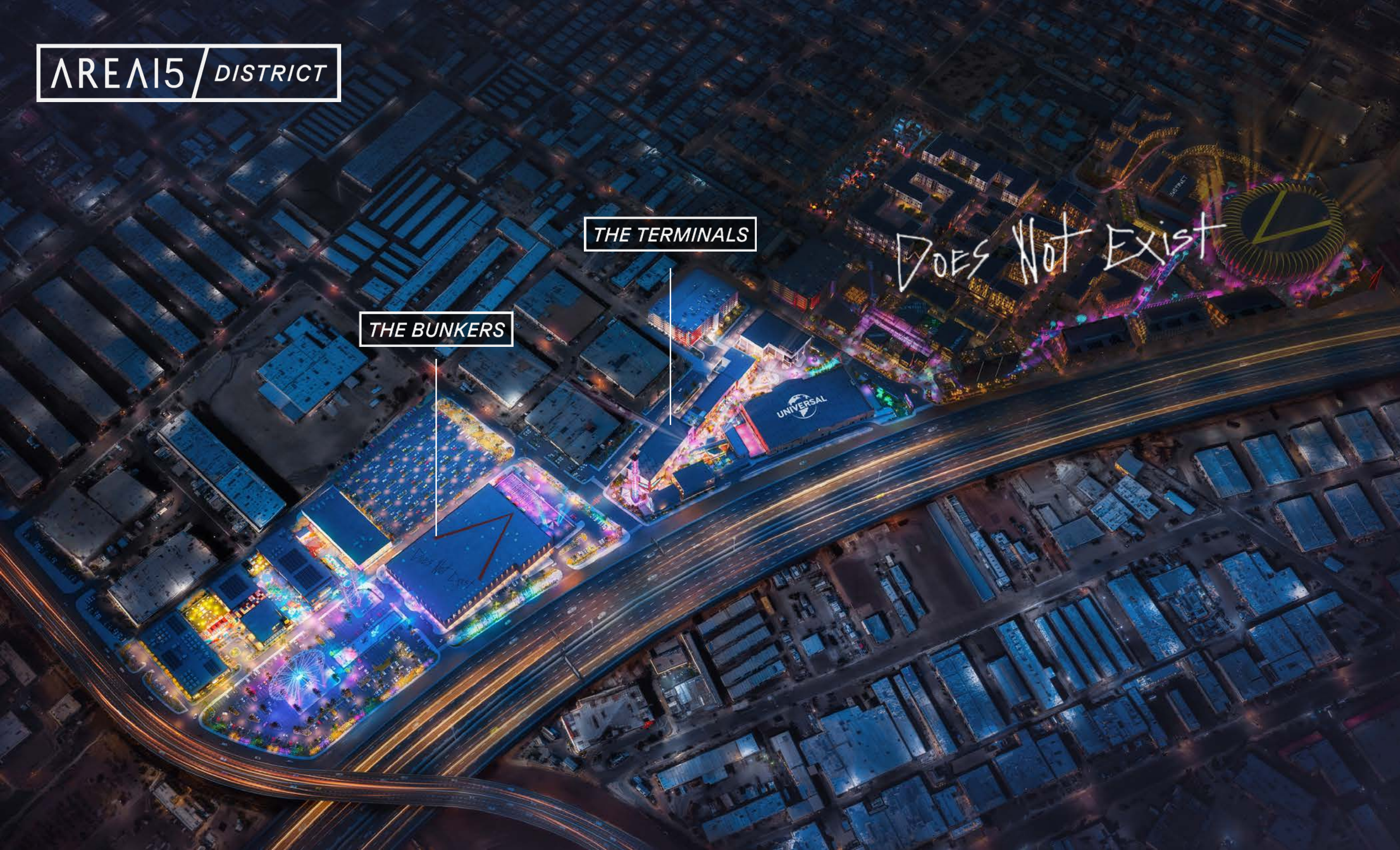
- BLOOLOOP

AREA 15 / DISTRICT

THE TERMINALS

THE BUNKERS

Does Not Exist



WHAT'S NEXT IN THE AREA15 DISTRICT EXPANSION

ZONES 3, 4, & 5 VISION

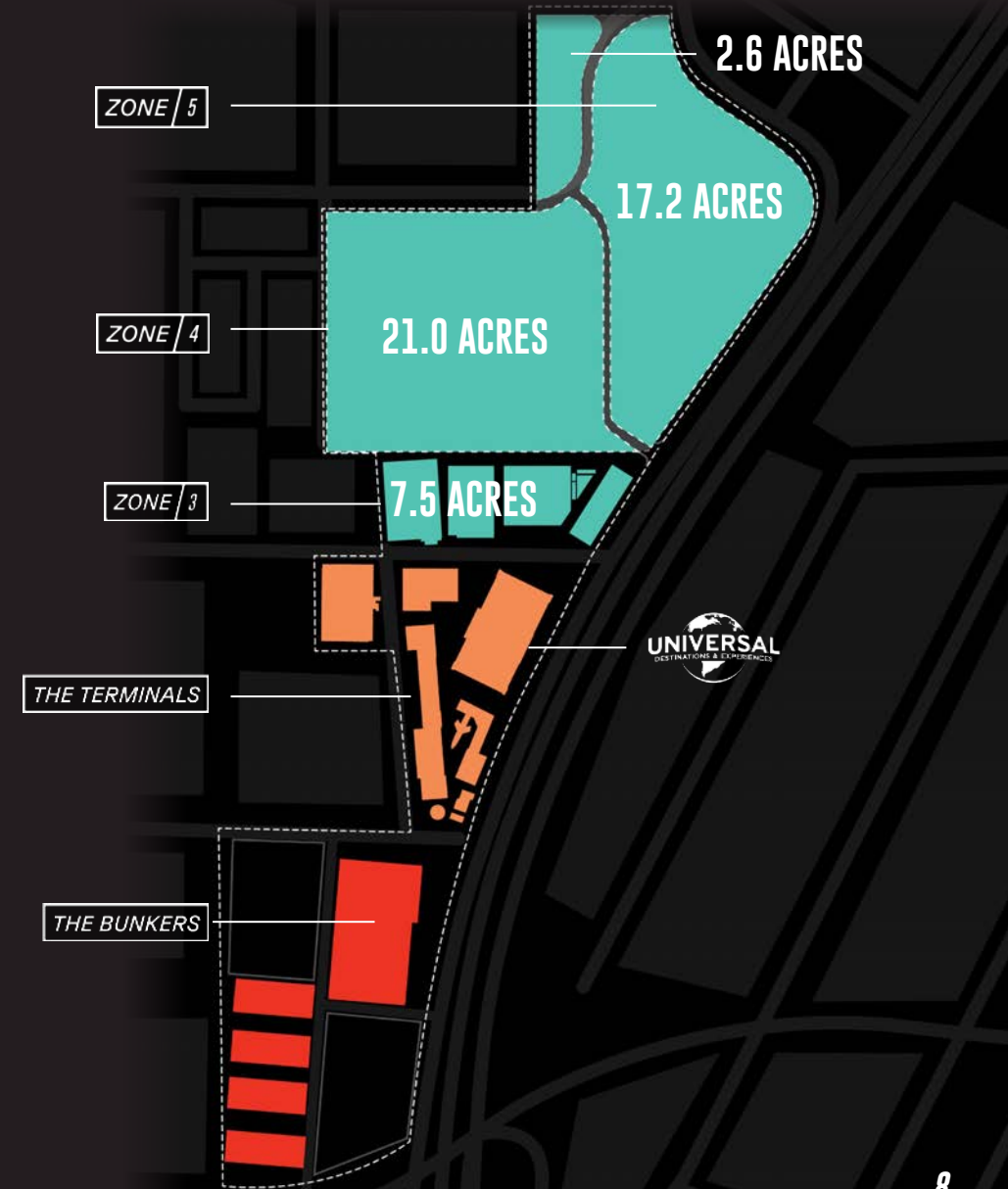
Over 40 acres of developable area that will advance the vision of a much larger neighborhood transformation, including entertainment, experiential, sports, and residential uses that combine to create the next generation of live, work, and play.

THE TERMINALS OPENING FALL 2025

A total of 20 acres north of AREA15. Anchored by Universal Parks & Resorts, it will unveil its first-ever, year-round horror-themed entertainment experience in 2025. The Museum of Ice Cream, Escape Game, and iFly joins Universal Parks & Resorts in the expansion of AREA15'S vision for purpose-built, next generation retail and entertainment.

THE BUNKERS OPENED IN 2020

An arts and cinematic immersive experiential district anchored by Meow Wolf's Omega Mart. AREA15 offers cinematic immersion, live events, and interactive art installations that utilizes groundbreaking technology to transport its guests of all ages to alternate realities and new heights.



THE POWER OF PROXIMITY



A brand-new, permanent horror experience that anchors The District.

MUSEUM OF ICE CREAM

An interactive art installation that offers immersive experiences and whimsical exhibits celebrating the joy and nostalgia of ice cream.



Combining immersive storytelling with space exploration, *Interstellar Arc* will take guests on an epic 26th-century deep space mission.

51

FIVE IRON GOLF

A high-tech urban golf experience featuring simulators, access to top pros, and leagues for all levels.



An augmented reality experience averaging one million annual visitors.



An immersive theatre, cinematic environment, and interactive journey that transcends reality.



An immersive indoor skydiving adventure using a vertical wind tunnel that simulates the free-fall sensation up to one minute per flight—without jumping from a plane.

illuminarium

A transportive hub combining 4k interactive projection, 360° audio, in-floor vibrations, and scent systems to teleport visitors.



GROUND FLOOR



TENANT ROLL

ANCHOR

SUITE	TENANT	SIZE (SF)
	Universal Studios	110,000

BLDG 1

SUITE	TENANT	SIZE (SF)
747	AVAILABLE	1,409
1 - 2	AVAILABLE	4,496
1 - 3	Chilangos Tacos	1,568
1 - 4	Saint Honore	900

BLDG 2

SUITE	TENANT	SIZE (SF)
2 - 1	AVAILABLE	1,956
2 - 2	LEASE NEGOTIATIONS	4,010
2 - 3	LEASE NEGOTIATIONS	2,309

BLDG 3

SUITE	TENANT	SIZE (SF)
	iFly	

BLDG 4

SUITE	TENANT	SIZE (SF)
4 - 1	Museum of Ice Cream	4,212
4 - 2	LEASE NEGOTIATIONS	690
4 - 3	LEASE NEGOTIATIONS	618
4 - 4	Felix & Paul Studios	21,039

BLDG 5

SUITE	TENANT	SIZE (SF)
5 - 1	LEASE NEGOTIATIONS (RAMEN)	2,039
5 - 2	Bonanno's Pizza	3,045
5 - 3	LEASE NEGOTIATIONS (CHICKEN)	2,097
5 - 4	Cosmic Pretzel	951
5 - 5	Good Company Burger	1,826
5 - 6A	AVAILABLE	336
5 - 6B	AVAILABLE	676
5 - 7	AVAILABLE	2,829

BLDG 6

SUITE	TENANT	SIZE (SF)
6 - 1	Dolls Kill	4,212
6 - 2	Nacho Daddy	5,002
6 - 3	LEASE NEGOTIATIONS	1,637

BLDG 7

SUITE	TENANT	SIZE (SF)
7 - 1	LEASE NEGOTIATIONS	23,745

AVAILABLE
 LEASE NEGOTIATIONS
 LEASED

SITE PLAN

SECOND FLOOR



TENANT ROLL

BLDG 7	ANCHOR	SUITE	TENANT	SIZE (SF)
			Universal Studios	110,000
		SUITE	TENANT	SIZE (SF)
		747	AVAILABLE	5,578
		SUITE	TENANT	SIZE (SF)
		2 - 4	AVAILABLE	9,414
		INCLUDES 1,812 SF EXTERIOR PATIO		
BLDG 3	BLDG 3	SUITE	TENANT	SIZE (SF)
			iFly	
		SUITE	TENANT	SIZE (SF)
BLDG 4	BLDG 4	4 - 1	Museum of Ice Cream	24,450
		SUITE	TENANT	SIZE (SF)
		5 - 8	LEASE NEGOTIATIONS	6,073
BLDG 5	BLDG 5	5 - 9	The Escape Game	5,031
		5 - 10	AVAILABLE	3,921
		SUITE	TENANT	SIZE (SF)
BLDG 6	BLDG 6	6 - 4	LEASE NEGOTIATIONS	13,594
		SUITE	TENANT	SIZE (SF)
BLDG 7	BLDG 7	7 - 2	LEASE NEGOTIATIONS	31,317
		SUITE	TENANT	SIZE (SF)

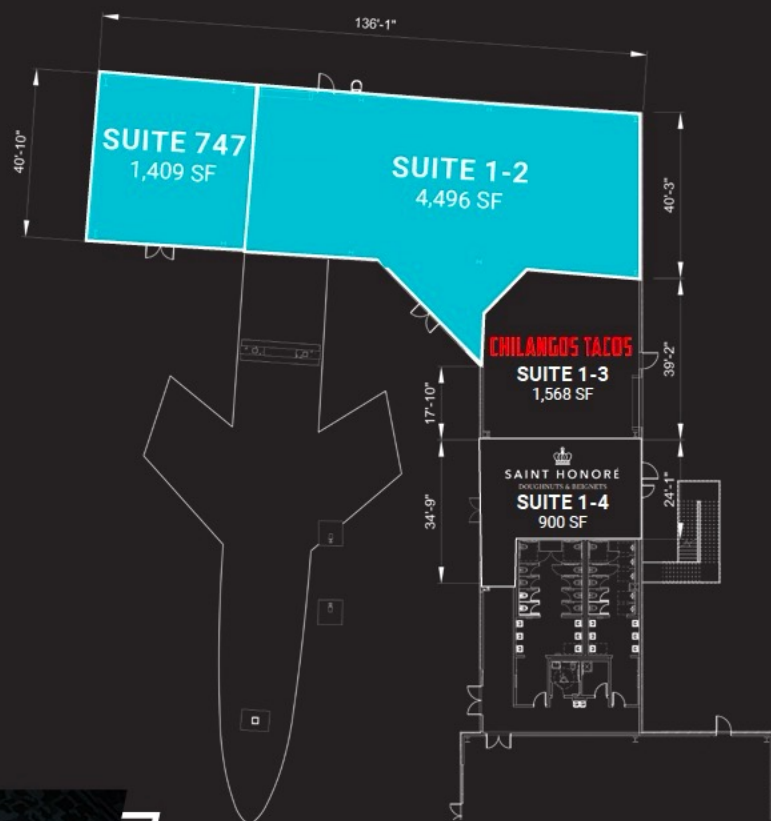
AVAILABLE LEASE NEGOTIATIONS LEASED

AREA 15
DISTRICT

BUILDING 1

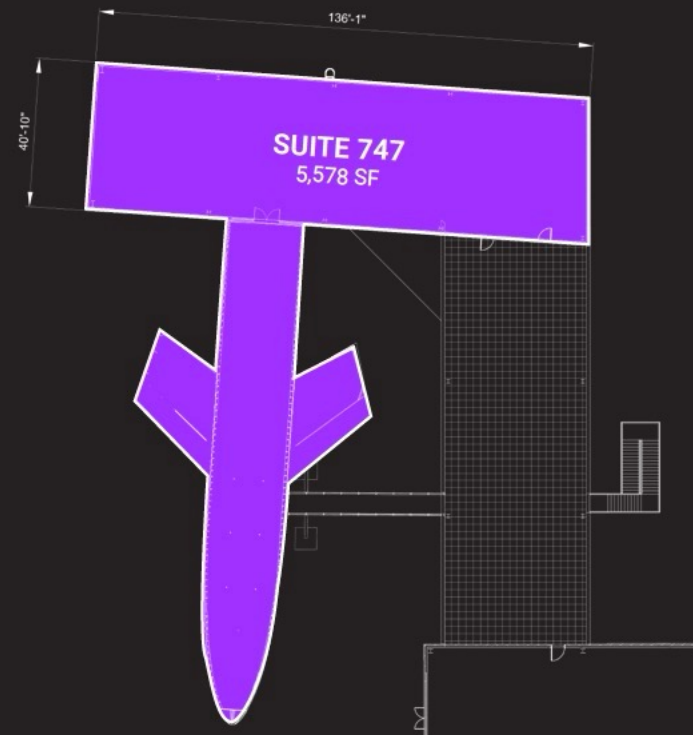
FLOOR PLAN LEVEL 1

5,896 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2

5,578 SF | 17'6" CEILING HEIGHT



AVAILABLE
Level 1

LEASE NEGOTIATIONS

AVAILABLE
Level 2

LEASED

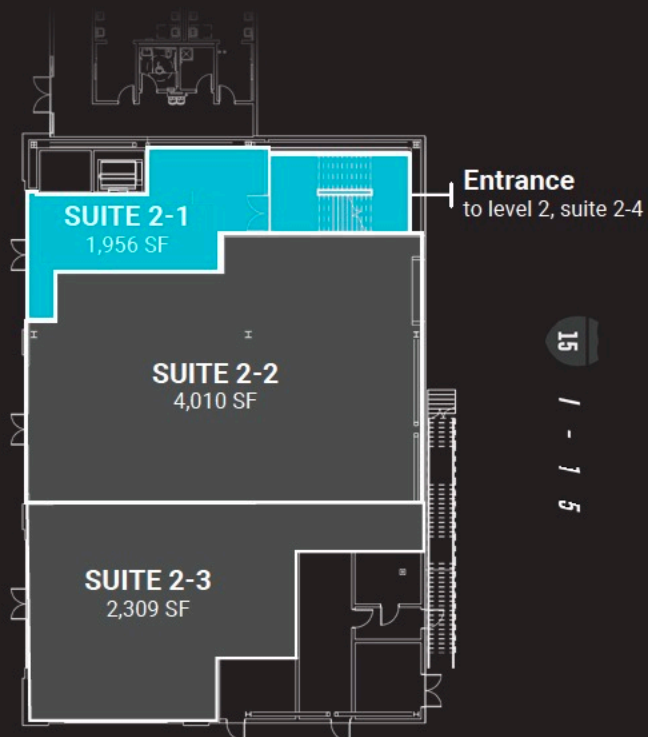
ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

AREA 15
DISTRICT

BUILDING 2

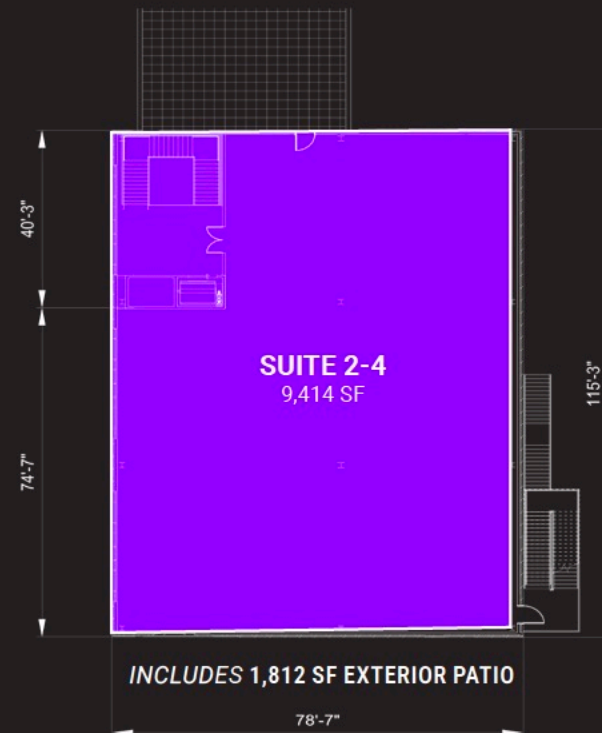
FLOOR PLAN LEVEL 1

8,275 SF | 17' CEILING HEIGHT



FLOOR PLAN LEVEL 2

9,588 SF | 23' CEILING HEIGHT



 AVAILABLE
Level 1

 LEASE NEGOTIATIONS

 AVAILABLE
Level 2

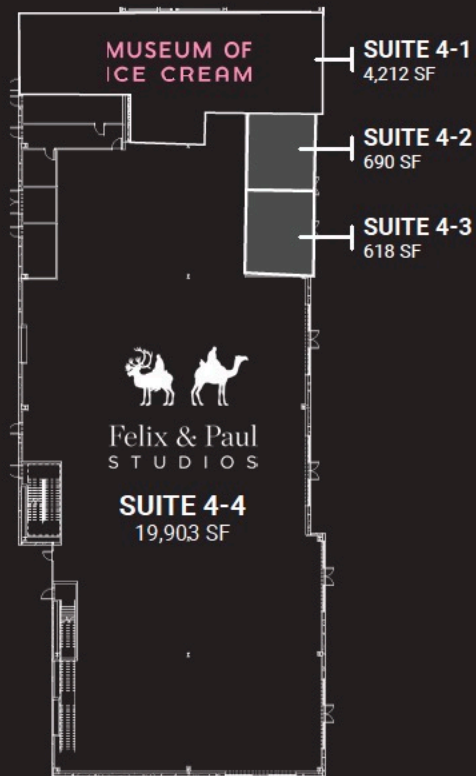
 LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

AREA 15
DISTRICT

BUILDING 4

FLOOR PLAN LEVEL 1
26,559 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2
24,450 SF | 26' CEILING HEIGHT



 AVAILABLE
Level 1

 LEASE NEGOTIATIONS

 AVAILABLE
Level 2

 LEASED

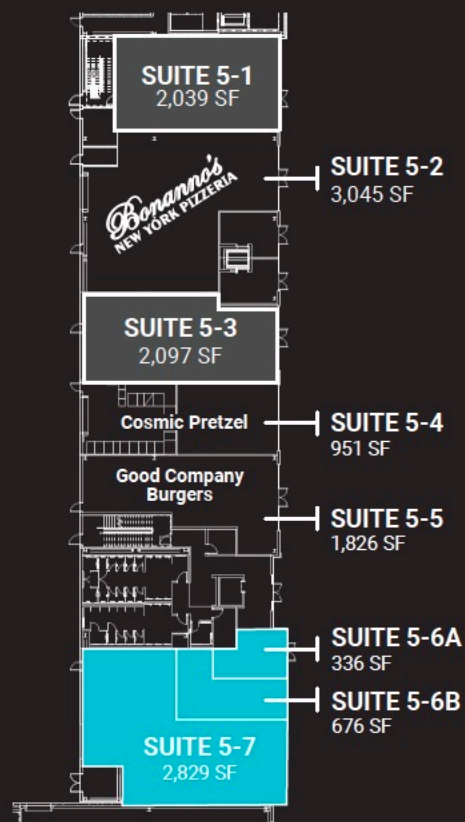
ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

AREA 15
DISTRICT

BUILDING 5

FLOOR PLAN LEVEL 1

13,799 SF | 17'9" CEILING HEIGHT



FLOOR PLAN LEVEL 2

13,960 SF | 20' CEILING HEIGHT



 **AVAILABLE**
Level 1

 **LEASE NEGOTIATIONS**

 **AVAILABLE**
Level 2

 **LEASED**

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

AREA 15
DISTRICT

BUILDING 6

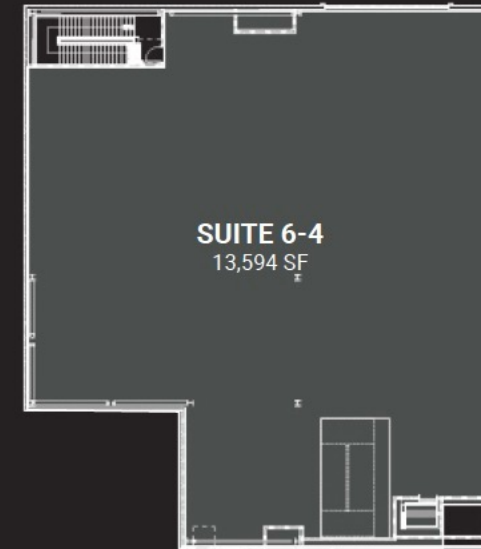
FLOOR PLAN LEVEL 1

9,303 SF | 17'3" CEILING HEIGHT



FLOOR PLAN LEVEL 2

13,594 SF | 23' CEILING HEIGHT



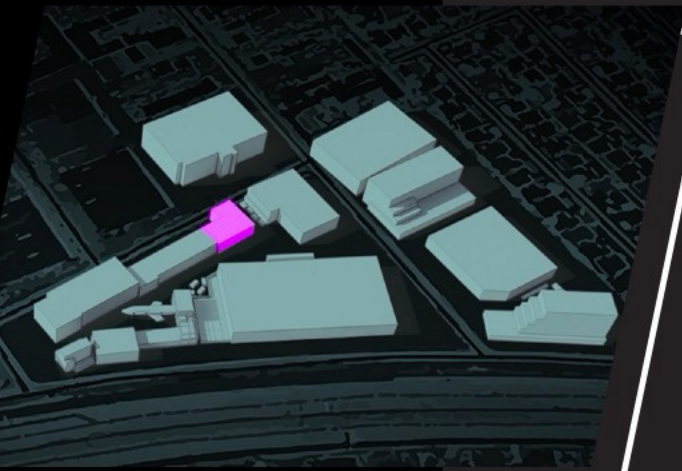
AVAILABLE
Level 1

LEASE NEGOTIATIONS

AVAILABLE
Level 2

LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



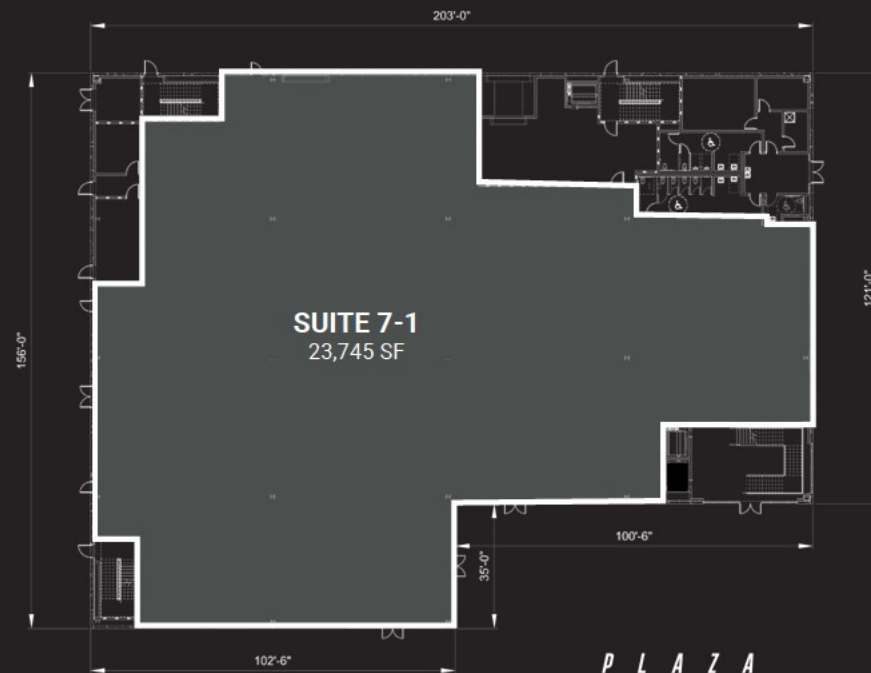
AREA 15
DISTRICT

BUILDING 7

FLOOR PLAN LEVEL 1

23,745 SF | 17'10" CEILING HEIGHT

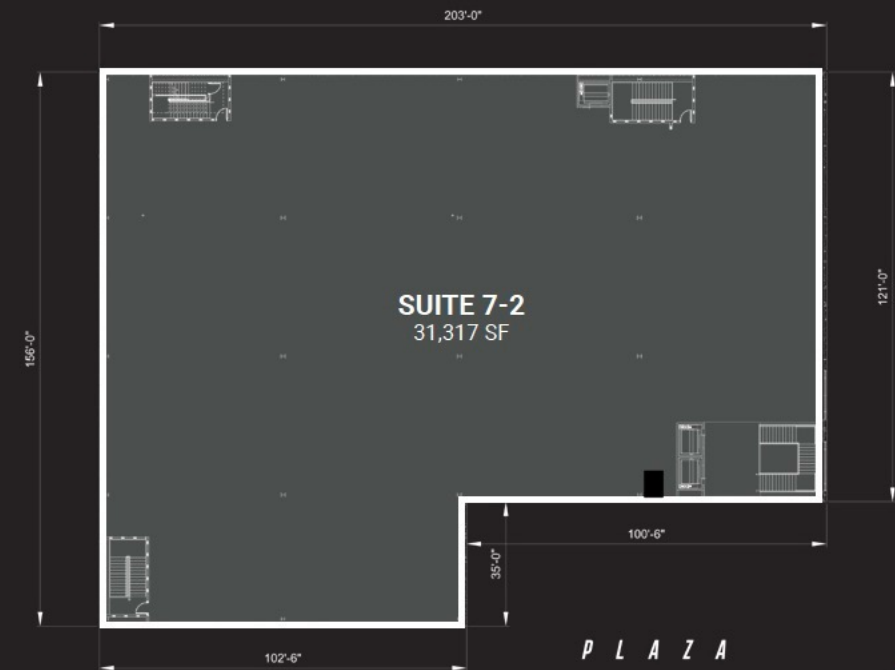
SERVICE ROAD



FLOOR PLAN LEVEL 2

31,317 SF | 25'8" CEILING HEIGHT

SERVICE ROAD



AVAILABLE

Level 1



LEASE NEGOTIATIONS



AVAILABLE

Level 2



LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



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