



FOR LEASE

THE RUNWAY

3231-3281 N Decatur Blvd. & 4920-4930 W Cheyenne Ave.
Las Vegas, NV 89130

Pete Janemark, CCIM

Senior Vice President

D: 702.941.0001 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731



PROPERTY SUMMARY



OFFERING SUMMARY

CAM:	\$0.35/SF
BUILDING SIZE:	143,466 SF
AVAILABLE SF:	Contact Listing Broker
LOT SIZE:	8.43 Acres
YEAR BUILT:	1992
ZONING:	C-2
APN:	138-12-813-001

PROPERTY OVERVIEW

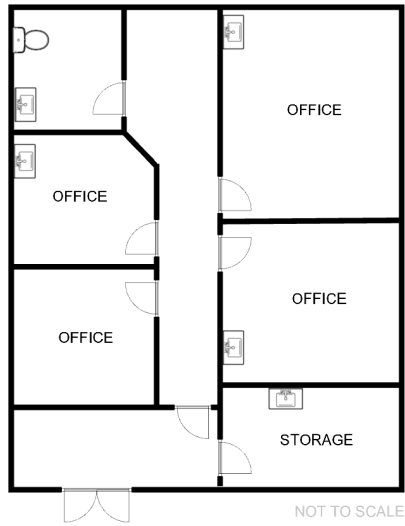
At the intersection of three major traffic routes, Decatur Boulevard, Cheyenne Avenue, and Rancho Drive, The Runway is in an easy to find, easy to access location directly at the north-west corner of the North Las Vegas Airport. The center has undergone extensive renovations which includes an attractive facade, outdoor break areas, an elevator and escalators. It offers multiple eating establishments and is surrounded by retail, industrial and both multi-family and single family residential areas.

PROPERTY HIGHLIGHTS

- Office, Retail and Warehouse - First and Second floor units available
- Located at one of the busiest intersections in North Las Vegas
- Large warehouse spaces with roll up doors
- Cheyenne & Decatur exposure
- Pylon sign on Cheyenne for tenant exposure

PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

3281 N DECATUR BOULEVARD - SUITE 180 - ±1,111 SF



SUITE DESCRIPTION

Efficient office suite featuring a full wall of glass, a double-door glass entrance, a reception office with an opening to receive clients, a waiting area, four exam rooms with sinks, and one restroom



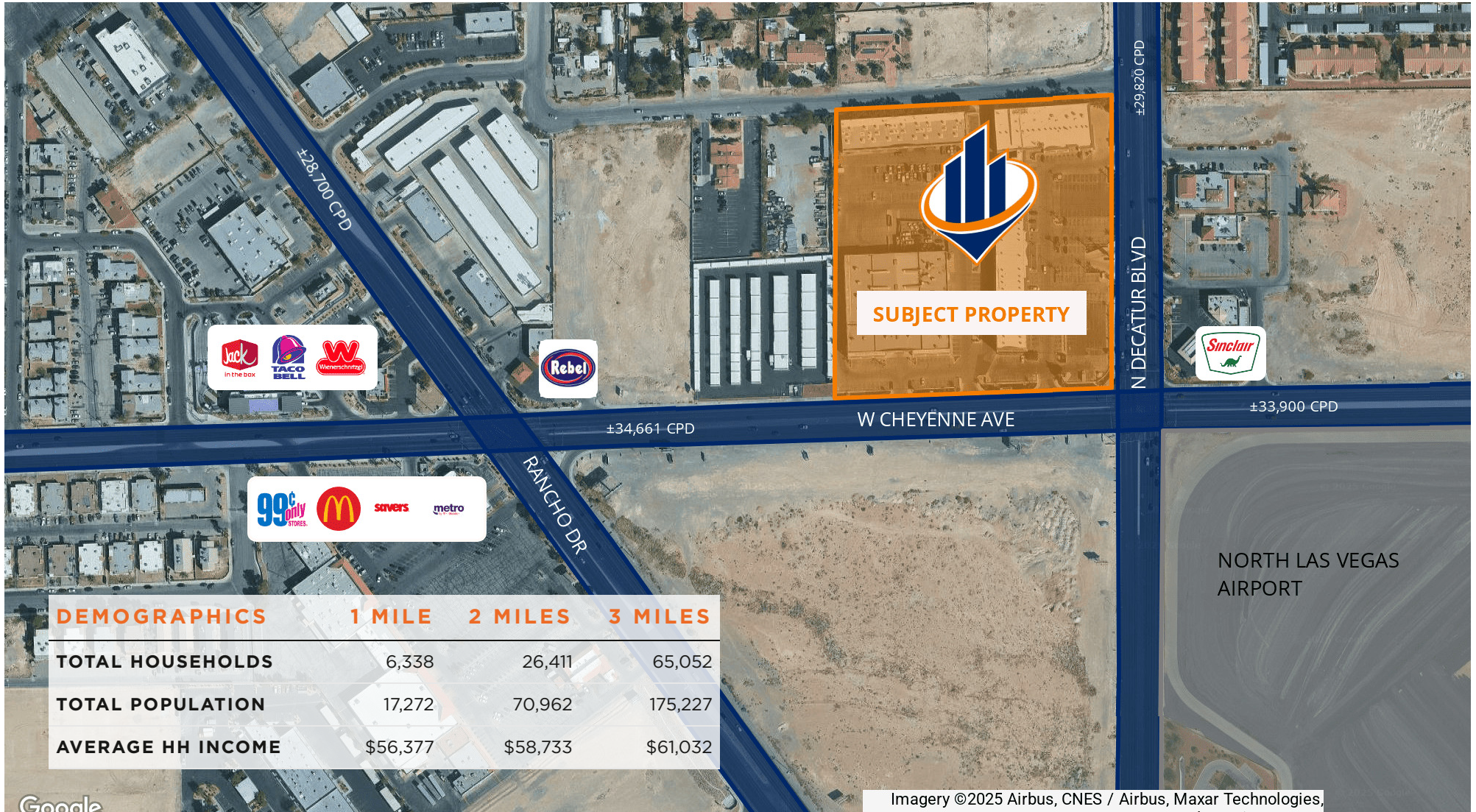
PETE JANEMARK, CCIM

O: 702.527.7923 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731

RETAILER MAP



PETE JANEMARK, CCIM
 O: 702.527.7923 | C: 702.885.7383
 pete.janemark@svn.com
 NV #S.76731