

5475 S. DECATUR BOULEVARD

**OFFICE/FLEX SPACE
AVAILABLE**

FOR MORE INFORMATION:

RYAN MARTIN, SIOR, CCIM

Senior Vice President

T +1 702 369 4881

C +1 702 630 2671

License No. BS.0048284

TONYA GOTTESMAN

Vice President

T +1 702 369 4882

C +1 310 612 3592

License No. S.0189043

CBRE



FOR LEASE -

TWO FULL FLOORS AVAILABLE

First Floor - ±18,326 SF

Second Floor - ±17,931 SF

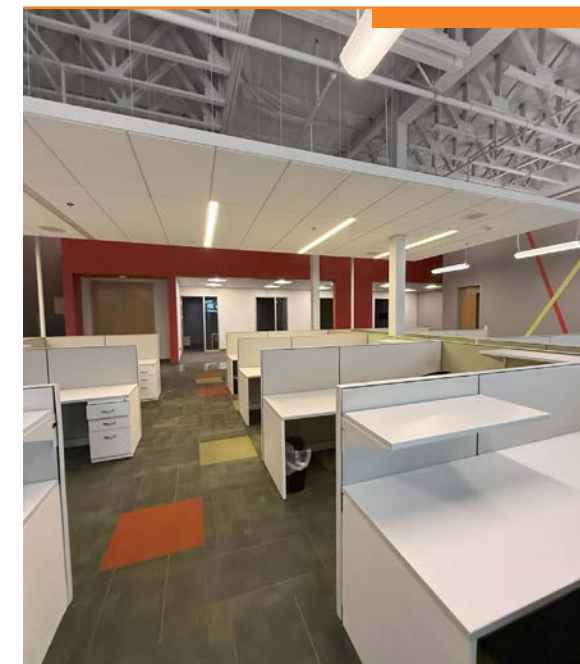
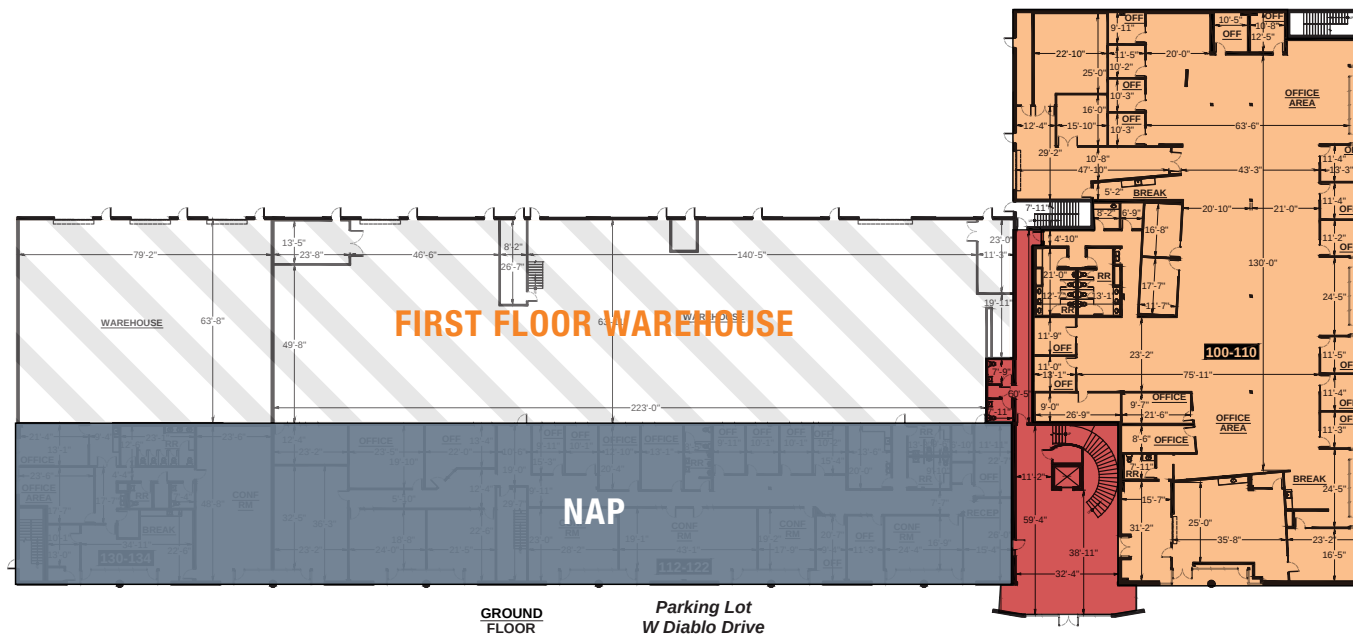
5475 S DECATUR | LAS VEGAS | NV | 89118

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FLOOR PLAN - FIRST FLOOR

UNDER NEW OWNERSHIP



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AVAILABILITIES



NAP



COMMON AREA



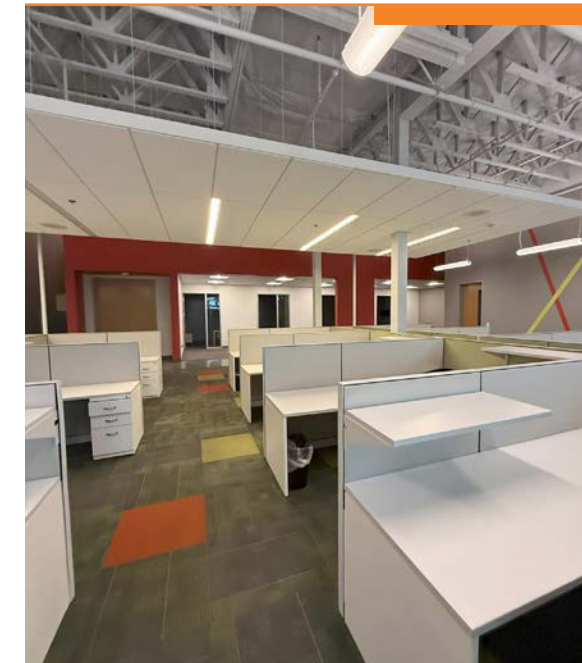
AVAILABLE

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
100-110	±18,326	±18,326	\$1.85 PSF NNN \$0.39 CAMs	Immediately

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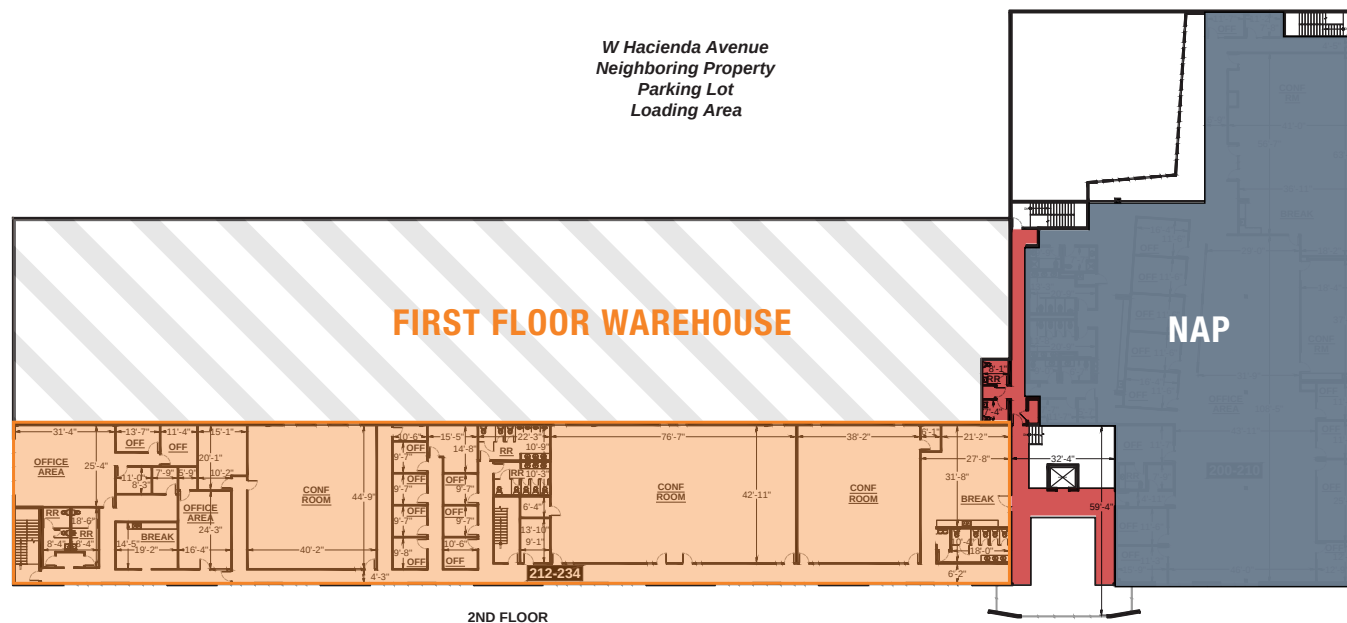
UNDER NEW OWNERSHIP



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FLOOR PLAN - SECOND FLOOR

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AVAILABILITIES



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COMMON AREA



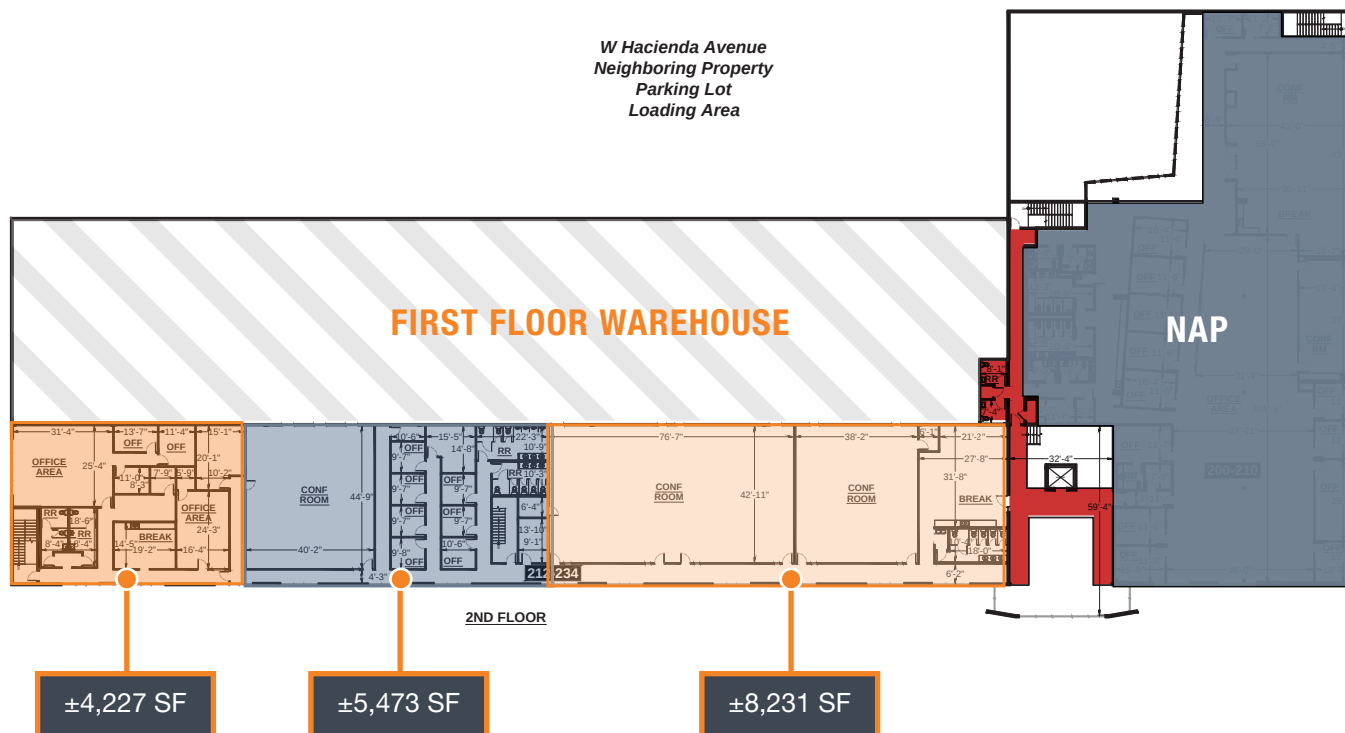
AVAILABLE

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
212-234	±17,931 (Divisible)	±17,931 (Divisible)	\$1.85 PSF NNN \$0.39 CAMs	July 1, 2026

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PROPOSED DIVISIBILITY

UNDER NEW OWNERSHIP



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AVAILABILITIES



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COMMON AREA

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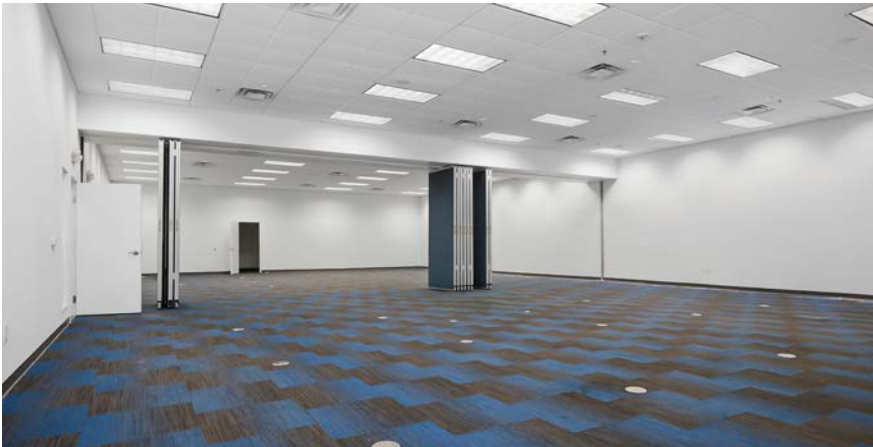
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FLOOR PLAN - SECOND FLOOR

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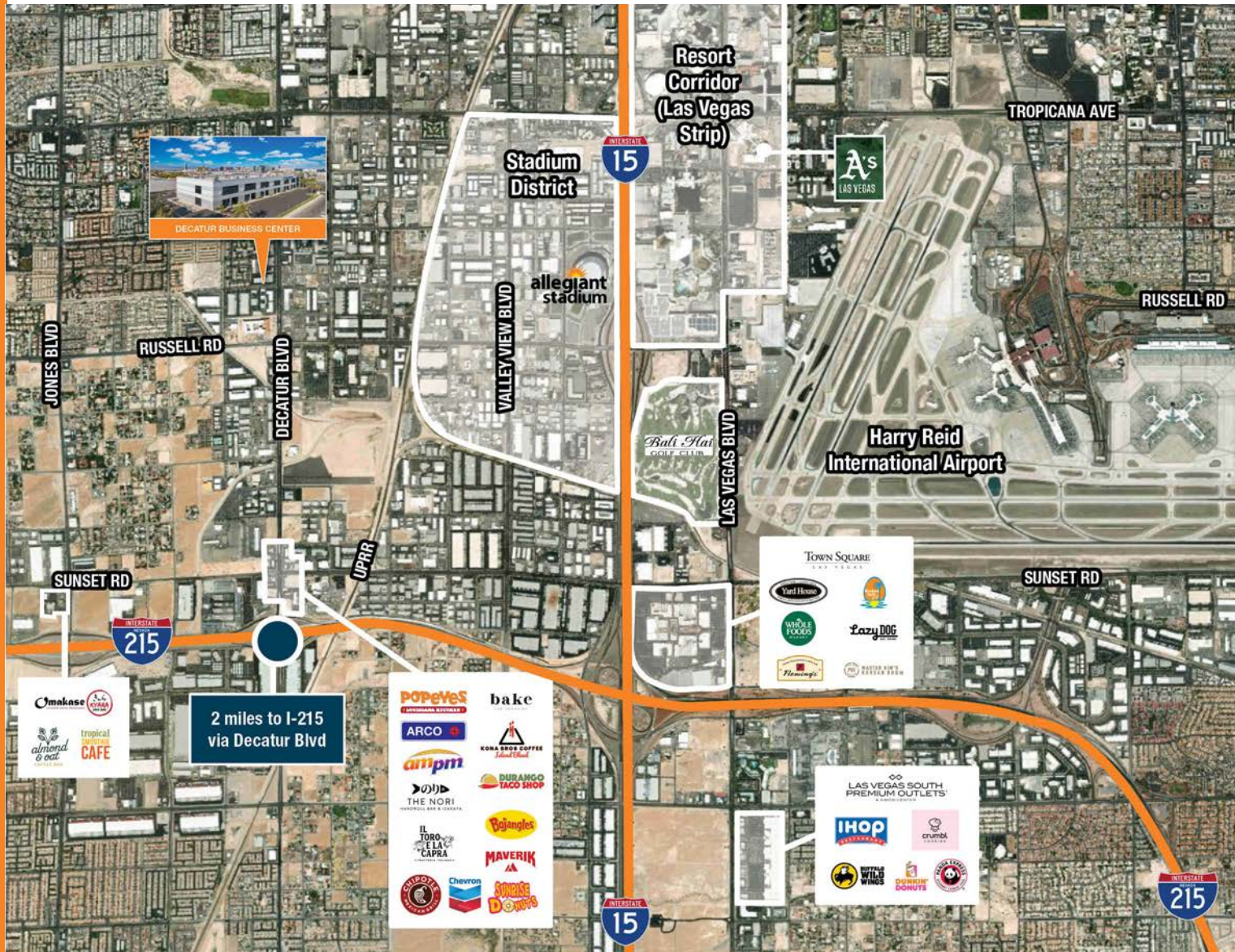
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NEARBY AMENITIES

UNDER NEW OWNERSHIP



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FOR LEASE - FLEX OFFICE SPACE

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