

520

S 4th STREET

LAS VEGAS | NEVADA

For Lease
5,726 SF

 CUSHMAN &
WAKEFIELD

// PROPERTY HIGHLIGHTS

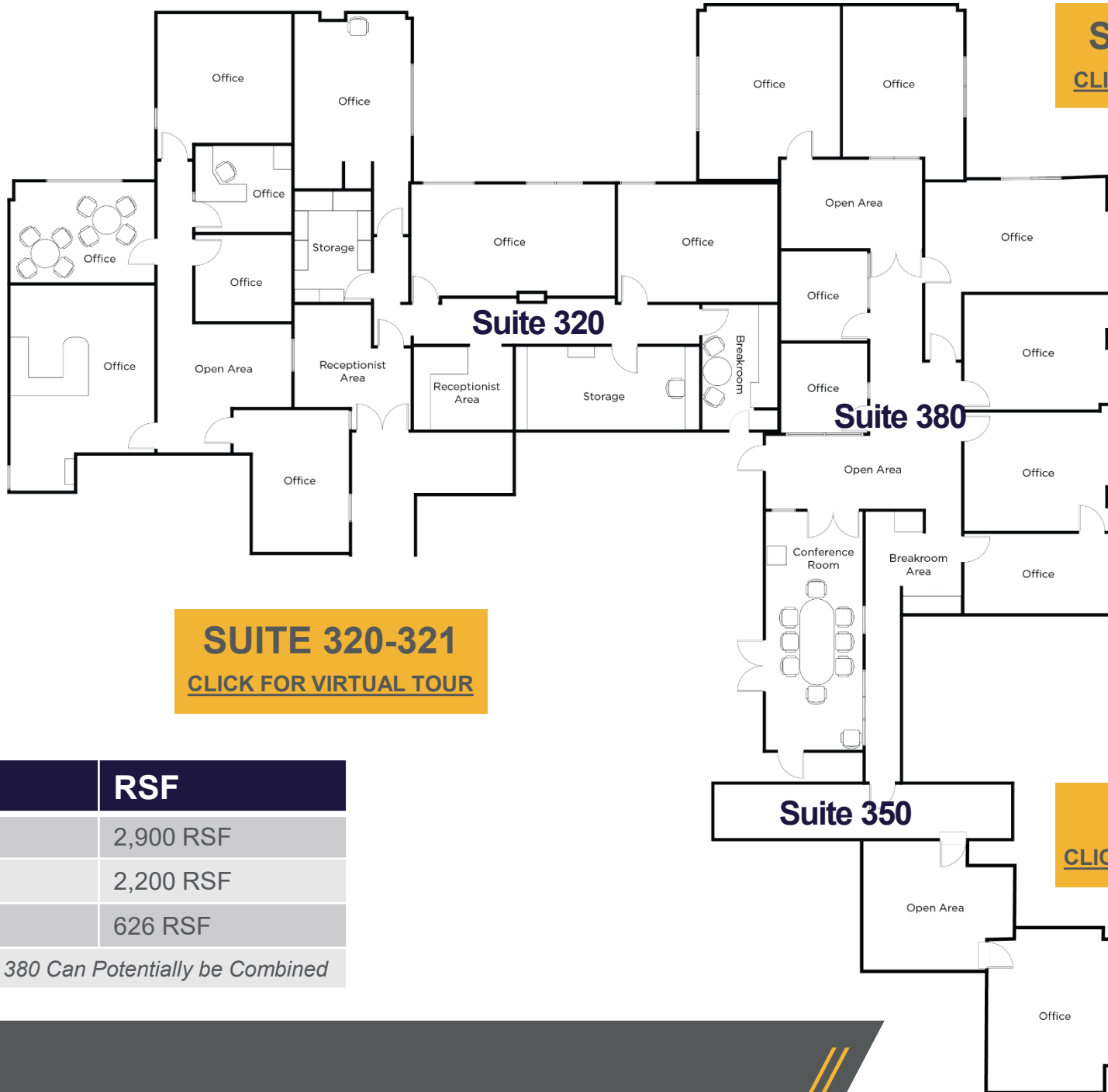
The property is suited for office, professional, or creative use within a downtown setting. It offers a functional layout appropriate for businesses seeking a central location rather than suburban-style development. Gated parking adds value and practicality in a dense downtown corridor.

- Central Downtown Las Vegas location near the civic core, providing close proximity to courthouses, government offices, and professional services.
- Urban office setting well-suited for legal, professional, nonprofit, or creative users seeking a downtown presence.
- Functional interior layout that can accommodate a range of office configurations and business needs.
- Home to several of Las Vegas' most important defense law firms, creating a prestigious professional environment.
- Convenient access to major freeways and public transit, supporting both employees and visitors.



// **520 S 4TH STREET**
Las Vegas // Nevada

// FLOOR PLANS



SUITE 340-390
[CLICK FOR VIRTUAL TOUR](#)

SUITE 320-321
[CLICK FOR VIRTUAL TOUR](#)

SUITE 330
[CLICK FOR VIRTUAL TOUR](#)

Suite	RSF
Suite 320	2,900 RSF
Suite 380	2,200 RSF
Suite 350	626 RSF
<i>*Suites 320 & 380 Can Potentially be Combined</i>	



// AREA MAP



Clark County District Court (Regional Justice Center)

Las Vegas City Hall

City of LV Municipal Courthouse

Clark County Government Center

Supreme Court of Nevada

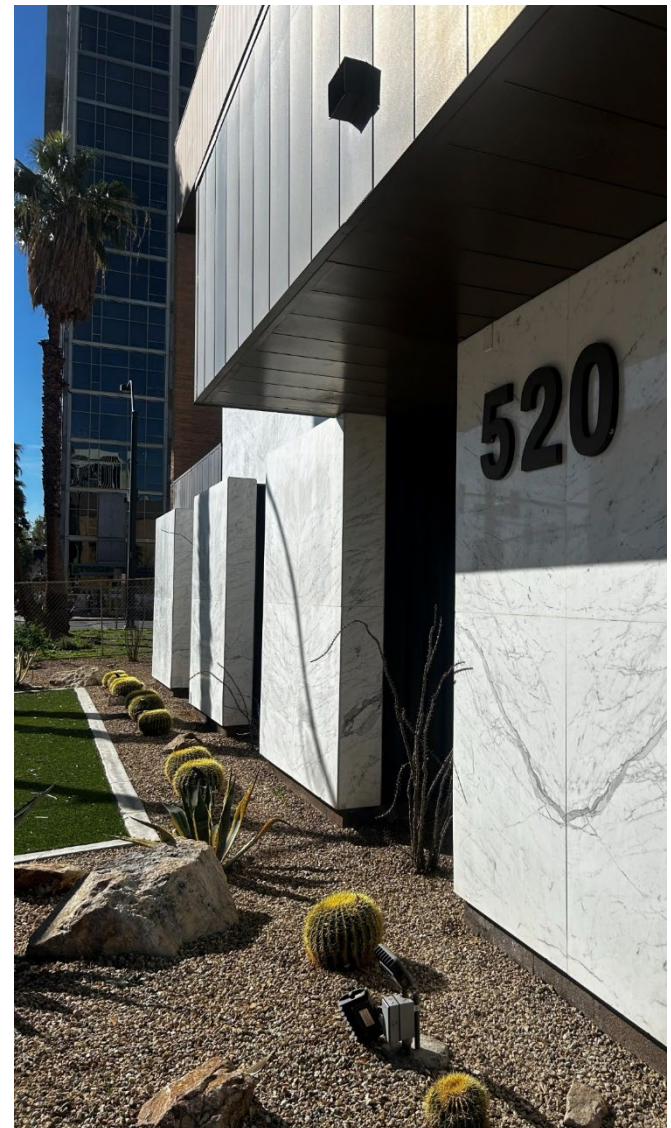
Lloyd D. George Federal Courthouse

520 S 4th Street

// GALLERY



// GALLERY



520

S 4th STREET

LAS VEGAS | NEVADA



// CONTACT

Matthew Beban
Associate
NV License S.0202638
702 - 449 - 2431

Charles W. Van Geel
Senior Director
NV License #BS.044616.PLLC
702 - 688 - 6966

