

DECATUR CROSSING

PHASE 3



FOR LEASE

4775 West Teco Avenue

Las Vegas, Nevada, 89118 (South Decatur Blvd at I-215 West)

LAPOUR

Lisa Chasteen

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(text or call)

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NV RE#: S.0178283

Decatur Crossing 3 is a modern hybrid development of industrial/office space located at the confluence of I-215 and South Decatur Boulevard in Las Vegas.

This prime southwest location offers walkable dining, hospitality and entertainment amenities and allows easy access to major transportation routes ensuring a convenient commute from anywhere in the valley. Harry Reid International Airport, Town Square, Las Vegas Boulevard and several major master planned communities are all within close proximity.



Flex Users benefit from this unique design which allows extreme flexibility with front office/showroom space and back office/warehouse with heights up to 15' and a professional corporate image.

Office Users, from 1,000sf, have the luxury of 2nd floor office space with exterior individual entries and building signage opportunities, visible from Decatur and Sunset. The loft-like spaces feature high, open ceilings with exposed ductwork, ample natural light from the extensive front and rear glass lines and exceptional views of the Las Vegas "Strip". Flexible lease terms available.

Each floor offers professionally designed and maintained common area restrooms, permitting Tenants additional usable space within their suites.

AVAILABLE

TECO AVENUE
PUBLIC ROW

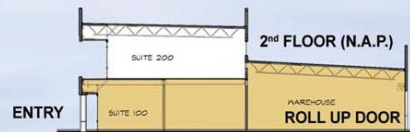
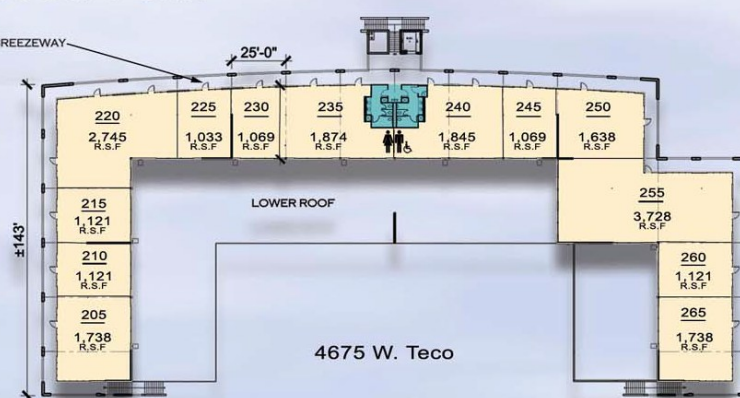
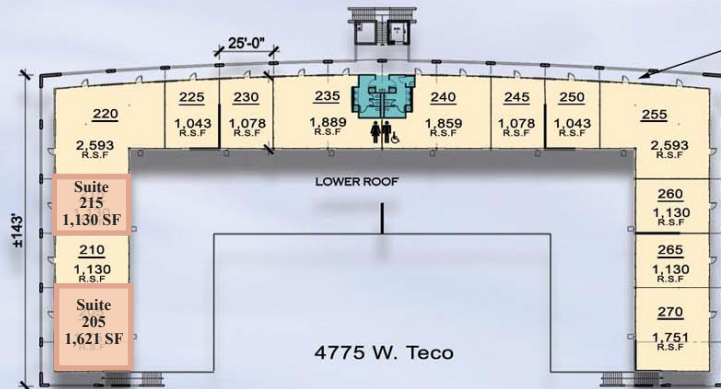
FIRST FLOOR PLAN

TECO AVE

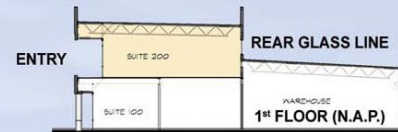
DECATUR BLVD

CAMERON STREET

SECOND FLOOR PLAN



FIRST FLOOR
CROSS-SECTION



SECOND FLOOR
CROSS-SECTION

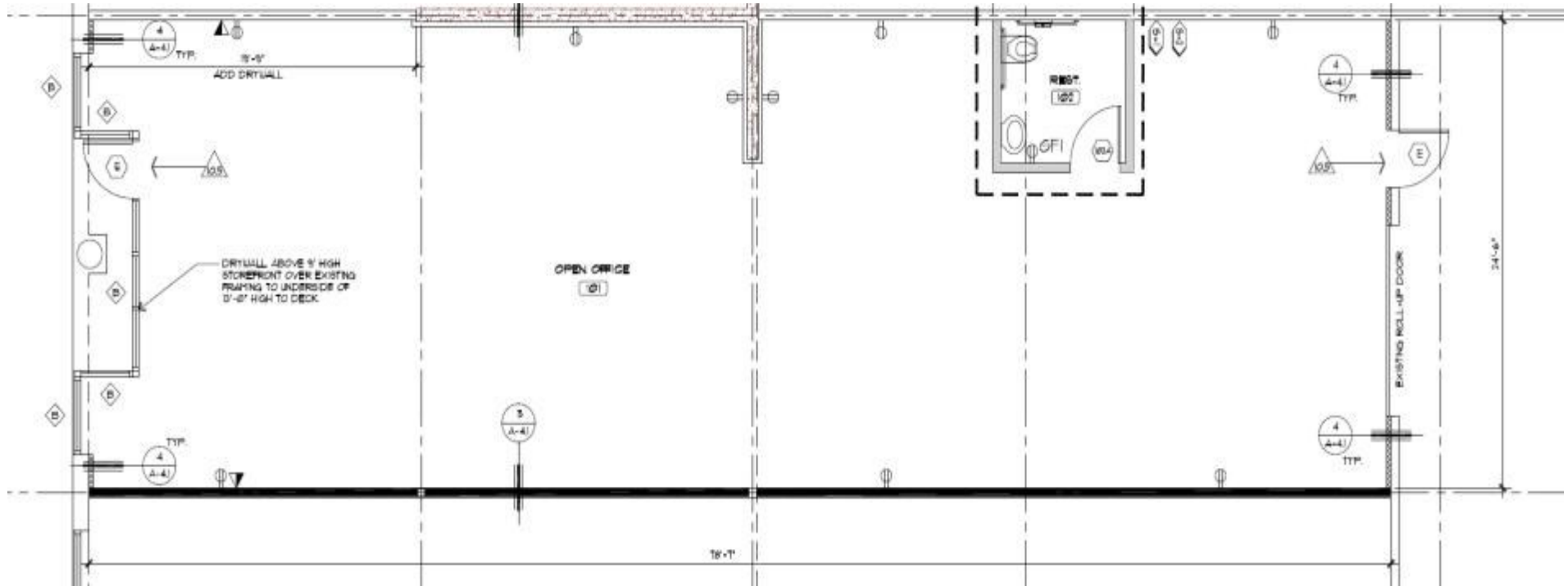
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Another development by
LAPOUR

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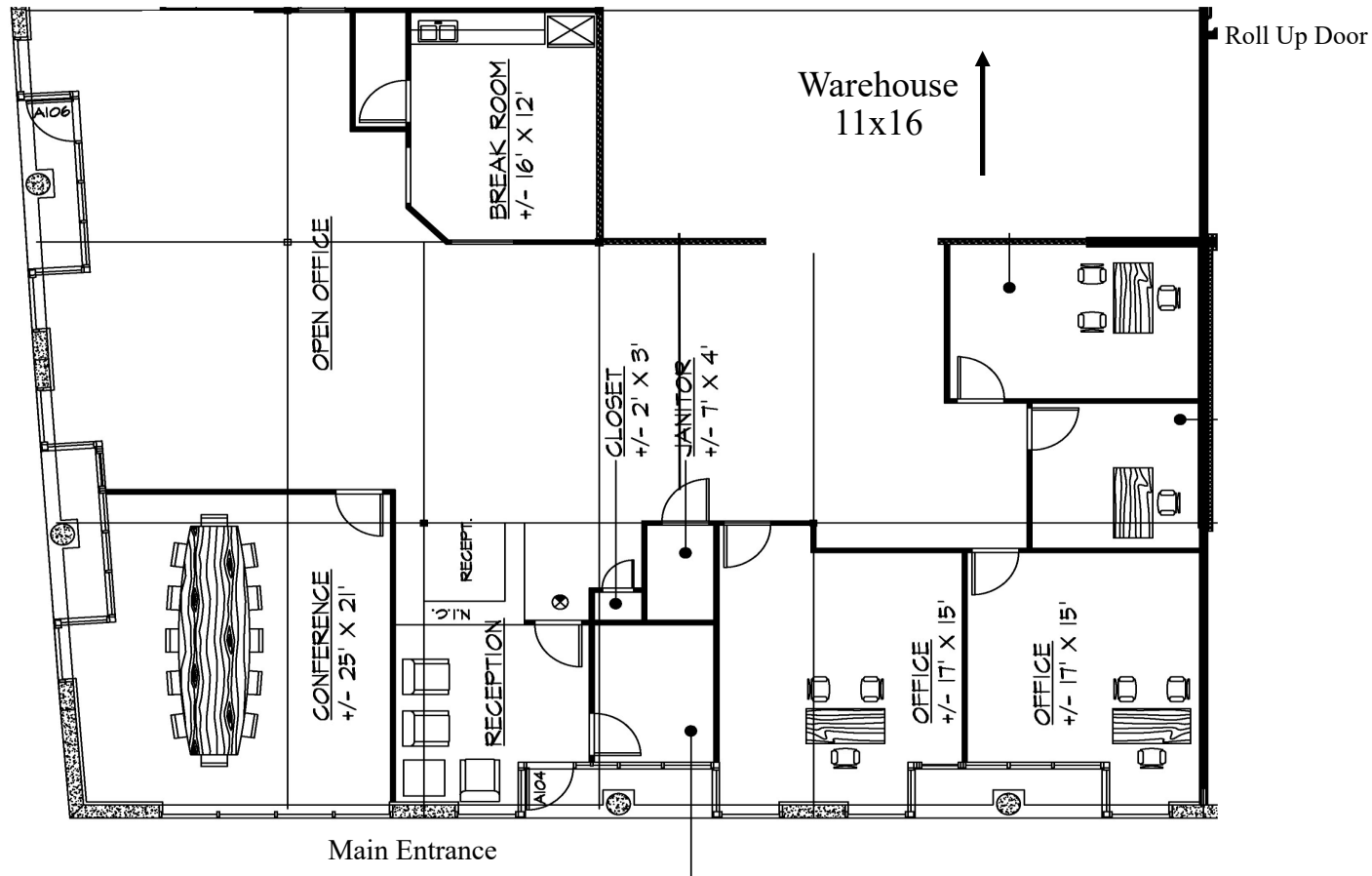
4775 Suite 110 – 2,054 RSF Office

- 1st floor office that is 100% HVAC
- Large creative open floor plan with a private restroom and roll up back door.
- The space offers abundant natural light with floor to ceiling storefronts
- Walkable amenities
- Monument and building signage opportunities

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4775 Suite 115 – 6,391 RSF Office

- 1st floor corner office with multiple points of entry
- Reception area, waiting area, large conference room, four private offices, breakroom, large open bullpen space and WH space with a roll up door.
- The space offers abundant natural light with floor to ceiling storefronts
- Immediate access to parking lot
- Building features common area restrooms/ elevators/ multiple stairways/ abundance of parking

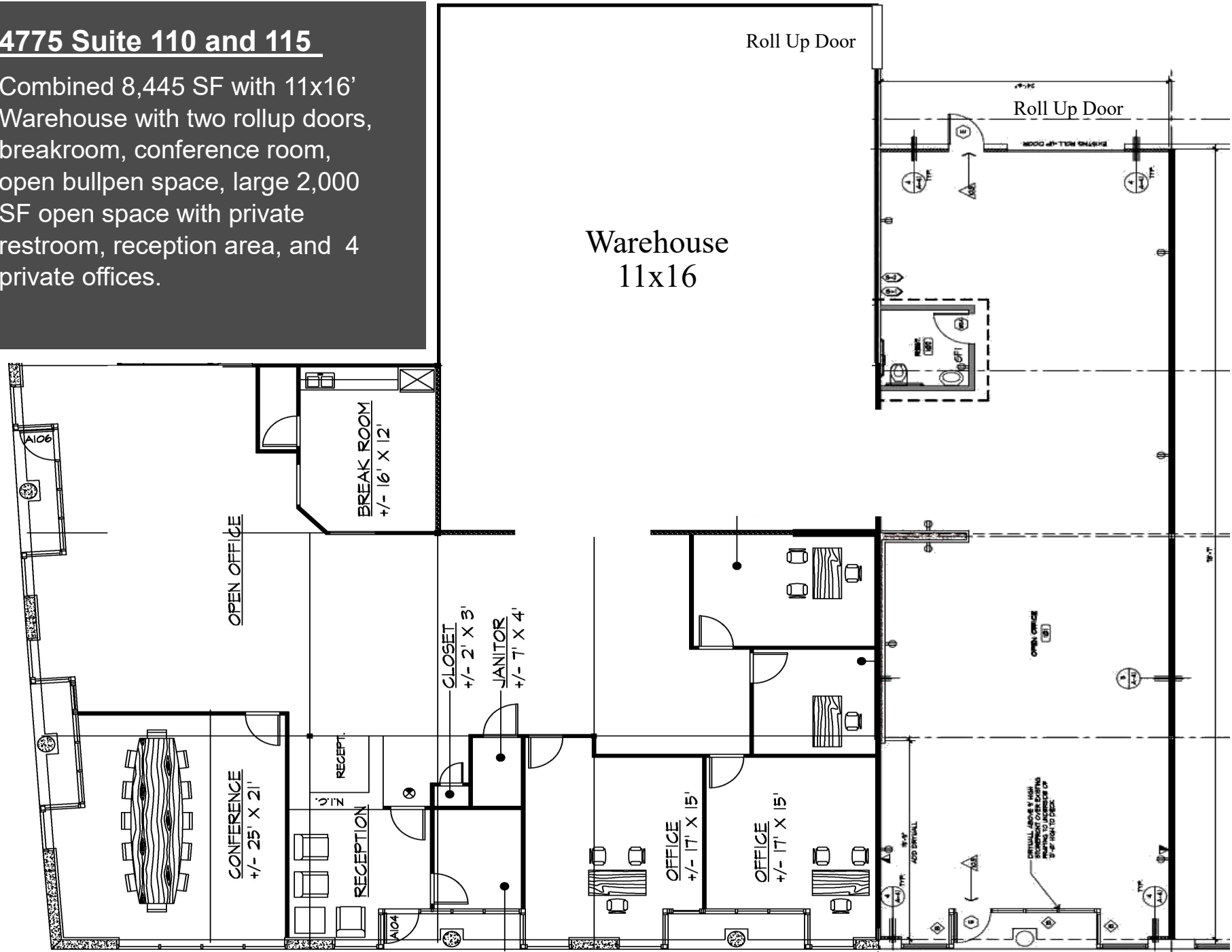
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4775 Suite 110 and 115

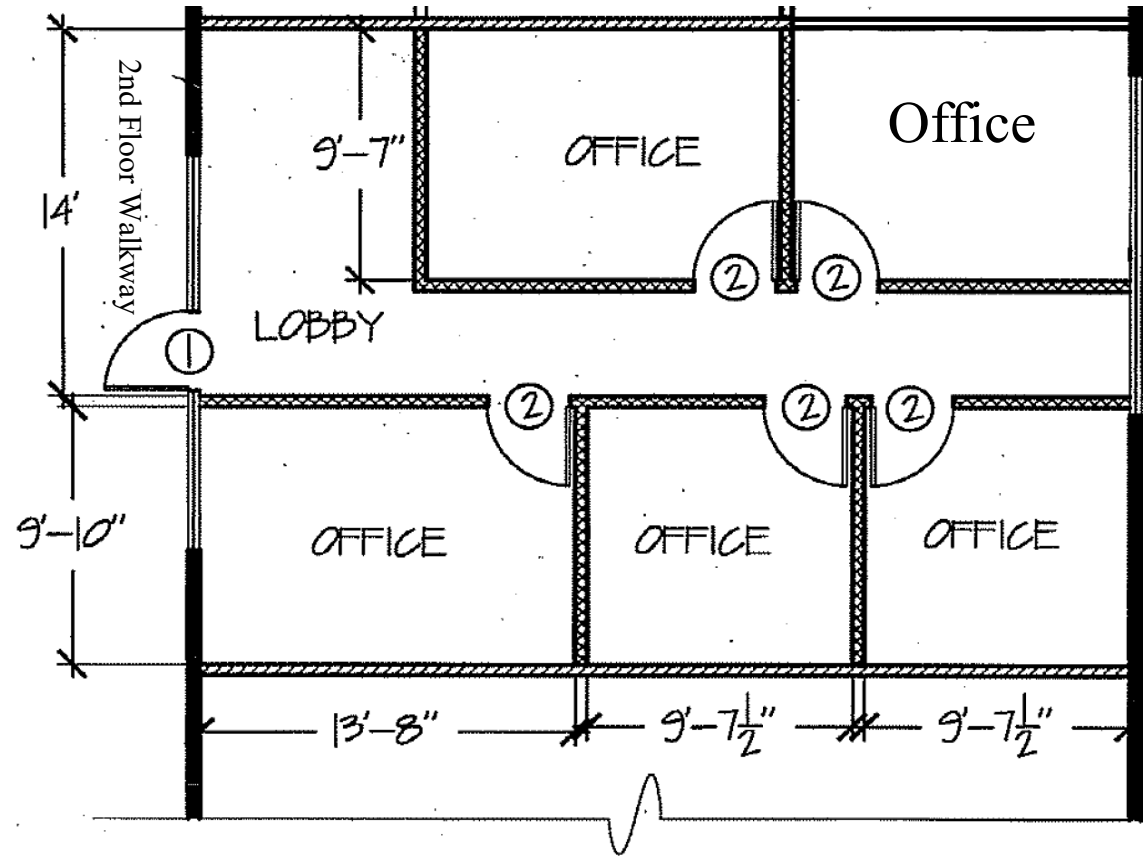
Combined 8,445 SF with 11x16' Warehouse with two rollup doors, breakroom, conference room, open bullpen space, large 2,000 SF open space with private restroom, reception area, and 4 private offices.



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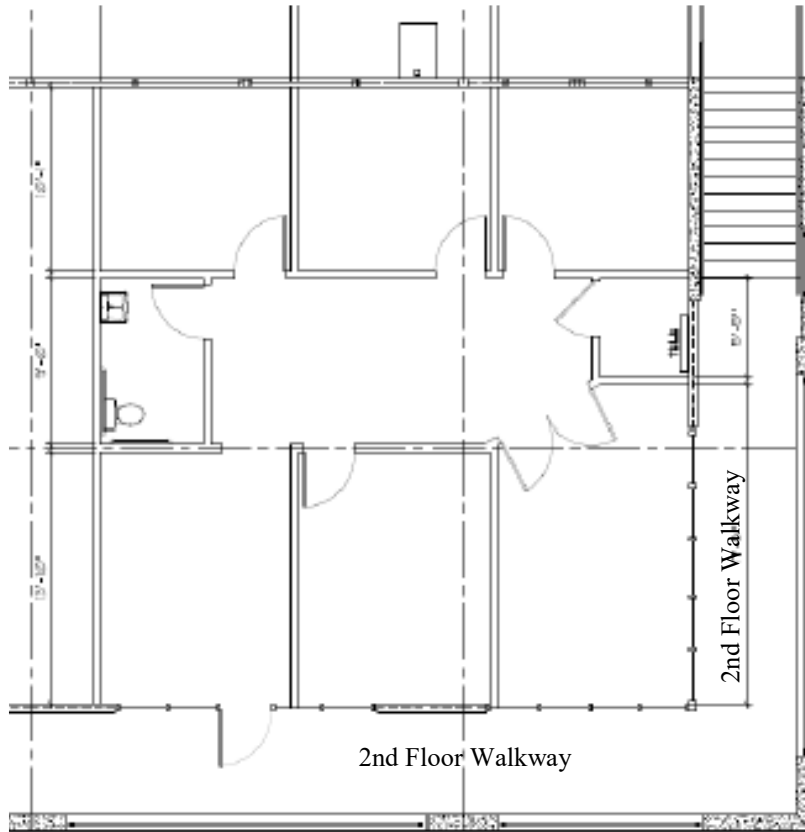
4775 Suite 215 – 1,130 RSF Office

- 2nd floor office space
- Reception area with five private offices
- The space offers abundant natural light with floor to ceiling storefronts
- Building and monument signage opportunities
- Building features common area restrooms/ elevators/ multiple stairways/ abundance of parking

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4775 Suite 205 – 1,621 RSF Office

- 2nd floor corner office space
- Reception area with four private offices and a corner conference room
- The space offers abundant natural light with floor to ceiling storefronts
- Building and monument signage opportunities
- Building features common area restrooms/ elevators/ multiple stairways/ abundance of parking

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4775 - 4675 West Teco Avenue, Las Vegas, Nevada, 89118

Prime Southwest location with Decatur Boulevard exposure. Easy access to major transportation routes ensuring a convenient commute from anywhere in the valley. Close proximity to I-15, I-215, "The Strip", McCarran Int'l Airport, and Town Square.

FOR LEASE

SUMMARY - SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY

ADDRESS	R. SQ. FT. (+/-)	BASE RENT	NNN FEE	TOTAL
4775 W. Teco Ave Suite 110	2,054	\$1.60/SF	\$0.30/SF	\$3,903
4775 W. Teco Ave Suite 115	6,391	\$1.45/SF	\$0.30/SF	\$11,184
4775 W. Teco Ave Suite 215	1,130	\$1.70/SF	\$0.30/SF	\$2,260
4775 W. Teco Ave Suite 205	1,621	\$1.65/SF	\$0.30/SF	\$3,161

Can be
combined.
Suite 110-115
8,445 SF

GENERAL BUILDING COMMENTS

- | 3.5/1000 parking | MD Zoning | Building Signage Opportunities
- | Quick Access to I-215 & I-15 | Walkable Dining, Hospitality, Entertainment
- | Upscale Corporate Image | Professionally Designed/ Maintained Common Area Restrooms

FOR ADDITIONAL INFORMATION CONTACT



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