



FOR LEASE

THE RUNWAY

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

Pete Janemark, CCIM

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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

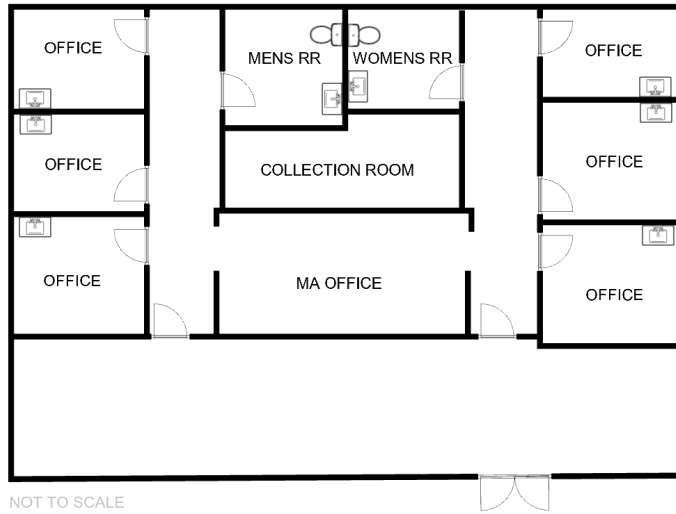
At the intersection of three major traffic routes, Decatur Boulevard, Cheyenne Avenue, and Rancho Drive, The Runway is in an easy to find, easy to access location directly at the north-west corner of the North Las Vegas Airport. The center has undergone extensive renovations which includes an attractive 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

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3281 N DECATUR BOULEVARD - SUITE 130 - ±2,020 SF



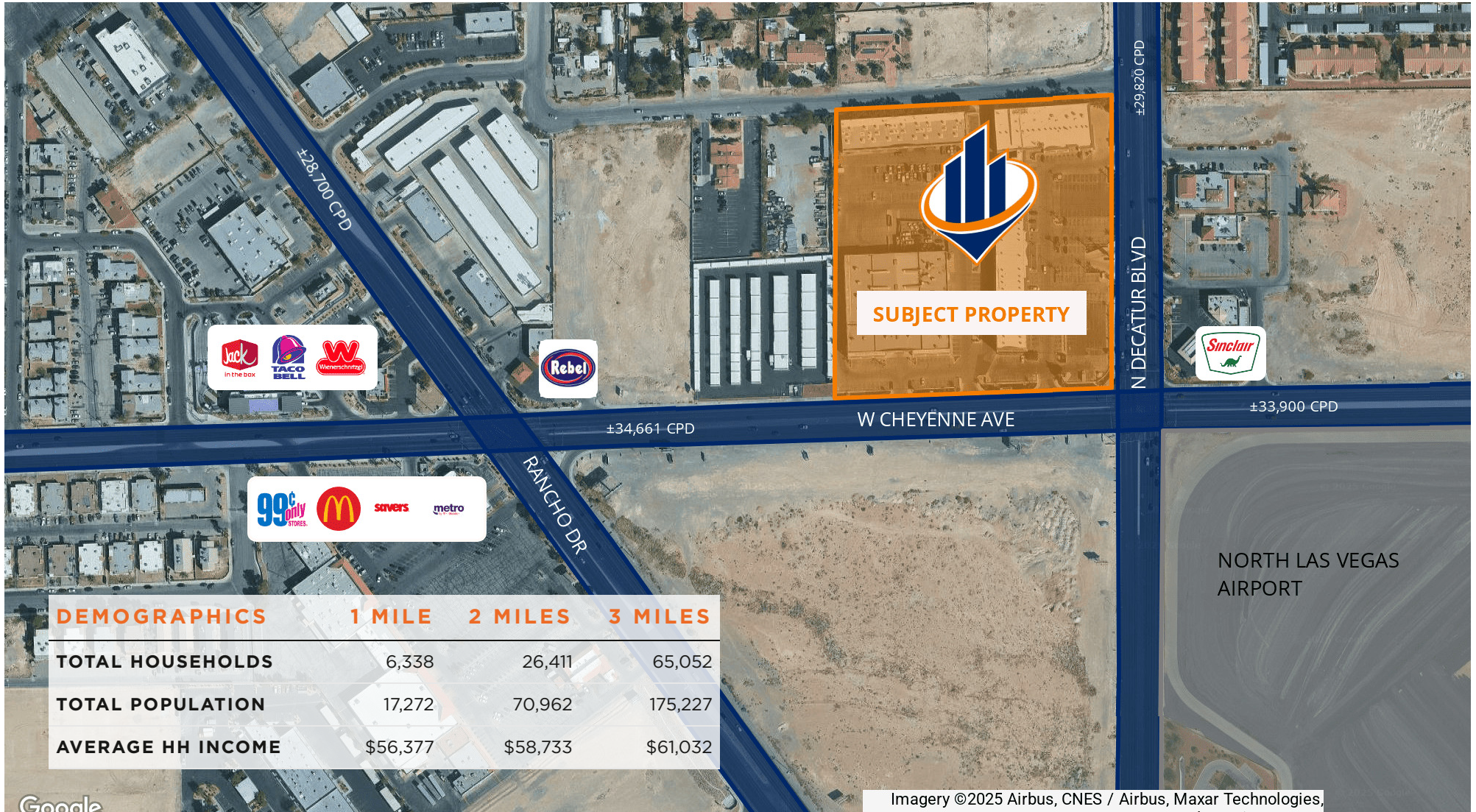
SUITE DESCRIPTION

This suite features a full wall of glass, two double-door glass entrances, a large reception/waiting area, six exam rooms with sinks, two lab rooms, and two restrooms.



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RETAILER MAP



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