



**◆ WESTECH**

**BUSINESS CENTER**

**CORNER OFFICE  
FOR LEASE  
4,362 SF**

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

**LAPOUR**

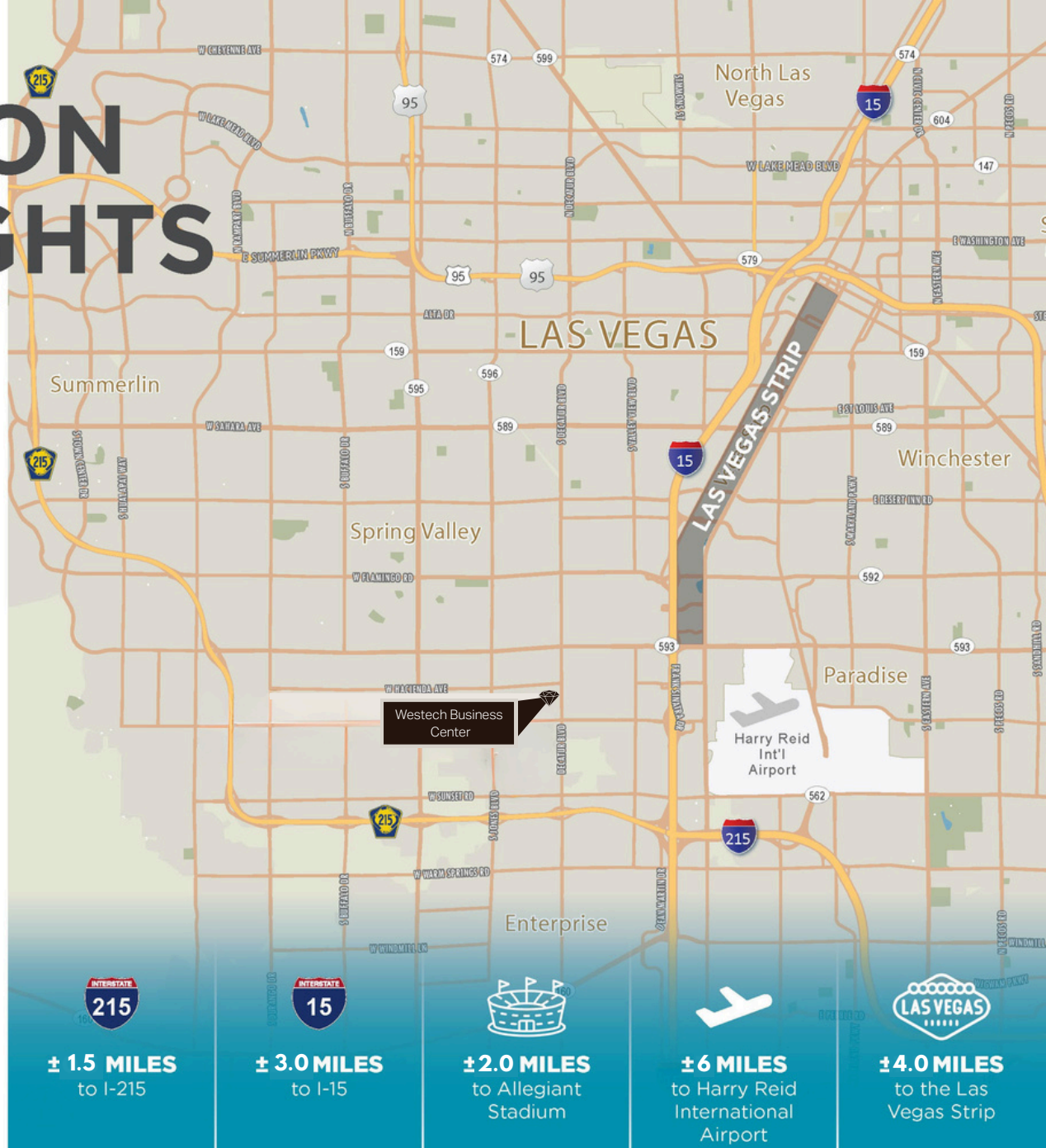


# LOCATION HIGHLIGHTS

**Westech Business Center**  
5525 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.



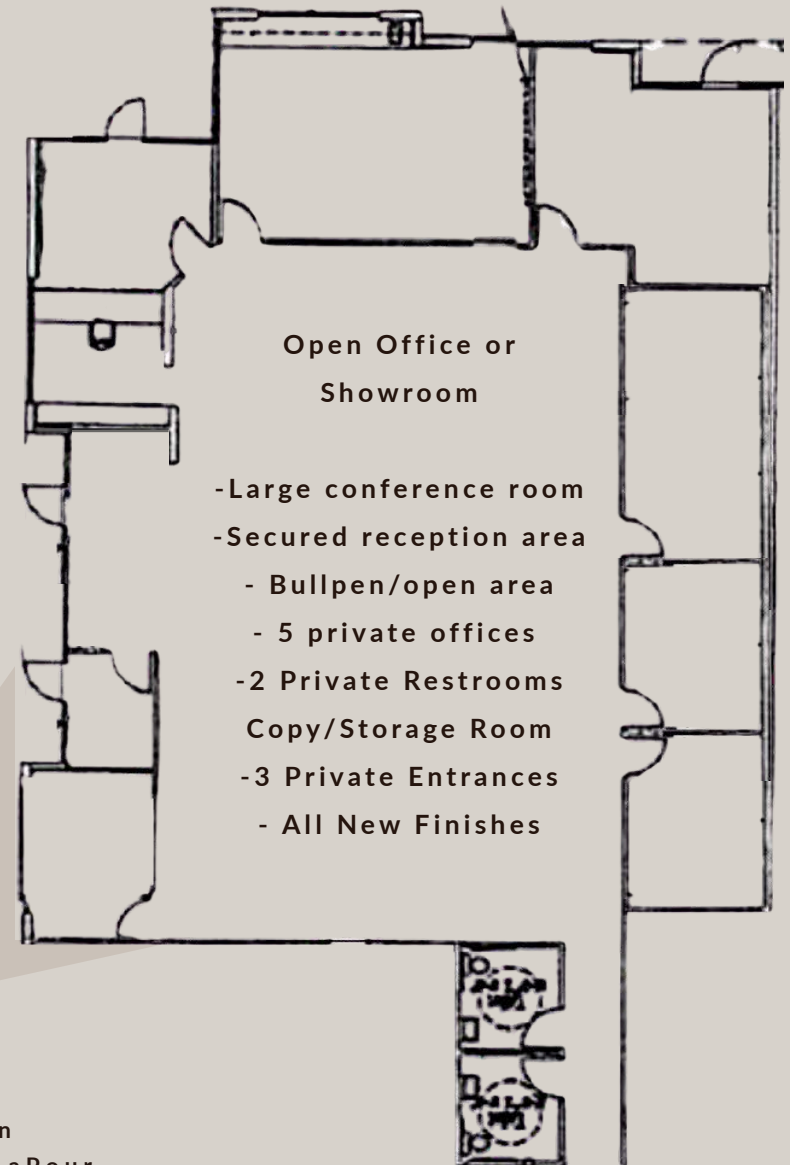
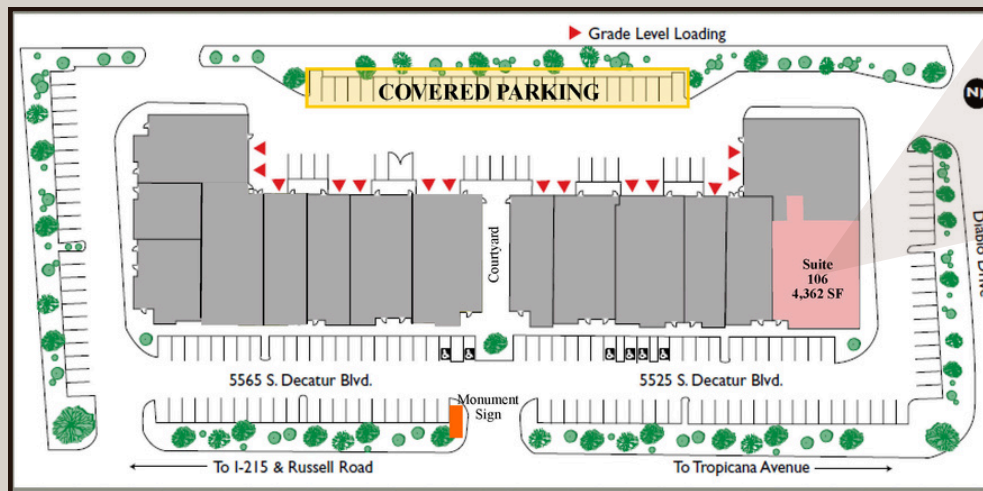
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# Re-Modeled Suite 106 - 4,362 RSF

- +/- 12' high ceilings throughout
- Great floor to ceiling glass lines in this Corner Suite
- Superior identity with 2 signage opportunities; with Decatur Blvd exposure
- 3 Phase Power
- Fire Sprinklers
- Abundant Parking
- Open Air Courtyard
- Individual Identity & Signage
- Zoned M-D



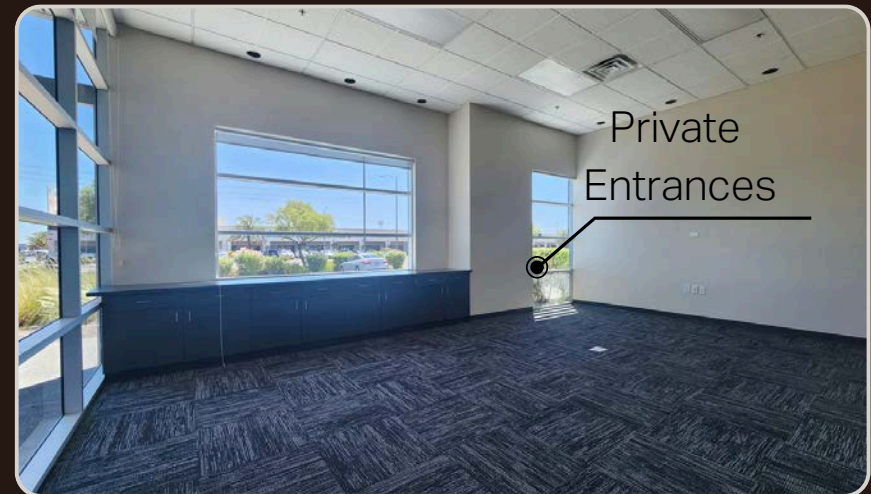
#### Join

- 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	Sq. Ft. +/-	Warehouse	Base Rent	NNN Fee	Total
5525 Suite 106	4,362	N/A	\$1.55	\$0.45	\$8,724

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