



## FOR LEASE

# THE RUNWAY

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

**Pete Janemark, CCIM**

Senior Vice President

D: 702.941.0001 | C: 702.885.7383

[pete.janemark@svn.com](mailto:pete.janemark@svn.com)

NV #S.76731



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>CAM:</b>	\$0.35/SF
<b>BUILDING SIZE:</b>	143,466 SF
<b>AVAILABLE SF:</b>	Contact Listing Broker
<b>LOT SIZE:</b>	8.43 Acres
<b>YEAR BUILT:</b>	1992
<b>ZONING:</b>	C-2
<b>APN:</b>	138-12-813-001

## PROPERTY OVERVIEW

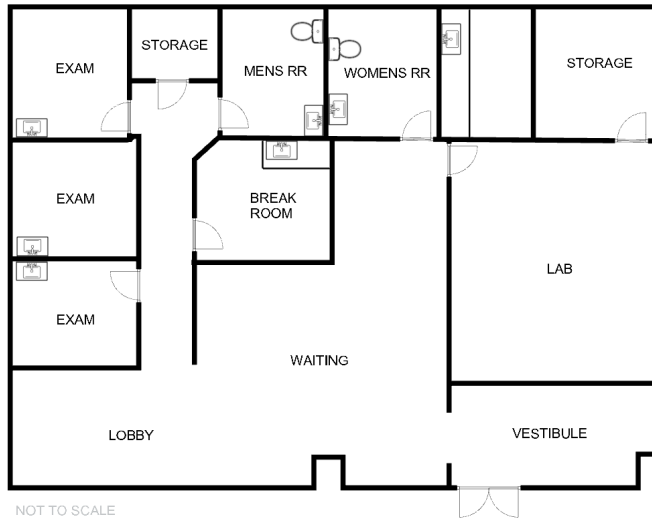
At the intersection of three major traffic routes, Decatur Boulevard, Cheyenne Avenue, and Rancho Drive, The Runway is in an easy to find, easy to access location directly at the north-west corner of the North Las Vegas Airport. The center has undergone extensive renovations which includes an attractive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

**PETE JANEMARK, CCIM**  
 O: 702.527.7923 | C: 702.885.7383  
 pete.janemark@svn.com  
 NV #S.76731

# 3281 N DECATUR BOULEVARD - SUITE 150 - ±2,151 SF



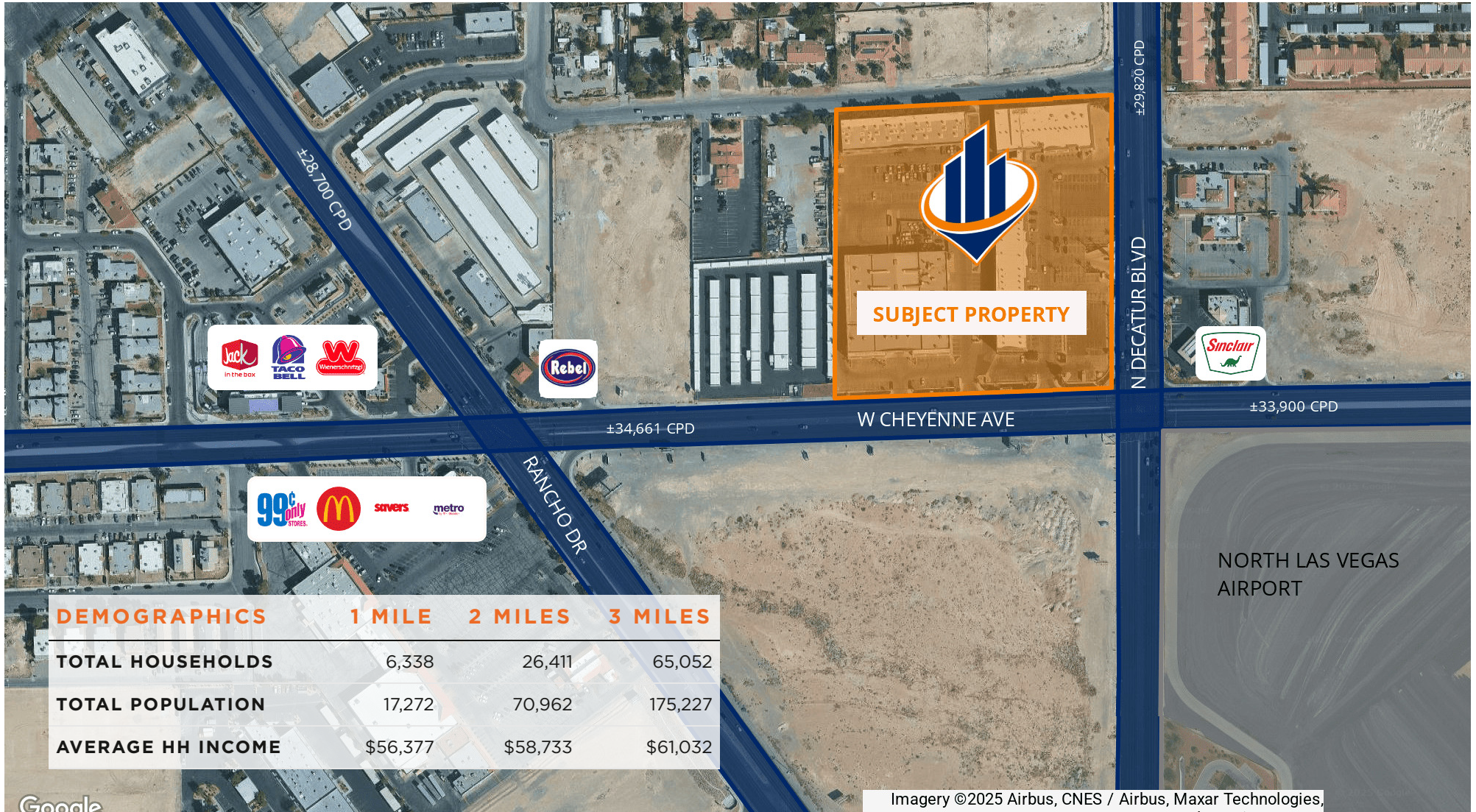
## SUITE DESCRIPTION

This large medical or office space features a full wall of glass, two double-door glass entrances, a large reception and waiting area, four exam rooms with sinks, two restrooms, a storage room, and a large lab/meeting room with a sink.



**PETE JANEMARK, CCIM**  
O: 702.527.7923 | C: 702.885.7383  
pete.janemark@svn.com  
NV #S.76731

# RETAILER MAP



**PETE JANEMARK, CCIM**  
 O: 702.527.7923 | C: 702.885.7383  
 pete.janemark@svn.com  
 NV #S.76731