

For Lease 300 S. 4th Street

TOWER 300



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GROUP

For more information:

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FOR LEASE

300 S. 4th Street

Las Vegas, NV



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Class	A
Building Size	16 stories, 270,254 SF
Range of Availability	757 SF - 13,074 SF
Max. Contiguous SF	52,588 SF
Parking	7-Story Attached Garage, 2:1,000
Year Built Renovated	1975 2004 2022
Internet	Fiber, Cox or Century Link
LEED Certification	Gold
ENERGY STAR	Certified
Lease Rate per SF	\$2.50
Lease Type	Full Service Gross (FSG)

HIGHLIGHTS

Tower 300 stands out as a distinguished landmark office building located in the vibrant center of Downtown Las Vegas. Encircled by a range of governmental buildings, including local, state, and federal courthouses, as well as Las Vegas City Hall, it holds a prestigious position. Moreover, it's just a short walk from the globally renowned tourist hotspot, Fremont Street, known for its distinctive dining, entertainment options, and shopping outlets. Thanks to its prime location, conveniently reachable via major highways like I-15, I-95, and I-515, Tower 300 remains an essential fixture in the prime Class A office space market.

THE LOWEST RATES

This newly renovated, premiere office building offers the lowest rates at just \$2.50 / SF (FSG).

BUILT TO SUIT OR MOVE-IN READY

Customize your space with generous tenant Improvements or move-in immediately.

ON-SITE AMENITIES:

Vileo Coffee Bar

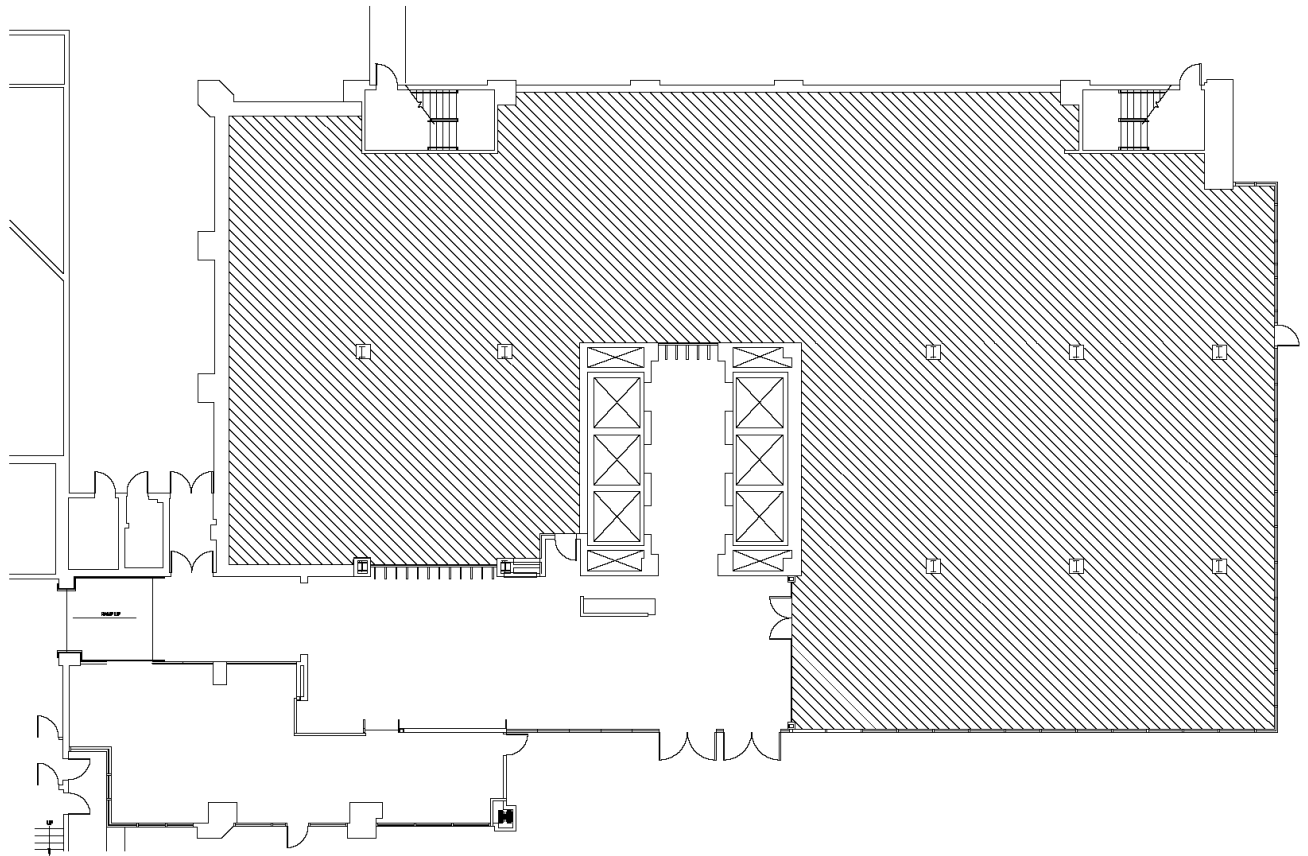
BUILDING TOP SIGNAGE AVAILABLE FOR LARGE TENANT.

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Suite 100

10,264 SF

- Retail/Office space
- Ready for improvements

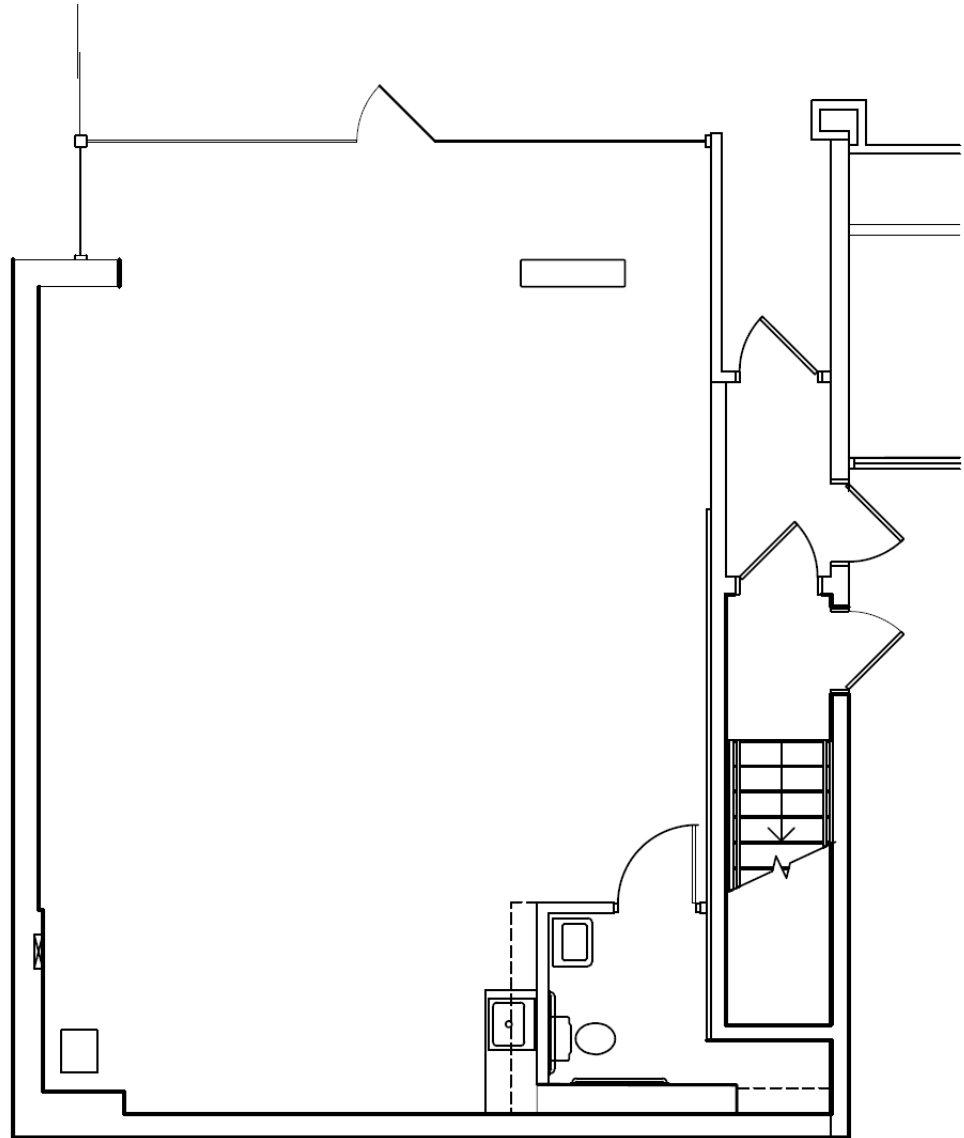
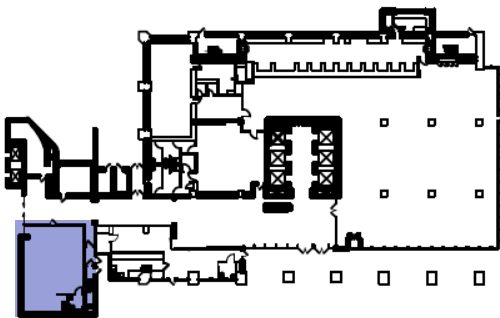


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Suite 140

1,020 SF

- Retail/Office space
- Ready for improvements
- Restroom



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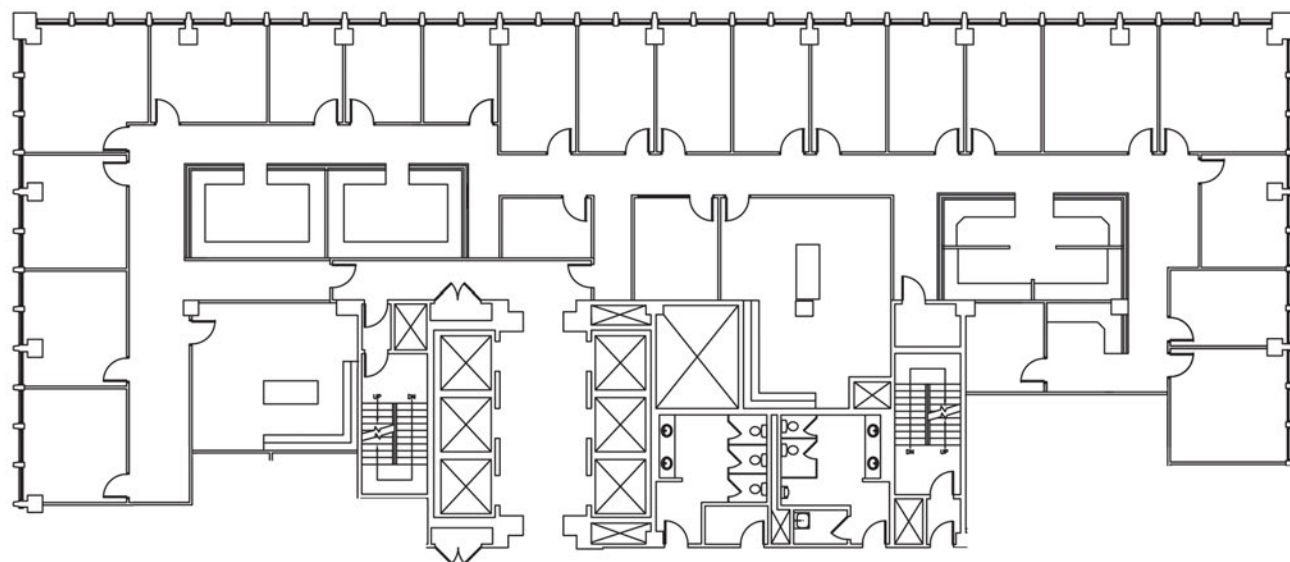
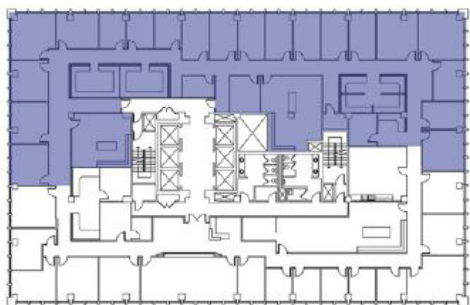
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Suite 510

9,814 SF

- Second generation suite, formerly occupied by a law firm
- 20 Offices
- Open work area
- Offices along the window line



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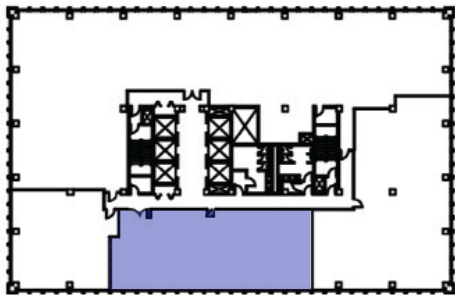
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Suite 820

2,605 SF

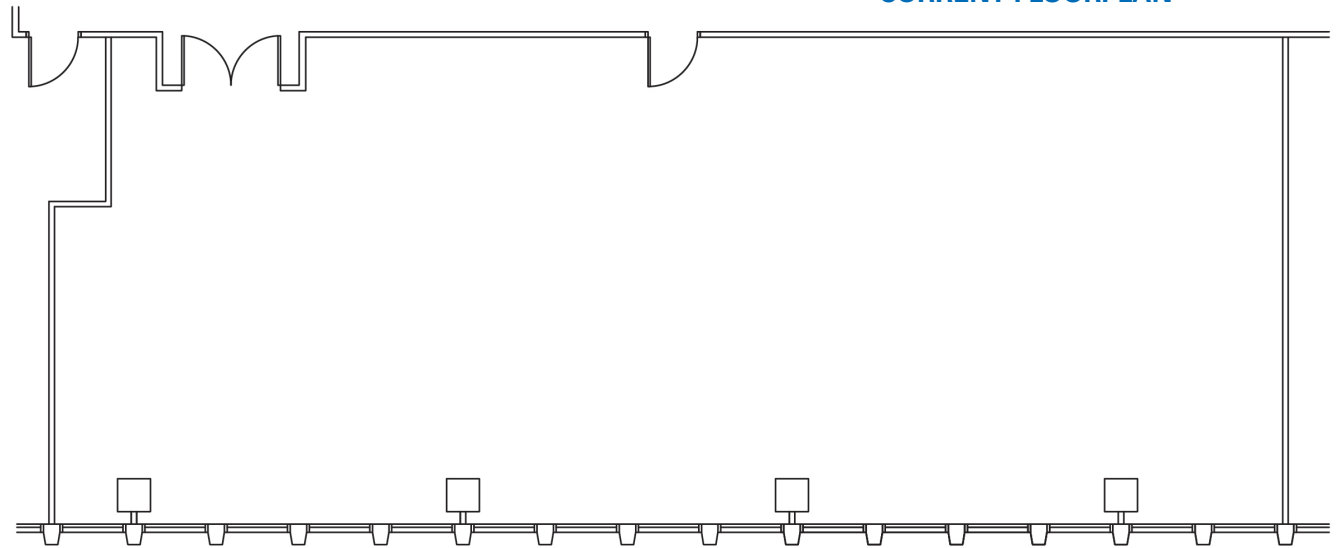
- Suite in shell condition
- Views to the east



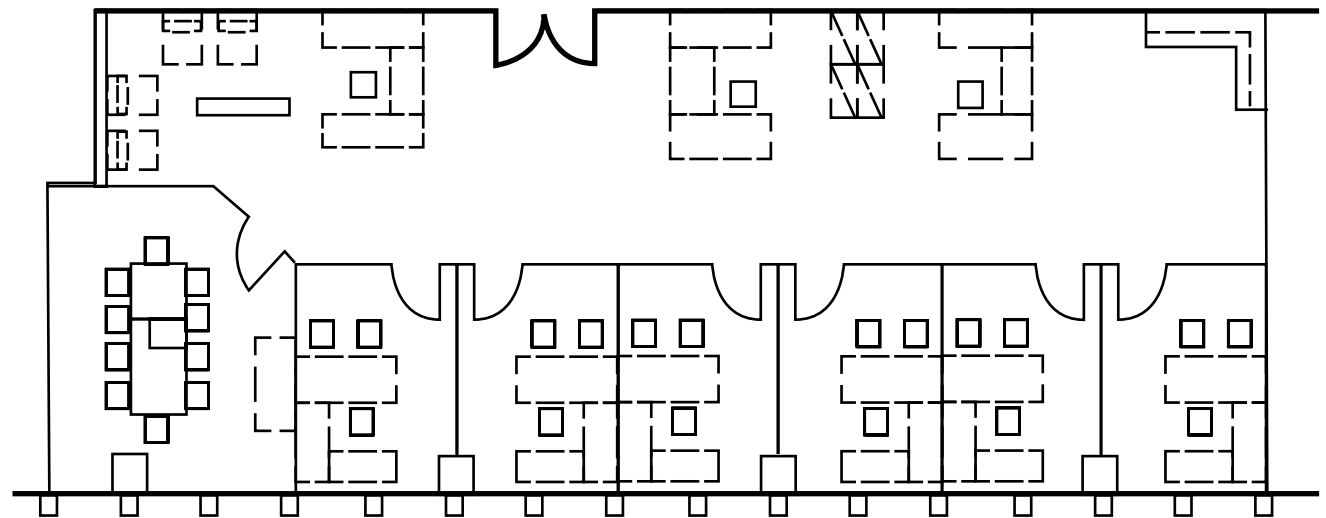
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CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN

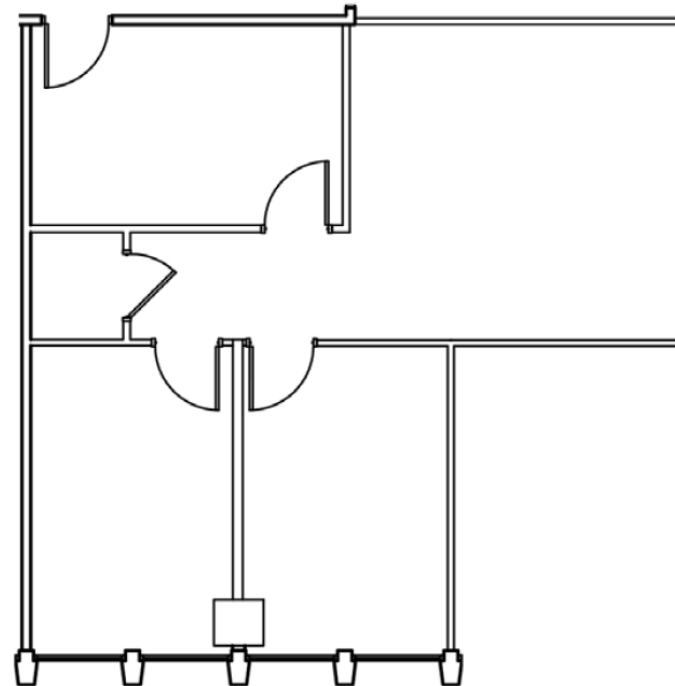
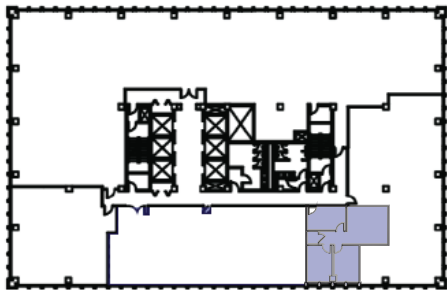


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Suite 825

954 SF

- Can be combined with Suite 820 for 3,559 square feet of space
- Views to the east



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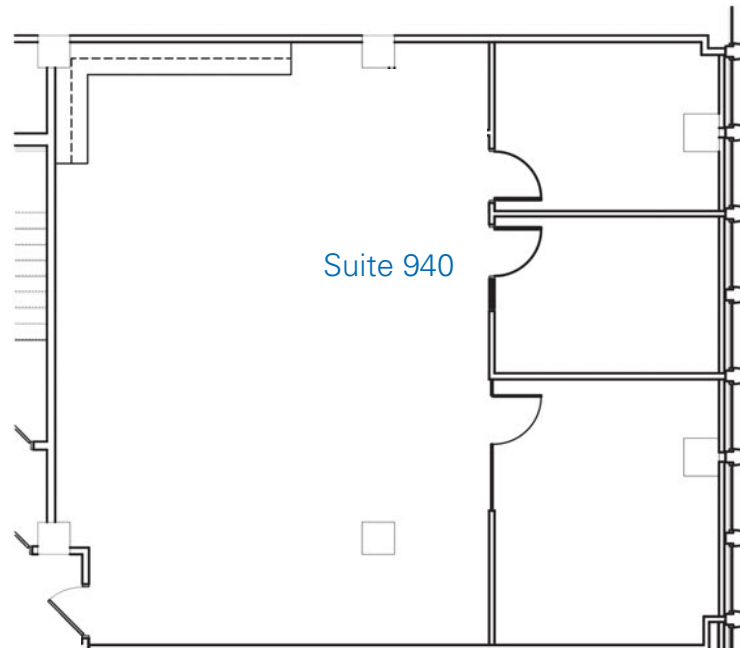
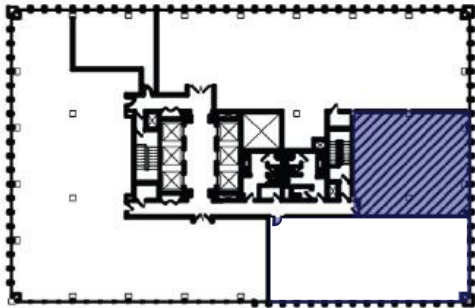
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Suite 940

1,847 SF

- Second generation suite
- Ready for tenant improvements
- Views to the north and east



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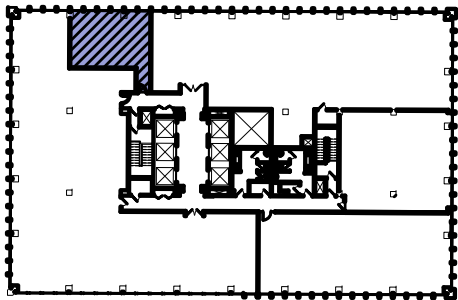
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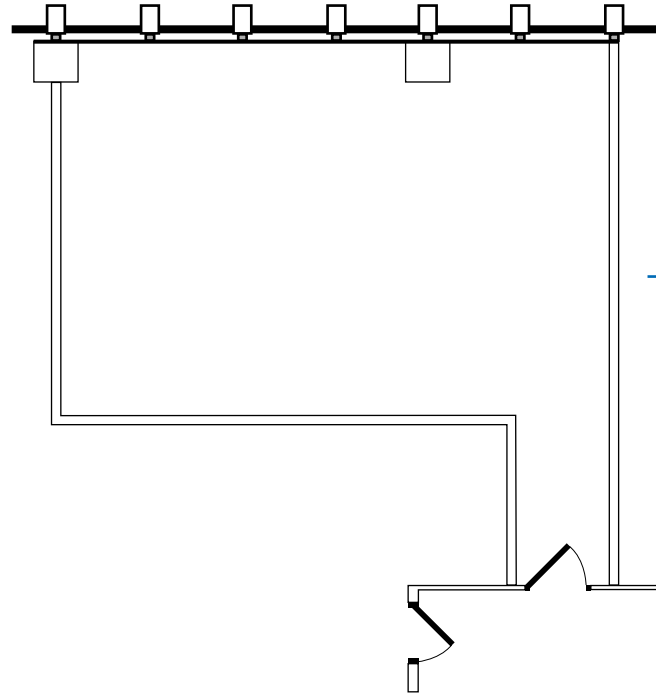
Suite 960

757 SF

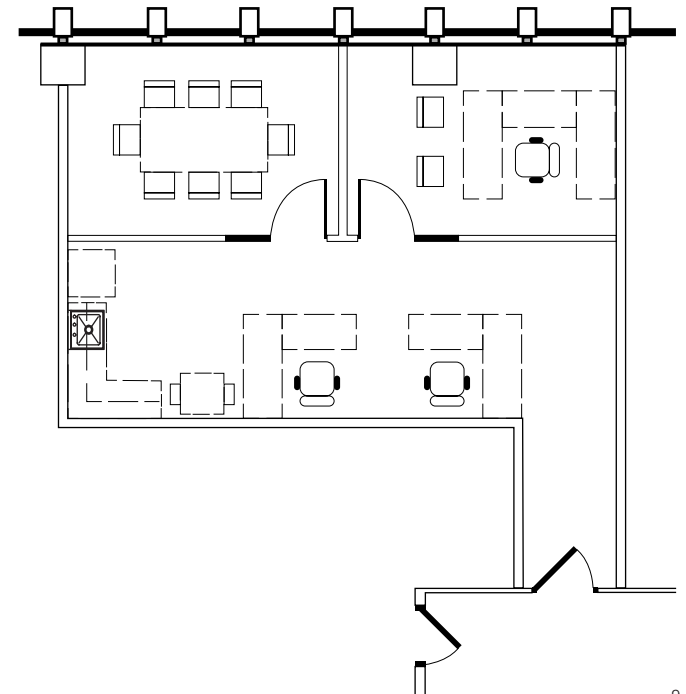
- Suite in shell condition
- Views to the north and east
- Potential spec suite



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



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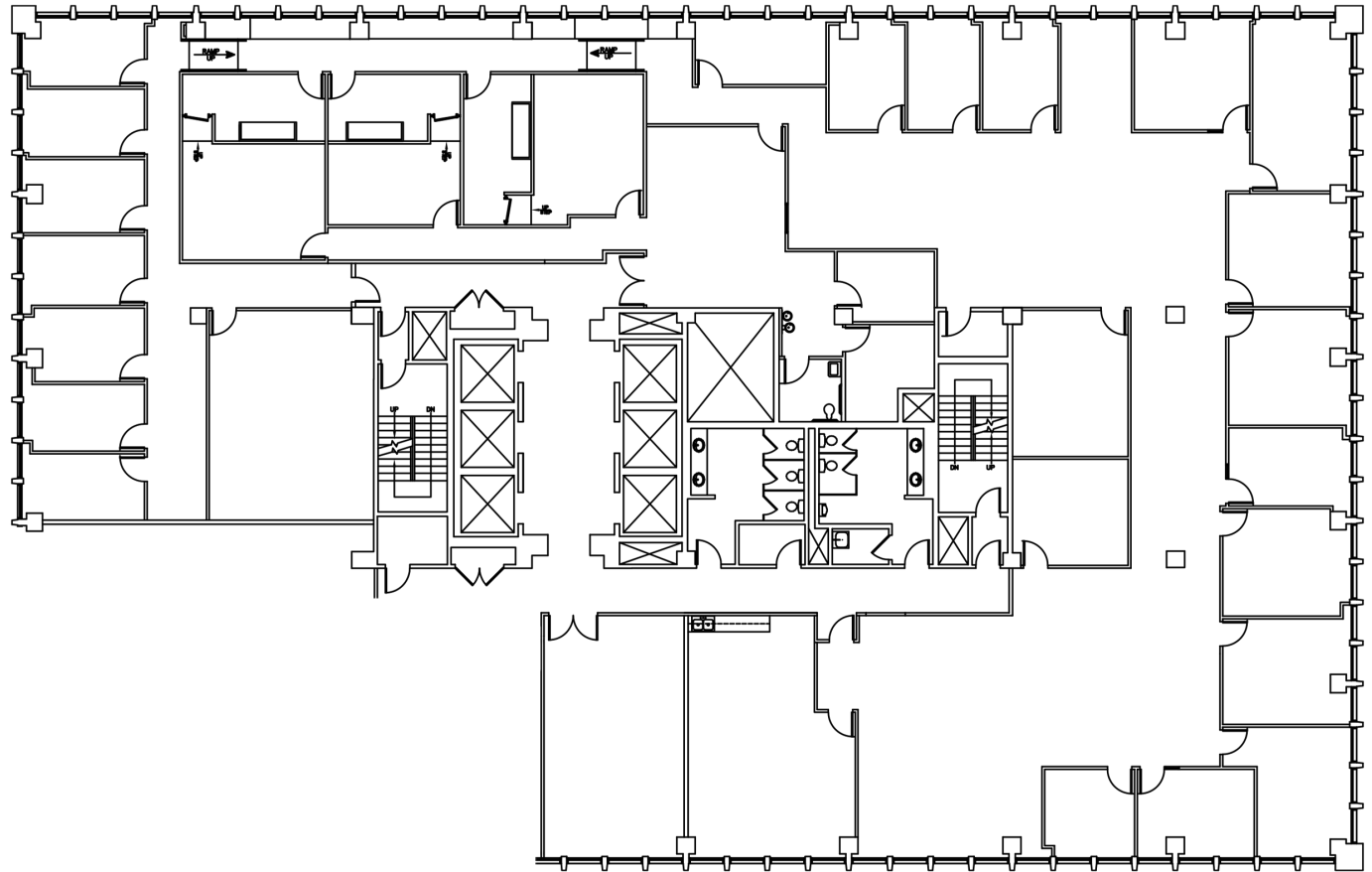
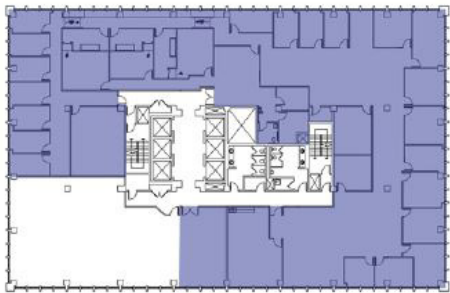
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Suite 1010

13,074 SF

- Second generation suite, formerly occupied by a family court
- Glass, double-door entry directly off elevator lobby
- Expansive window line w/ Strip & mountain views



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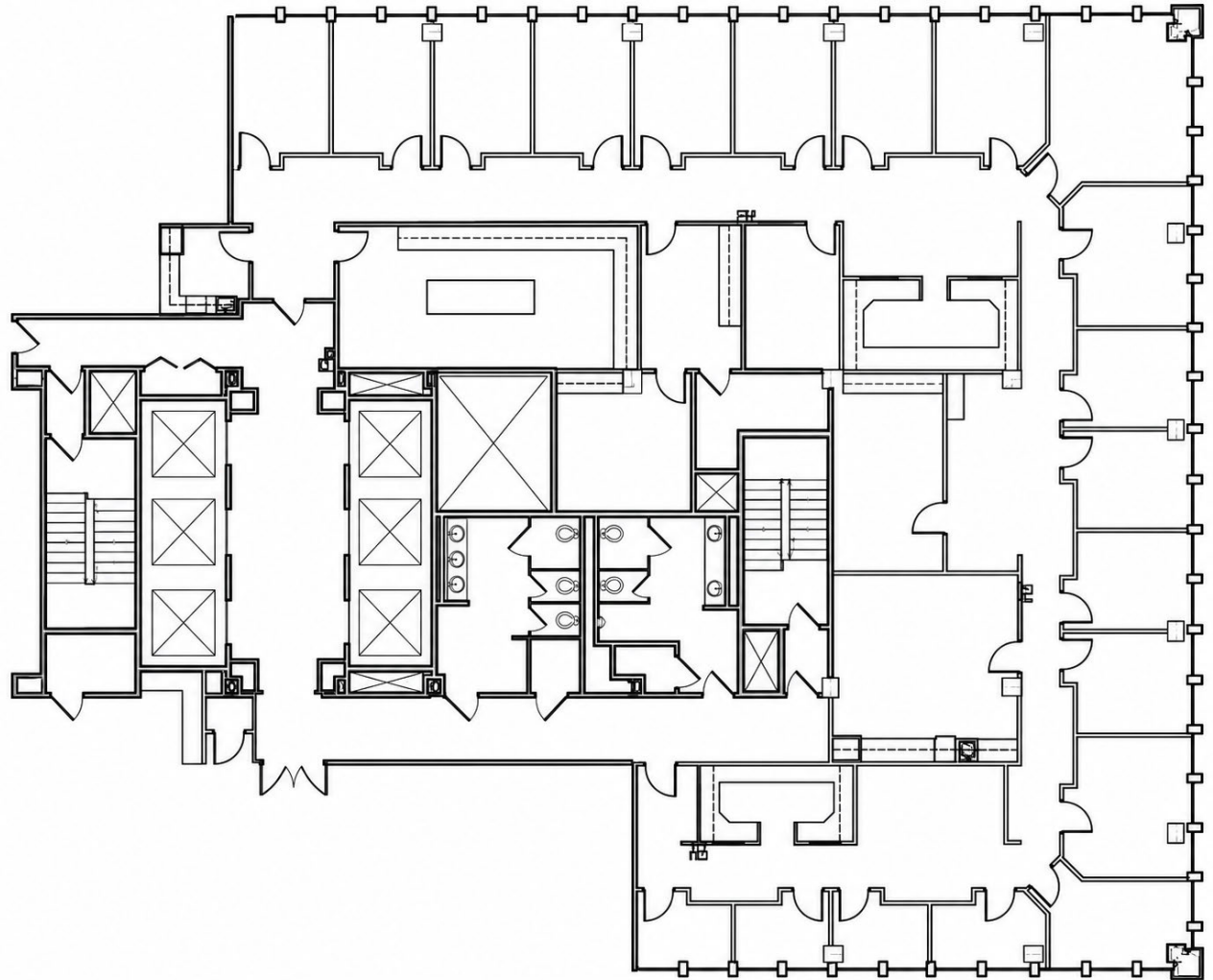
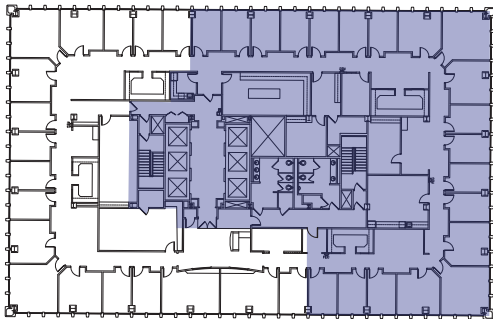
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Suite 1150

8,426 SF

- Second generation suite
- 20 offices
- Off elevator lobby entrance
- Breakroom
- Views of the city, mountains, & downtown



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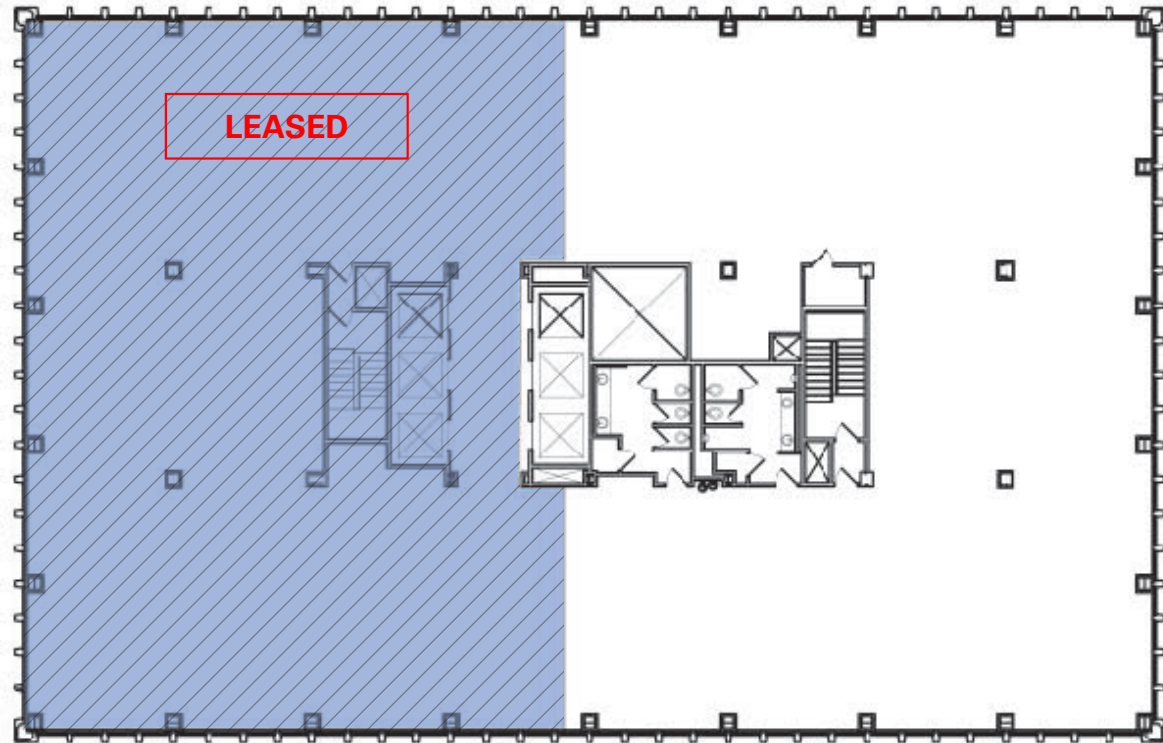
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Suite 1650

8,760 SF

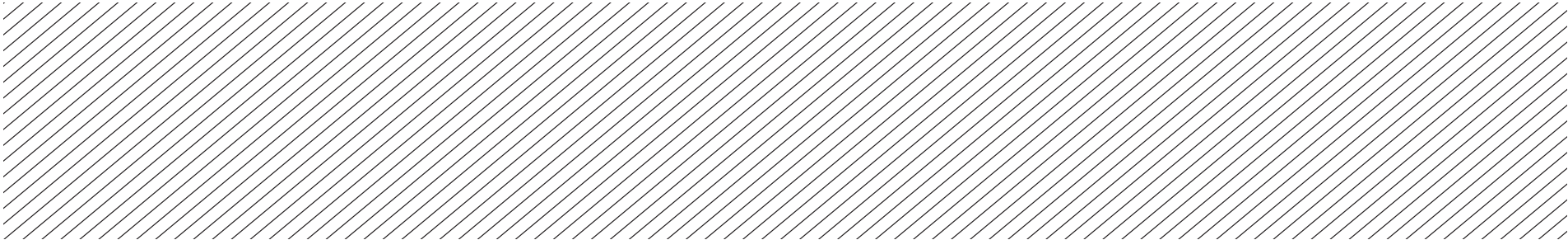
- Suite in shell condition
- Half-floor suite
- One of the highest office floors for lease in Downtown Las Vegas
- Views of the city, mountains, downtown, & the Las Vegas Strip



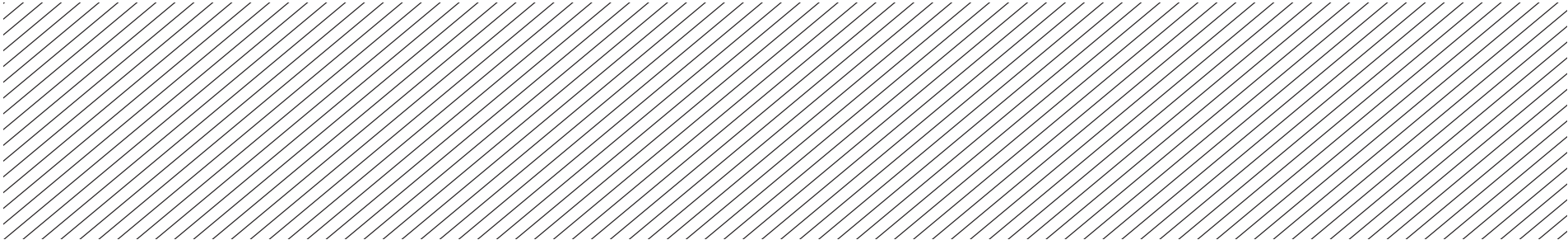
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LOBBY PHOTOS



SUITE PHOTOS



STRIP VIEW



DOWNTOWN VIEW



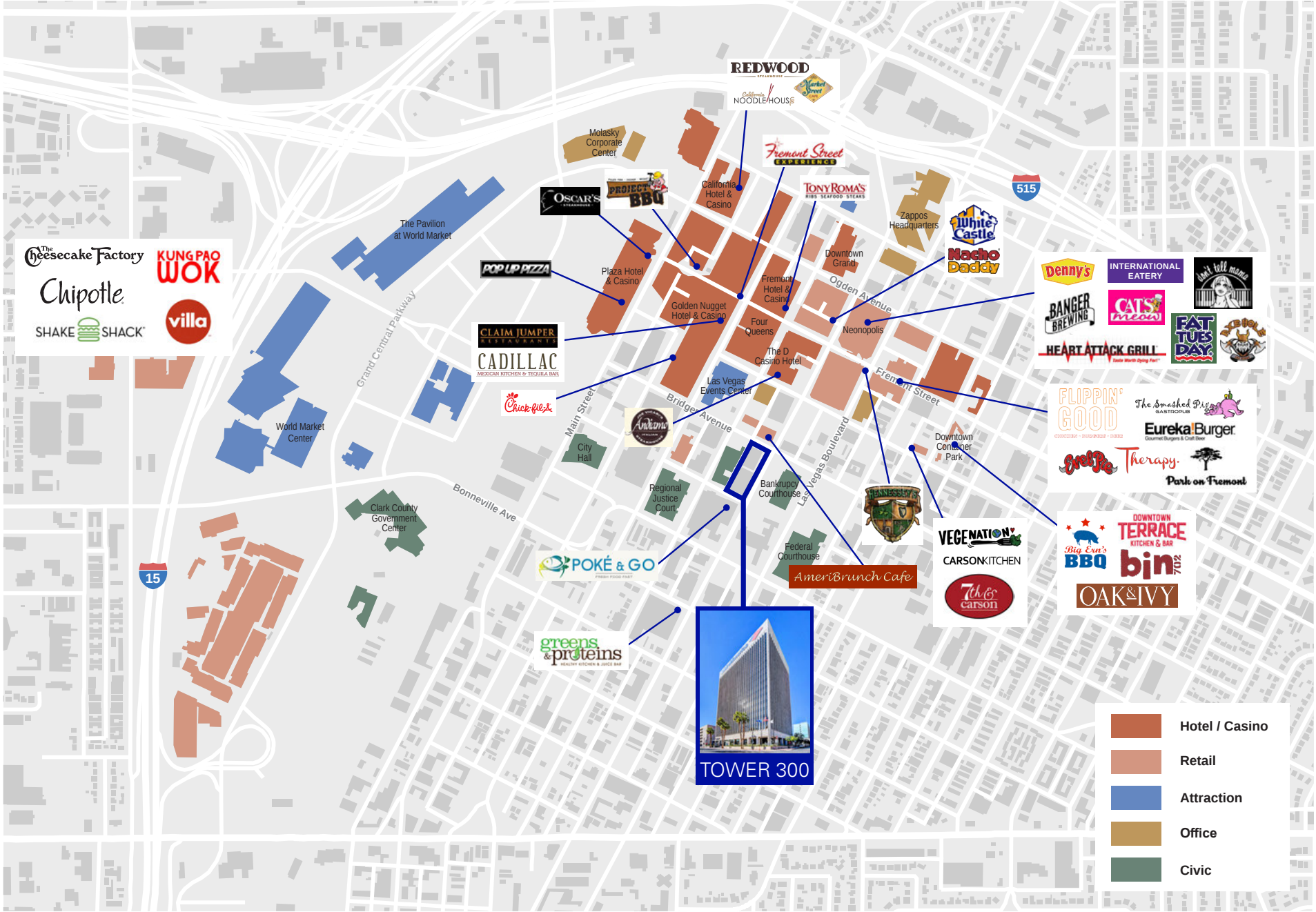
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DOWNTOWN LAS VEGAS



NEARBY AMENITIES



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