

WESTECH
BUSINESS CENTER

**AVAILABLE
SPACE
FOR LEASE**

LISA CHASTEEN
702.335.7338 (text or call)
lchasteen@lapour.com
NV LIC# S.0178283

LAPOUR

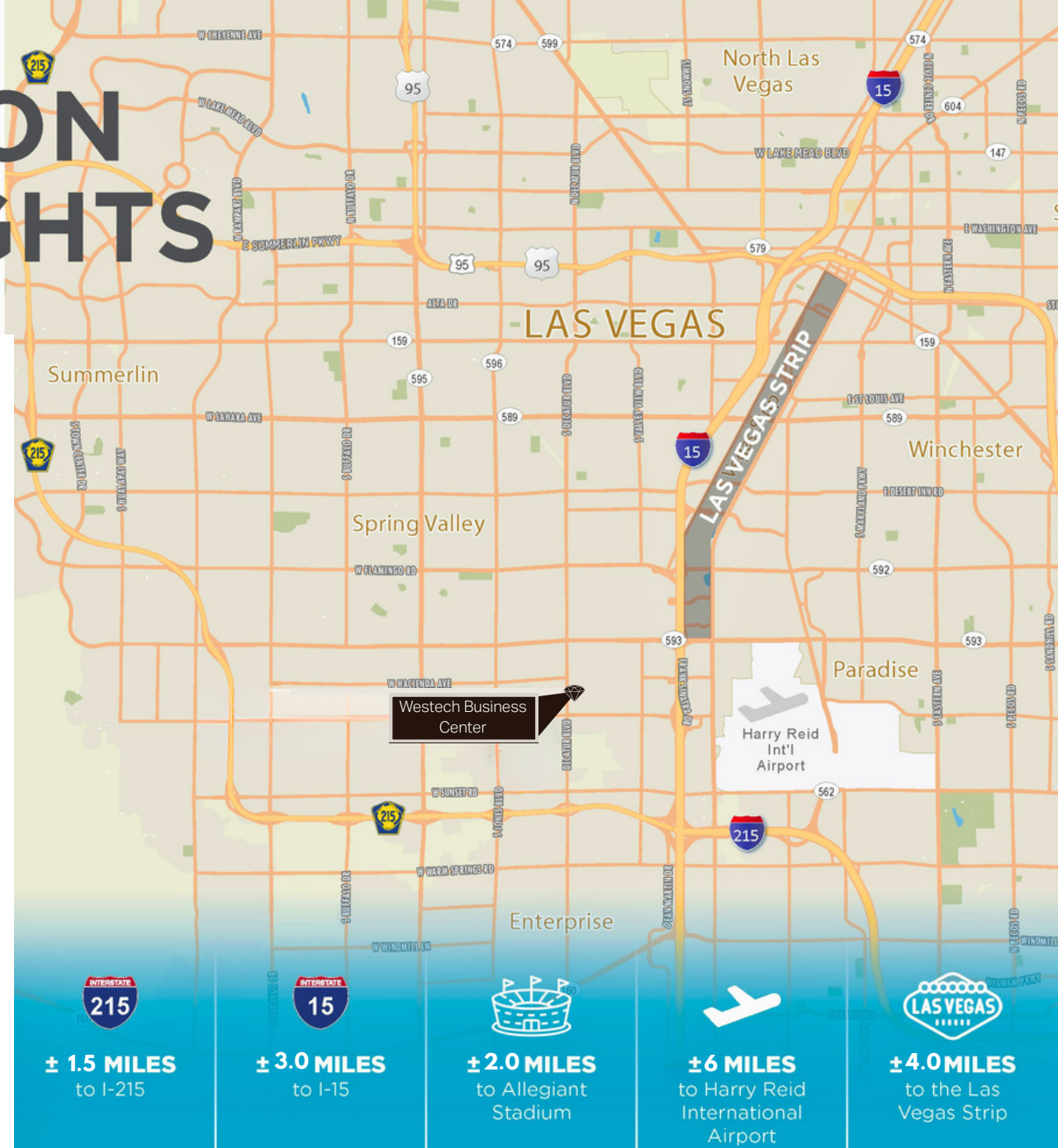


LOCATION HIGHLIGHTS

Westech Business Center
5565 S. Decatur Blvd - Suite 106
Las Vegas, NV 89118

WesTech is a high image business park fronting Decatur Boulevard located in the heart of the Southwest submarket, situated between the Summerlin and Green Valley residential communities with easy access to I-215, I-15, Town Square, The Las Vegas "Strip" and Harry Reid International Airport.

High visibility with prominent building and monument signage with exposure on Decatur Boulevard. 36,500 daily traffic count via Decatur Blvd.



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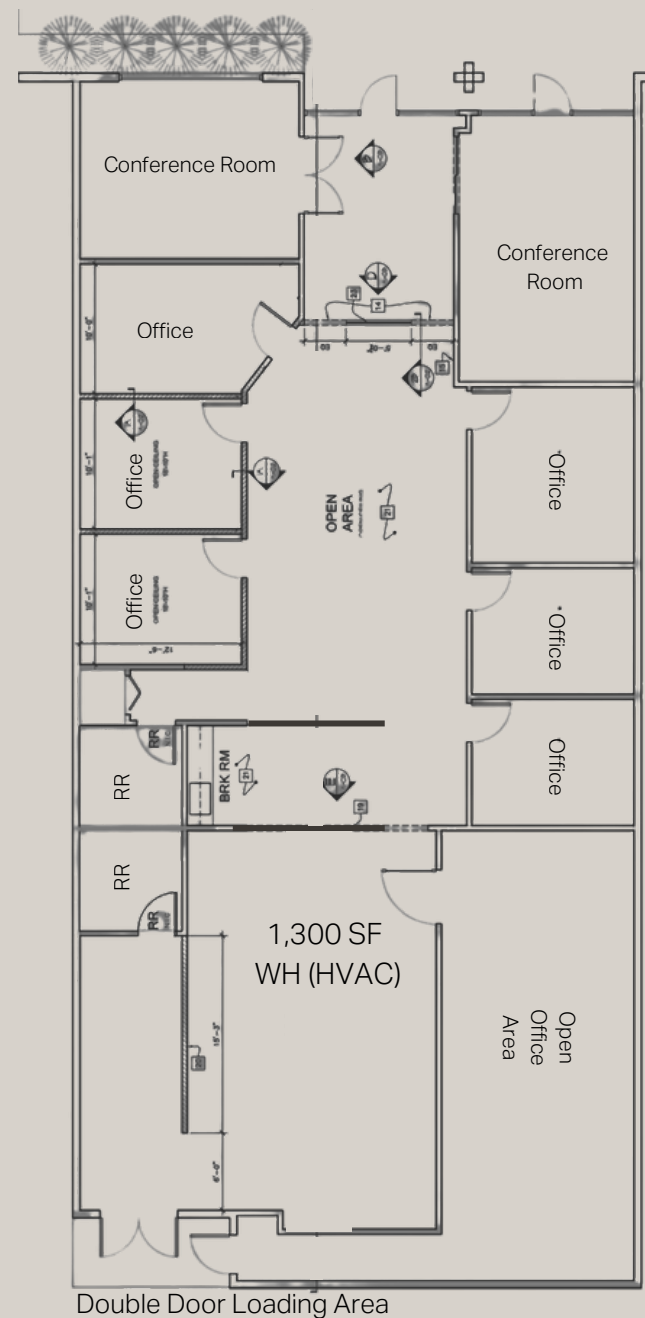
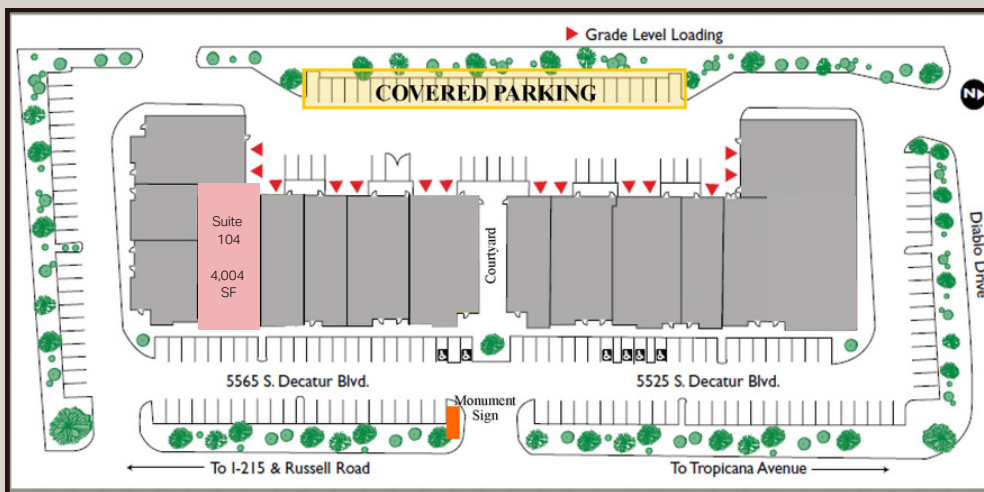


Suite 106 - 4,004 RSF

- Modern Finishes with break area
- Great floor to ceiling glass lines
- Superior identity with monument and building signage opportunities with Decatur visibility
- 3 Phase Power
- Fire Sprinklers
- Abundant Parking with covered parking available
- Double door rear loading area
- Zoned M-D
- 1,300 SF HVAC Flex Space

Join

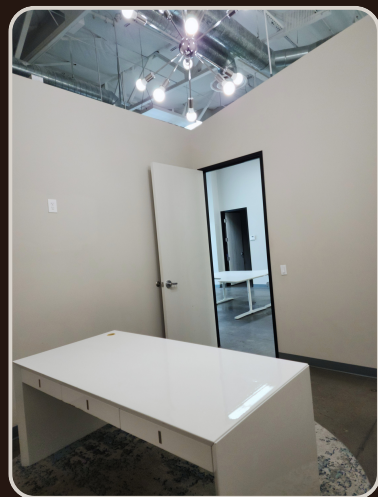
- LaPour
- Woodside Homes
- Art Affair and more



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Prized Gem



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OFFICE FOR LEASE

Suites Available for Immediate Occupancy

Address	Total Sq. Ft. +/-	Warehouse	Base Rent	NNN Fee	Total
5565 Suite 106	4,004	N/A	\$1.40	\$0.45	\$7,408

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