

REVEL IN THE POSSIBILITIES



OTIUM

AT ARIVA

# RETREAT BENEATH THE CANOPY

Perfectly positioned along the flourishing South Las Vegas corridor, Otium will feature over 56,000 SF of curated retail and 10,000+ SF of prime office space. Modern architecture, green outdoor spaces and entertainment all come together to create a refreshingly new gathering destination for locals and visitors alike.



Otium is part of the Ariva collection, a 47-acre mixed use development set along the growing South Las Vegas Strip Corridor. Rounding out its true live/work/play destination is Ariva, a new luxury rental residence.



**ESCAPE THE** EVERYDAY

# FRESH OFF THE STRIP

Where urban meets enchanting. You can't get better than this South Boulevard location - a haven like retreat in the heart of a city famous for its hustle and bustle.

[CLICK BELOW FOR AVAILABILITIES](#)



# EXPLORE & CELEBRATE

Fresh fare, curated boutiques and notable names coming together in an outdoor oasis, which can only be Otium.



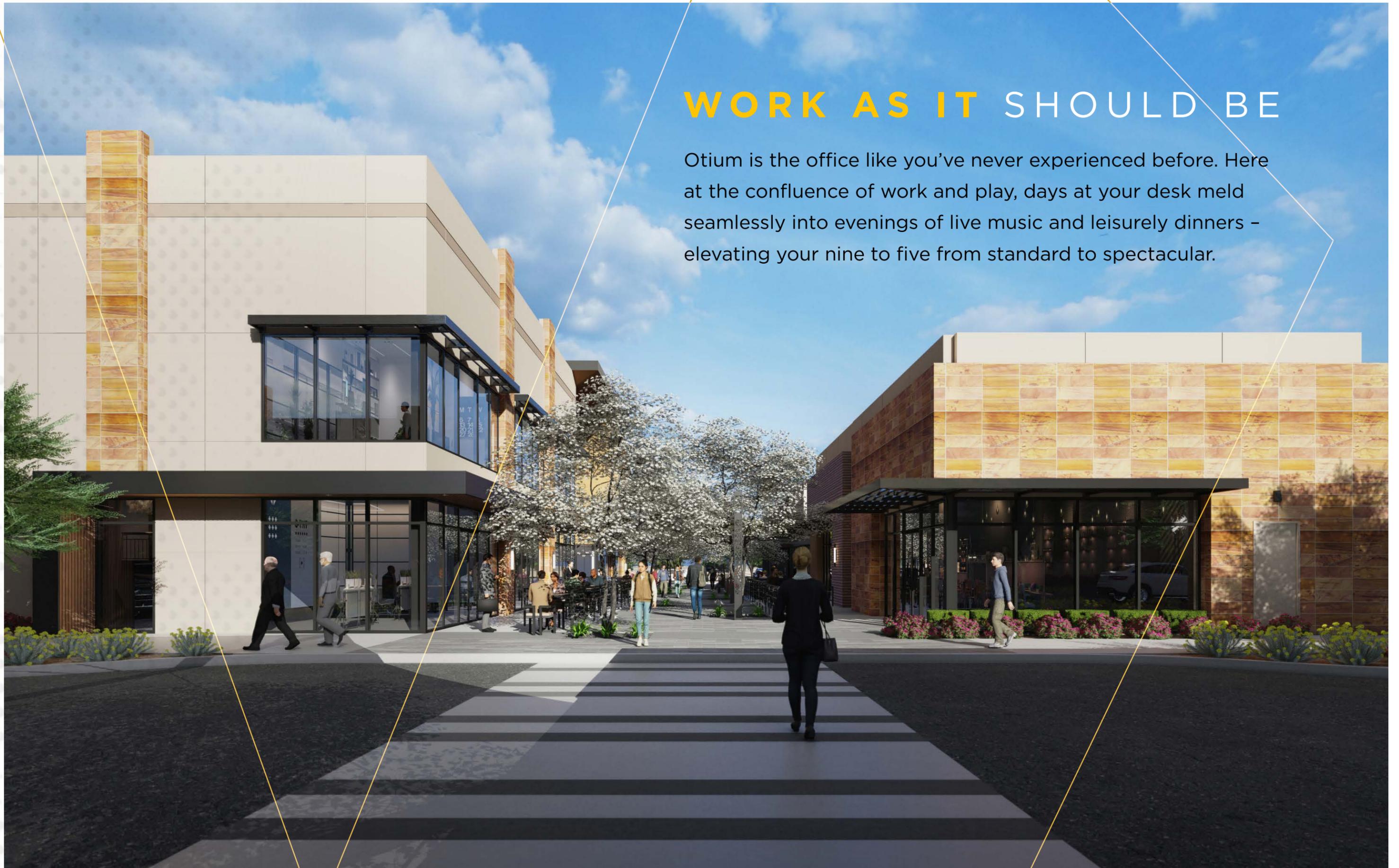
# SHOPPING MADE SENSATIONAL

- 56,000 SF of retail/food beverage space
- Modern architectural design
- Multiple points of ingress/egress
- Iconic illuminated canopy of lights
- Expansive covered outdoor spaces
- Flexibility with space sizes
- Abundant patio space
- Unique and desirable tenant mix
- Tall pylon signage on Las Vegas Boulevard South
- Curated public events



# WORK AS IT SHOULD BE

Otium is the office like you've never experienced before. Here at the confluence of work and play, days at your desk meld seamlessly into evenings of live music and leisurely dinners - elevating your nine to five from standard to spectacular.



# ENERGIZED & INSPIRED

- 10,000 SF Class A office space
- Central location
- Modern finishes
- Onsite amenities
- Close parking
- Located above retail
- Beautiful views

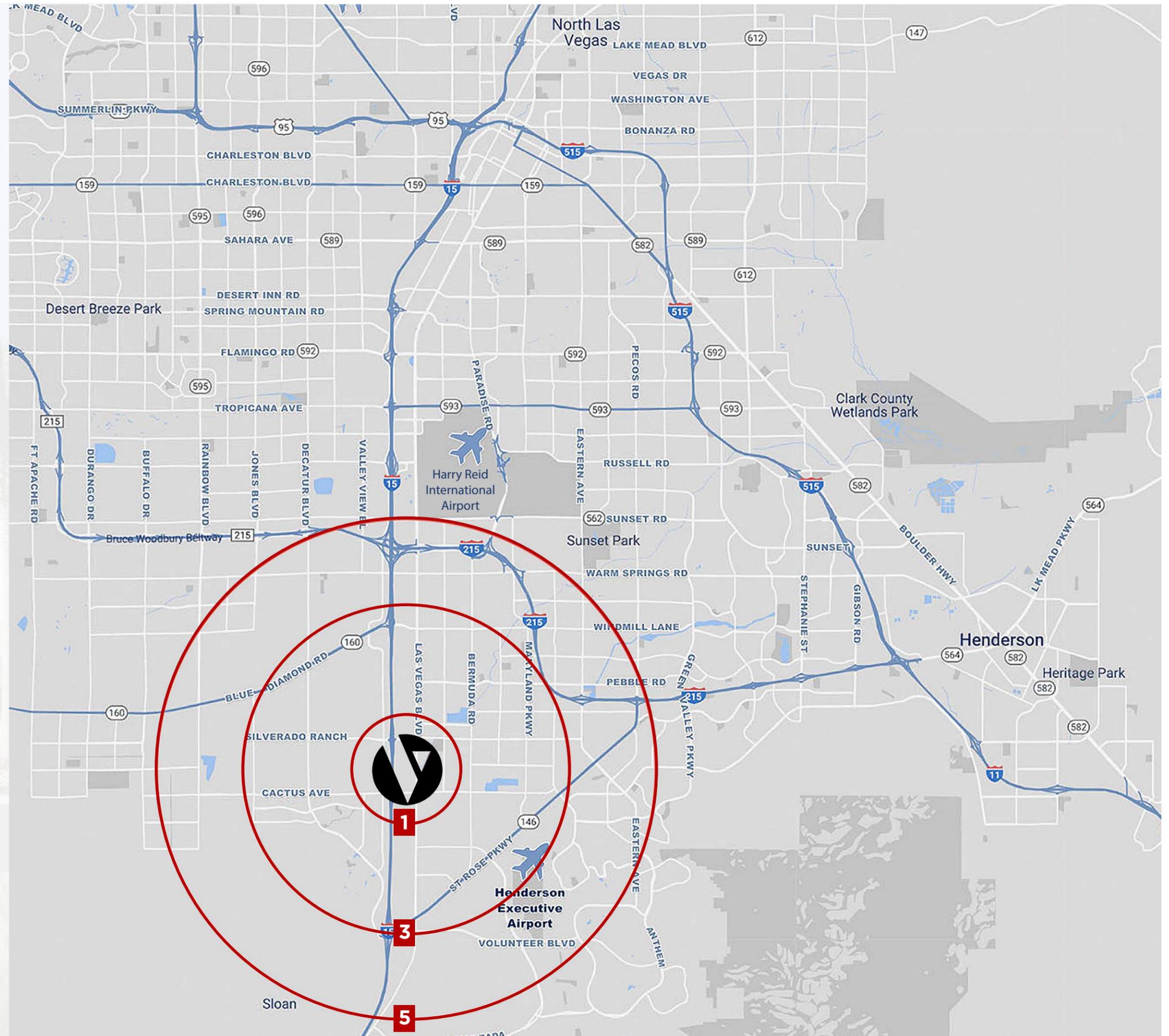


A LOCATION  
GUARANTEED TO  
INSPIRE



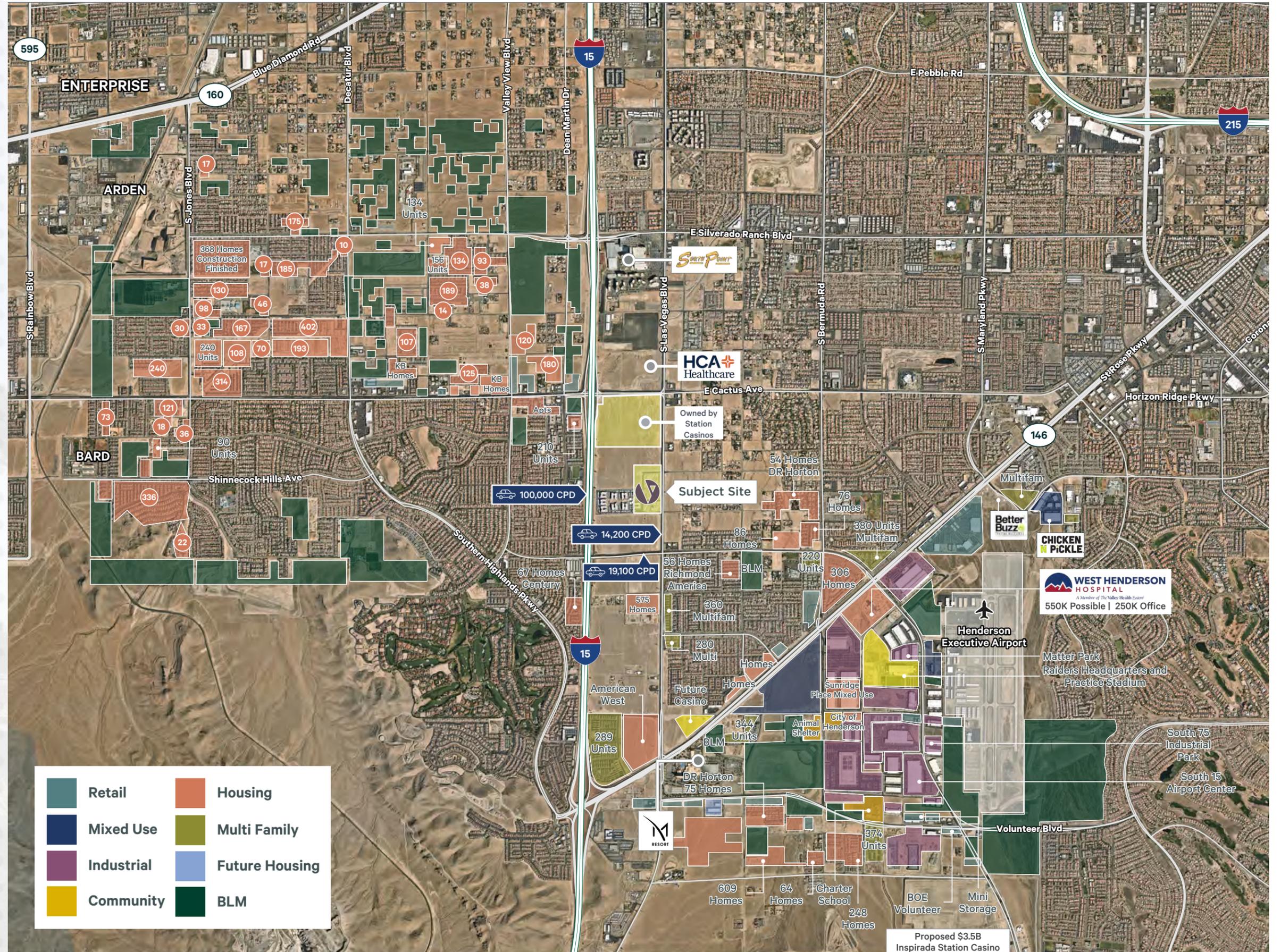
# ENJOY ALL LAS VEGAS BLVD. HAS TO OFFER

- Highly visible Las Vegas Boulevard South location
- Easy access to I-15 & Las Vegas Boulevard South
- 291,000+ population within 5-mile radius
- Average HHI of \$134,737 within 1-mile radius
- 111,000+ households within 5-mile radius
- Adjacent to 126 acres of land owned by Stations Casino
- Half mile North proximity to HCA Healthcare
- 4 miles from the proposed Brightline and Oakview Arena



# IN THE HEART OF IT ALL

- Centrally located meeting spot for South Las Vegas residents
- Convenient to the Southern Highlands, Anthem, Inspirada & Seven Hills communities
- Over 750 residential units on site
- Nearby residential construction to include nearly 2,000 units within a 2 mile radius



ANYTHING  
BUT  
ORDINARY





# OTIUM

AT ARIVA

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