

For Lease 300 S. 4th Street

TOWER 300



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PACIFIC
GROUP

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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 - 16,670 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	\$2.35
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 \$2.35 / SF (FSG).

BUILT TO SUIT OR MOVE-IN READY

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

ON-SITE AMENITIES:

Bad Owl Coffee Roasters

Bank of America

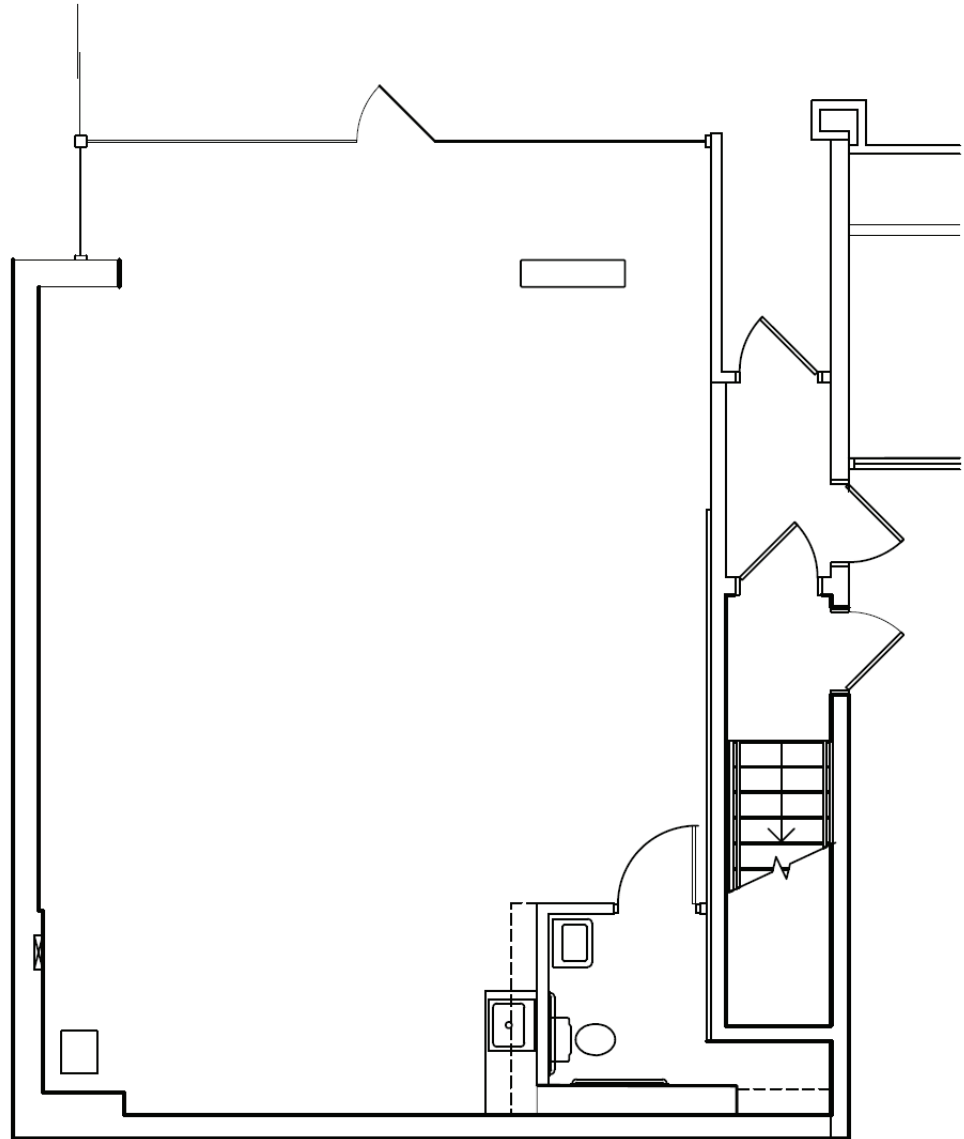
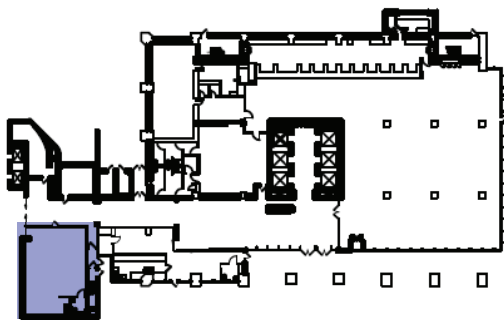
BUILDING TOP SIGNAGE AVAILABLE FOR LARGE TENANT.

FOR LEASE

Suite 140

1,020 SF

- Retail/Office space
- Ready for improvements
- Restroom



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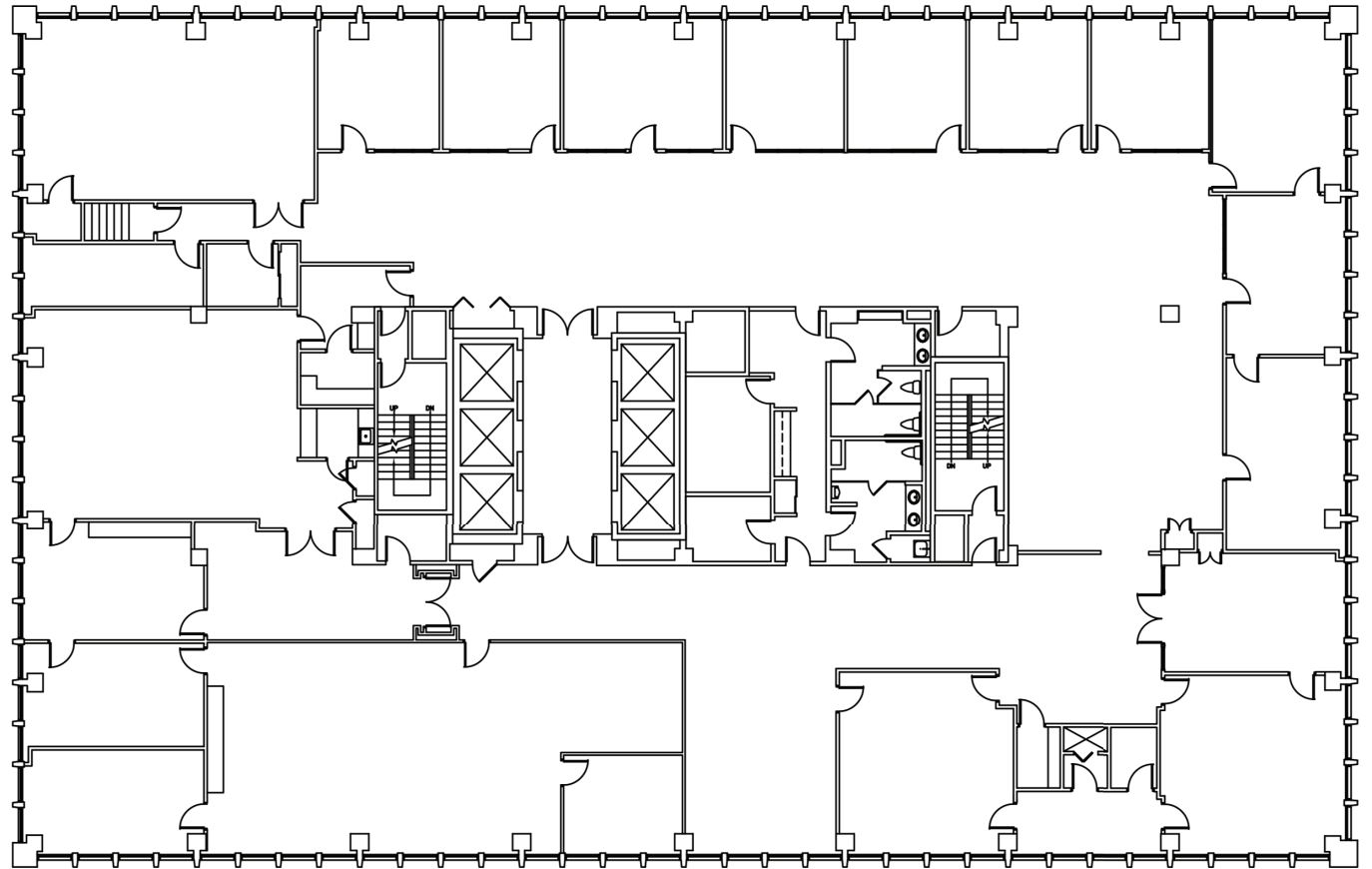
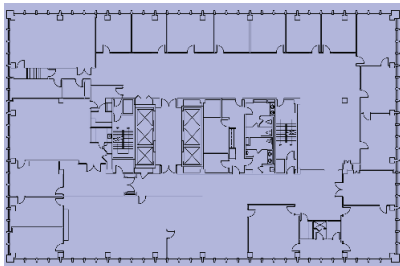
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Suite 200

16,662 SF

- Full-floor suite
- Direct access from elevator lobby
- Second generation suite
- 13 Offices
- 4 Conference rooms
- 1 Break room
- Restrooms



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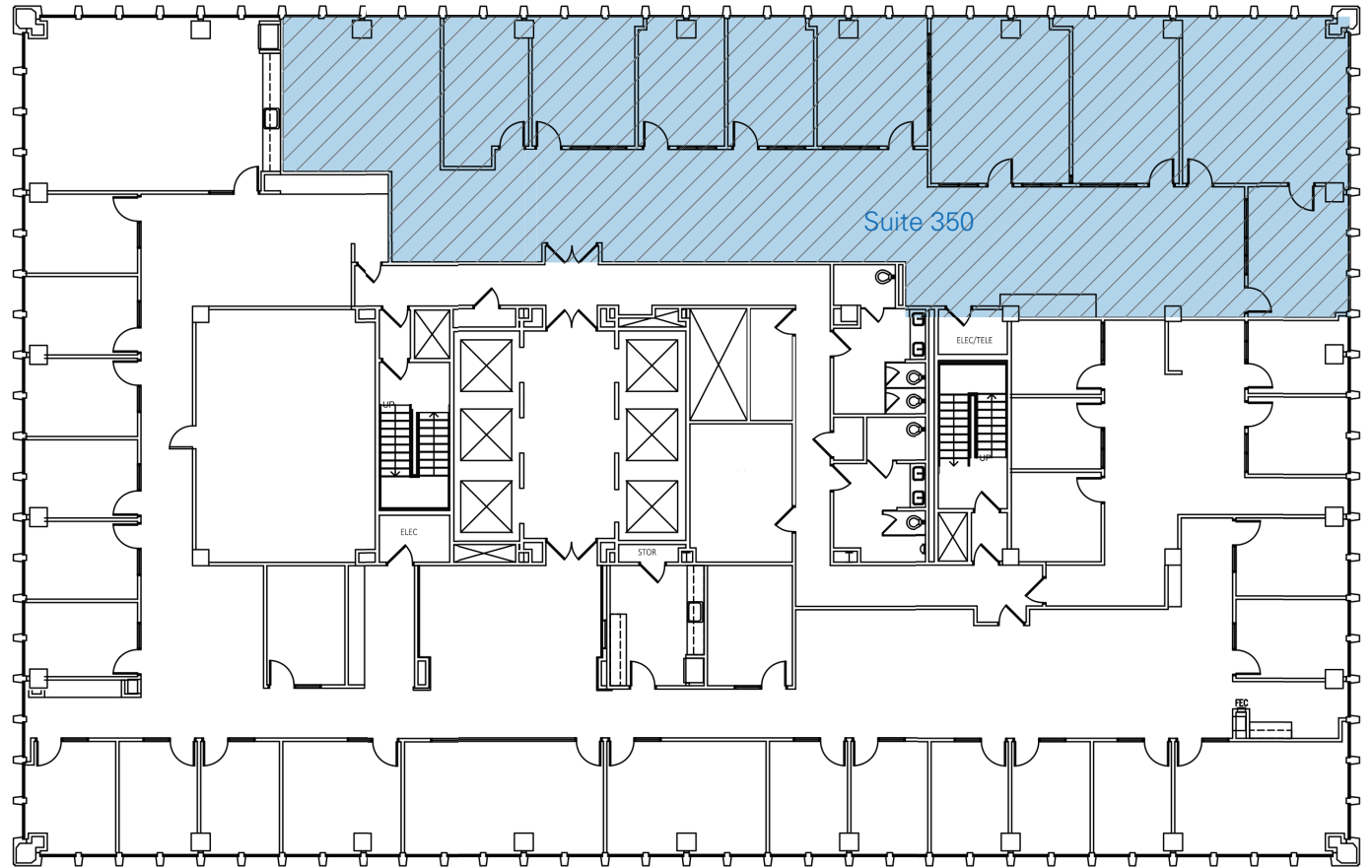
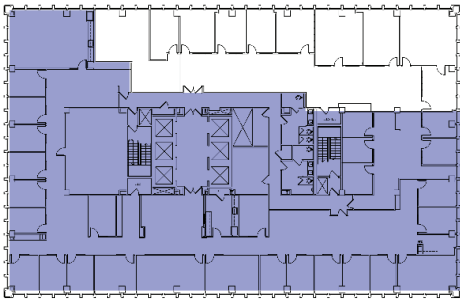
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FOR LEASE

Suite 300

11,744 SF

- Full-floor suite
- Second generation suite
- Conference rooms, private offices, & more
- Can be combined w/ suite 350 for a total of 16,670 SF



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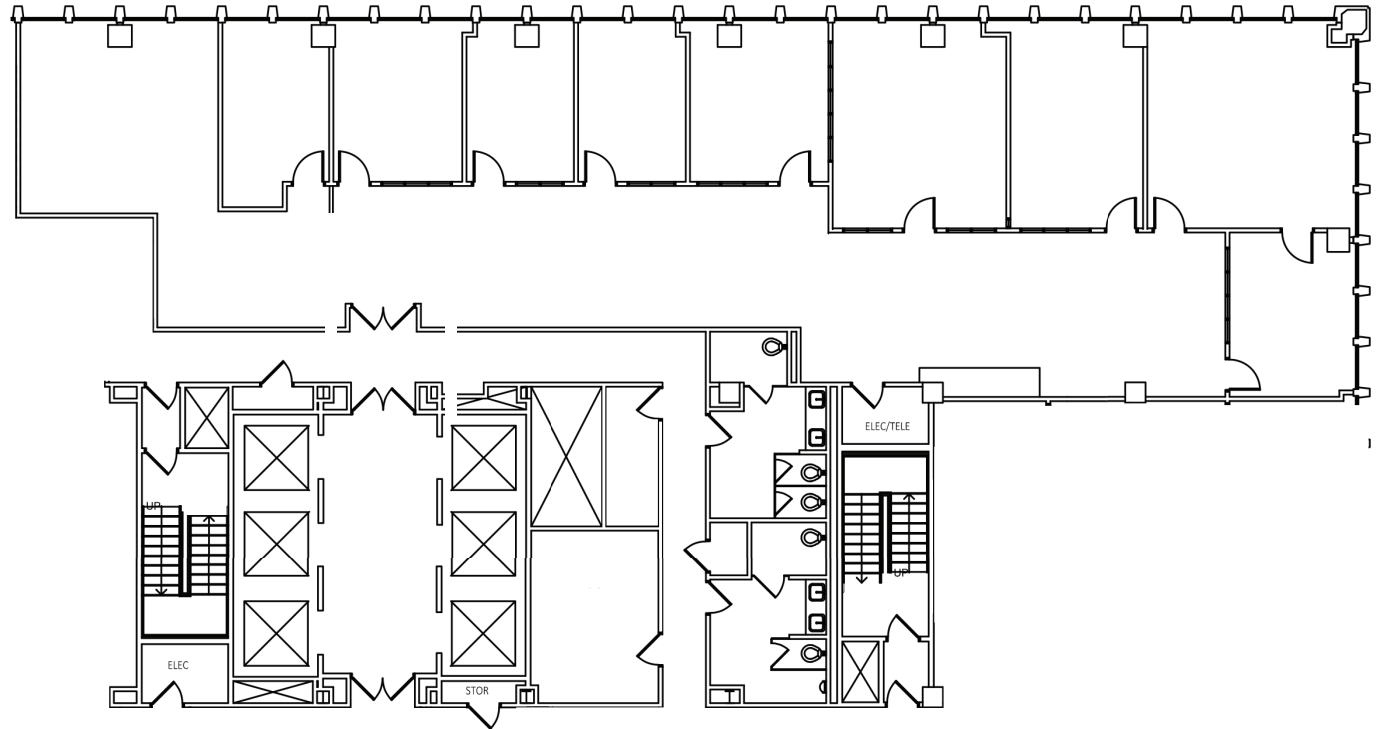
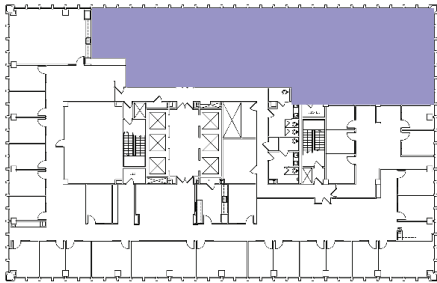
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FOR LEASE

Suite 350

4,926 SF

- Second generation suite
- 8 Offices
- Conference room
- Bullpen
- Can be combined w/
suite 300 for a total of
16,670 SF



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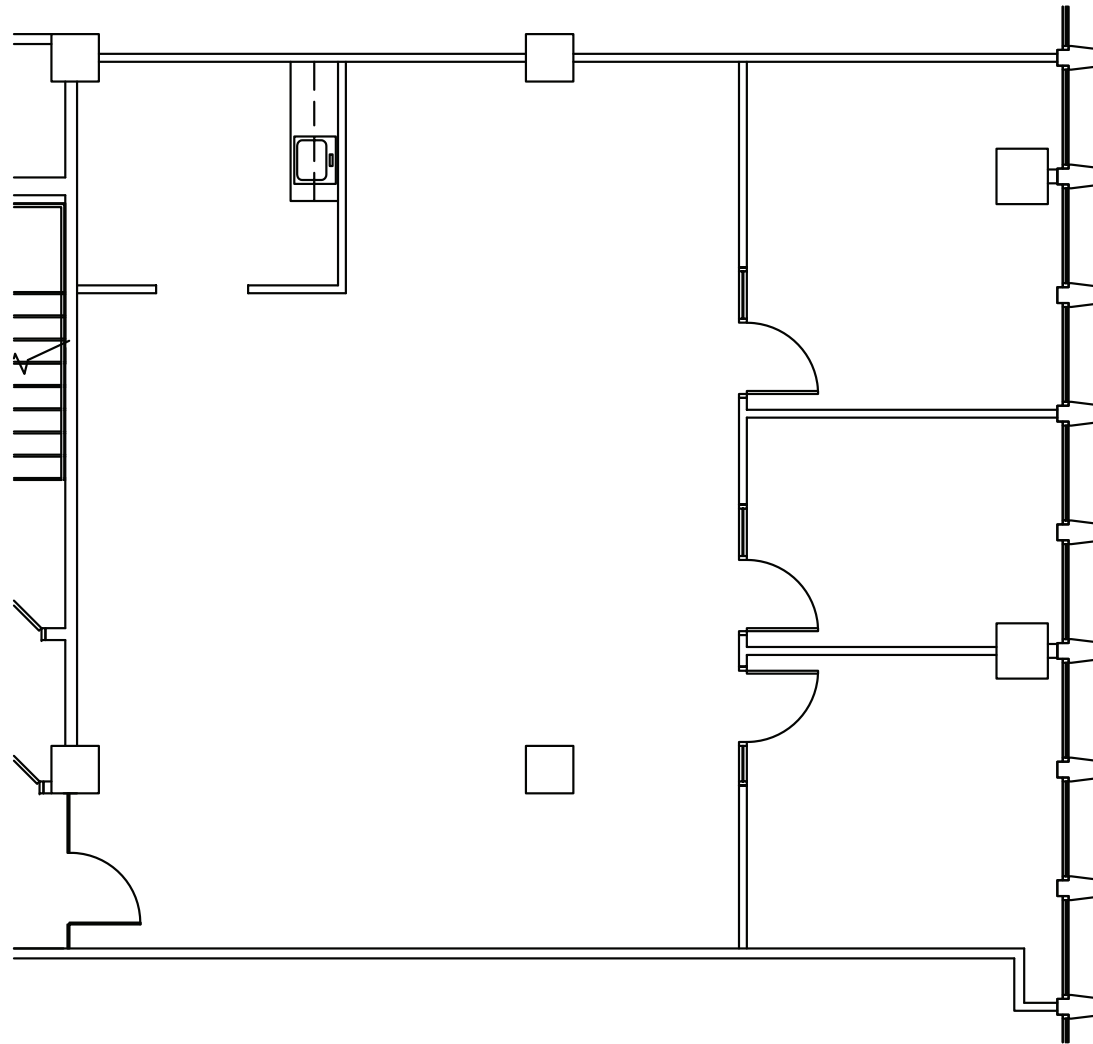
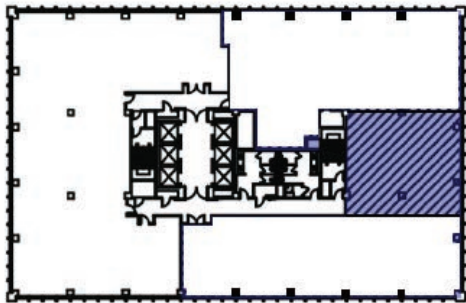
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Suite 460

1,900 SF

- Brand new spec suite
- 2 Offices
- Conference room
- Break room
- Open area / bullpen
- Can be combined w/ suite 450 for 5,939 SF



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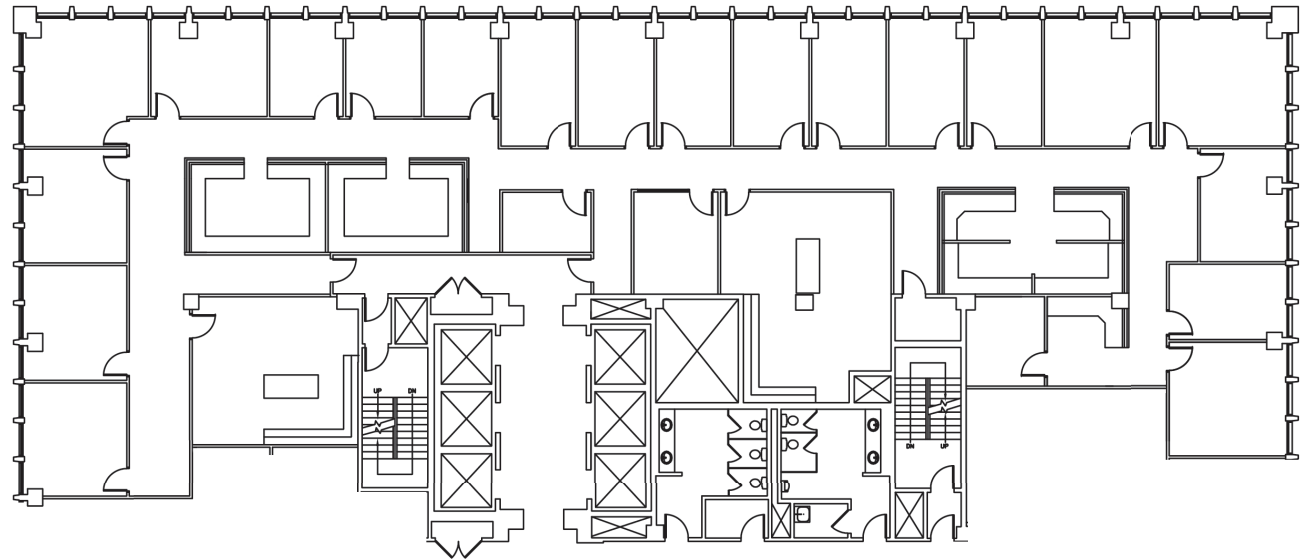
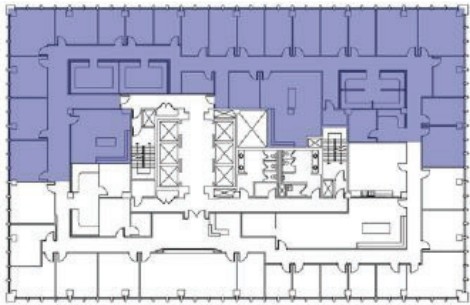
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Suite 510

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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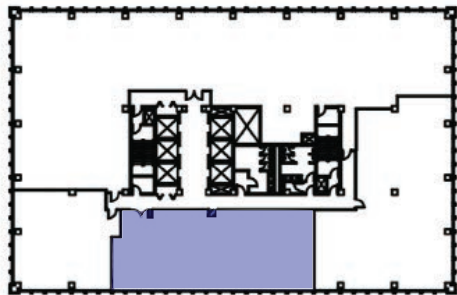
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FOR LEASE

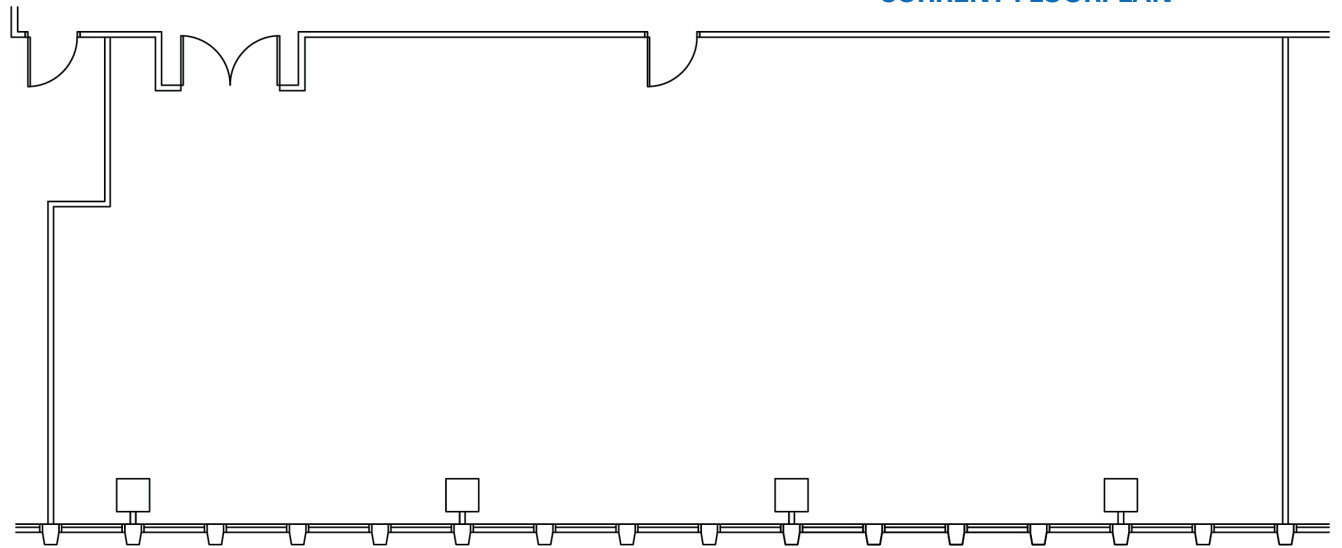
Suite 820

2,605 SF

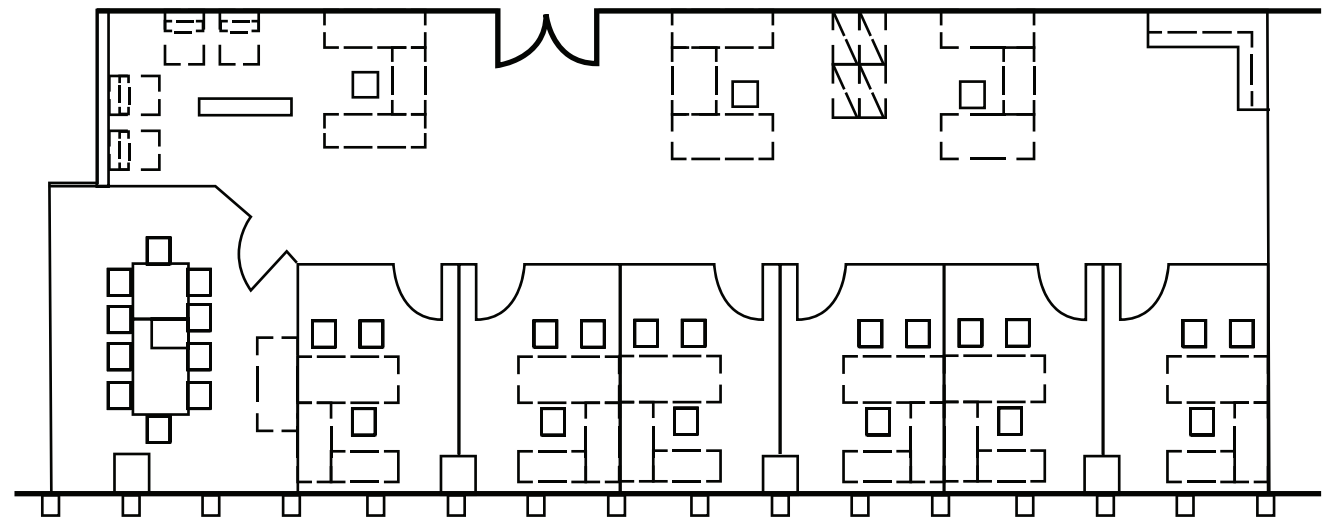
- Suite in shell condition
- Views to the east



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



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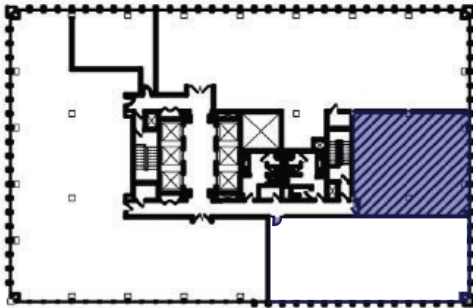
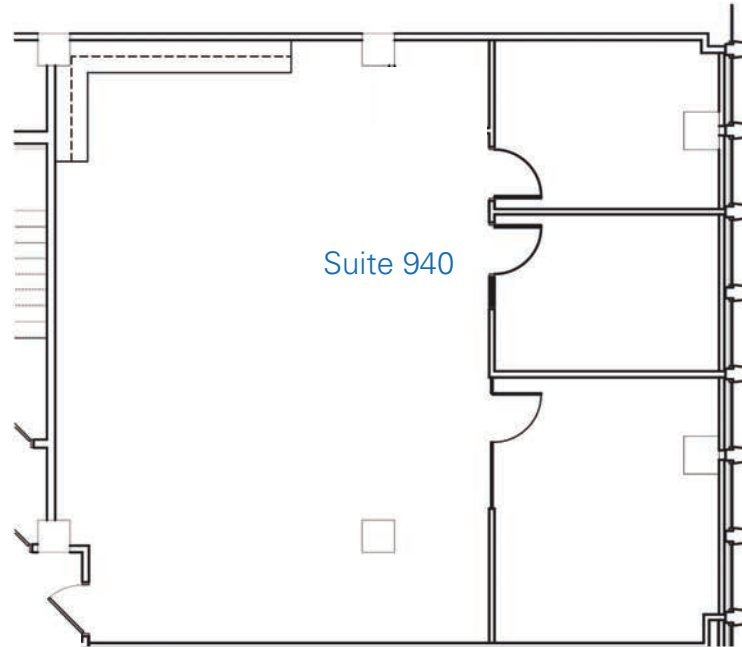
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Suite 940

1,847 SF

- Second generation suite
- Ready for tenant improvements
- Can be combined w/ Suite 950 for a total of 6,683 SF
- Views to the north and east



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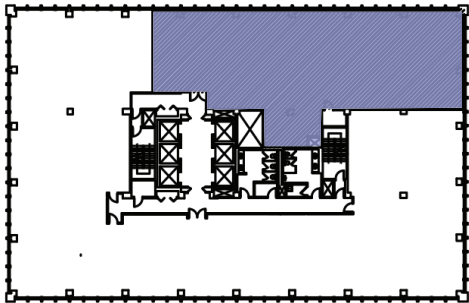
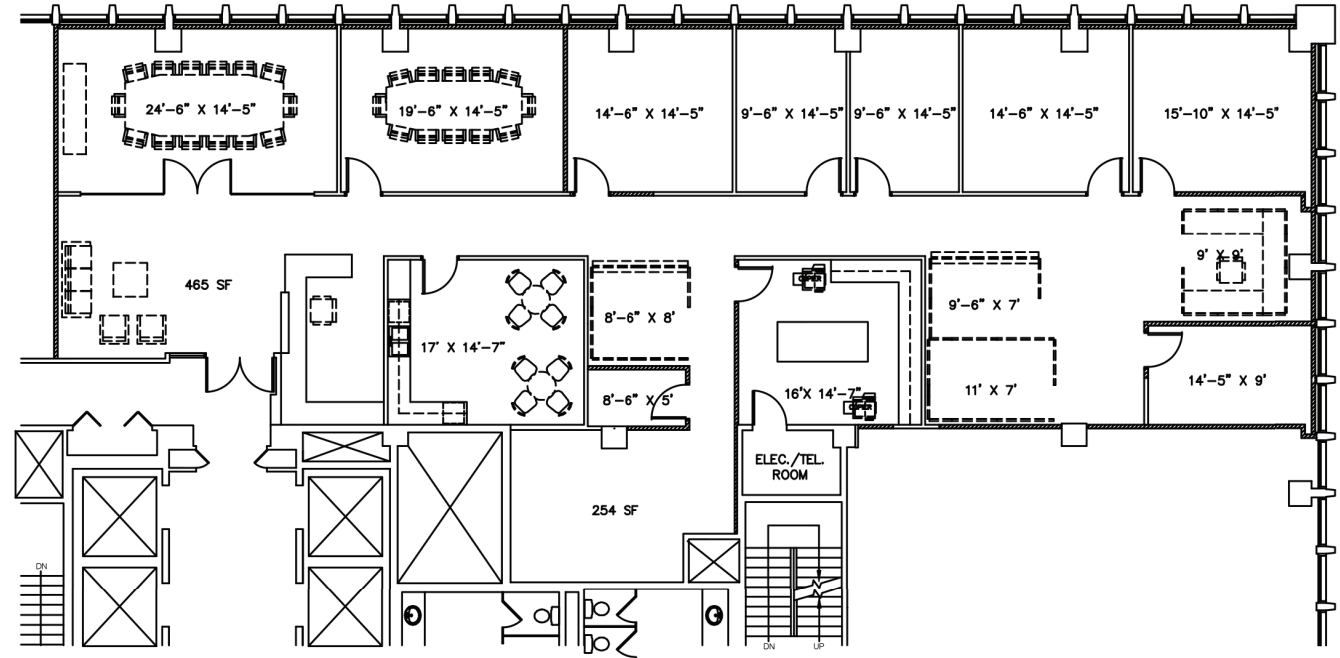
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FOR LEASE

Suite 950

4,836 SF

- Reception area
- 9 Offices
- 2 Conference rooms
- Break room
- Can be combined w/ Suite 940 for a total of 6,683 SF

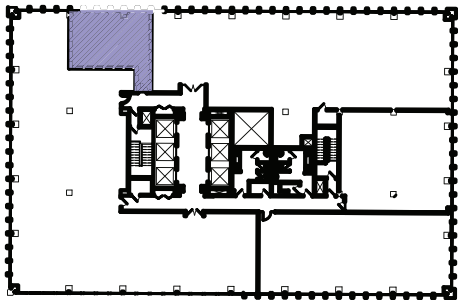


FOR LEASE

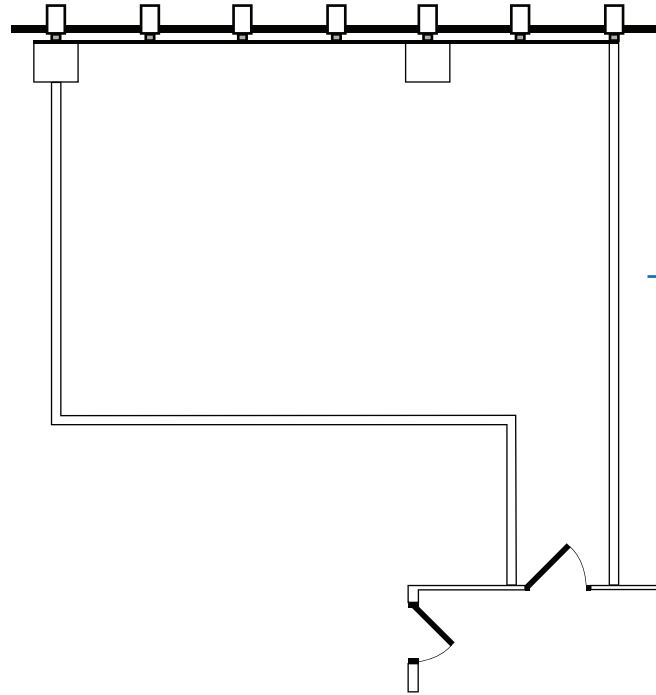
Suite 960

757 SF

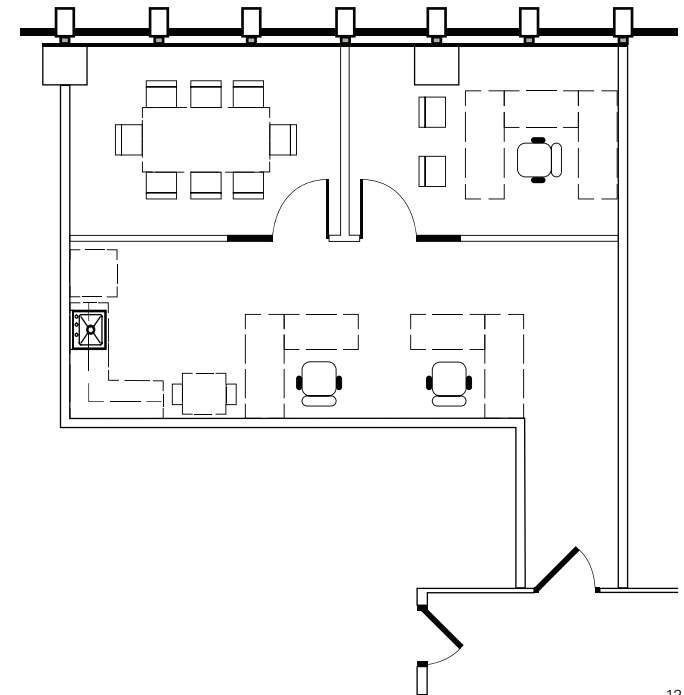
- Suite in shell condition
- Views to the north and east
- Potential spec suite



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



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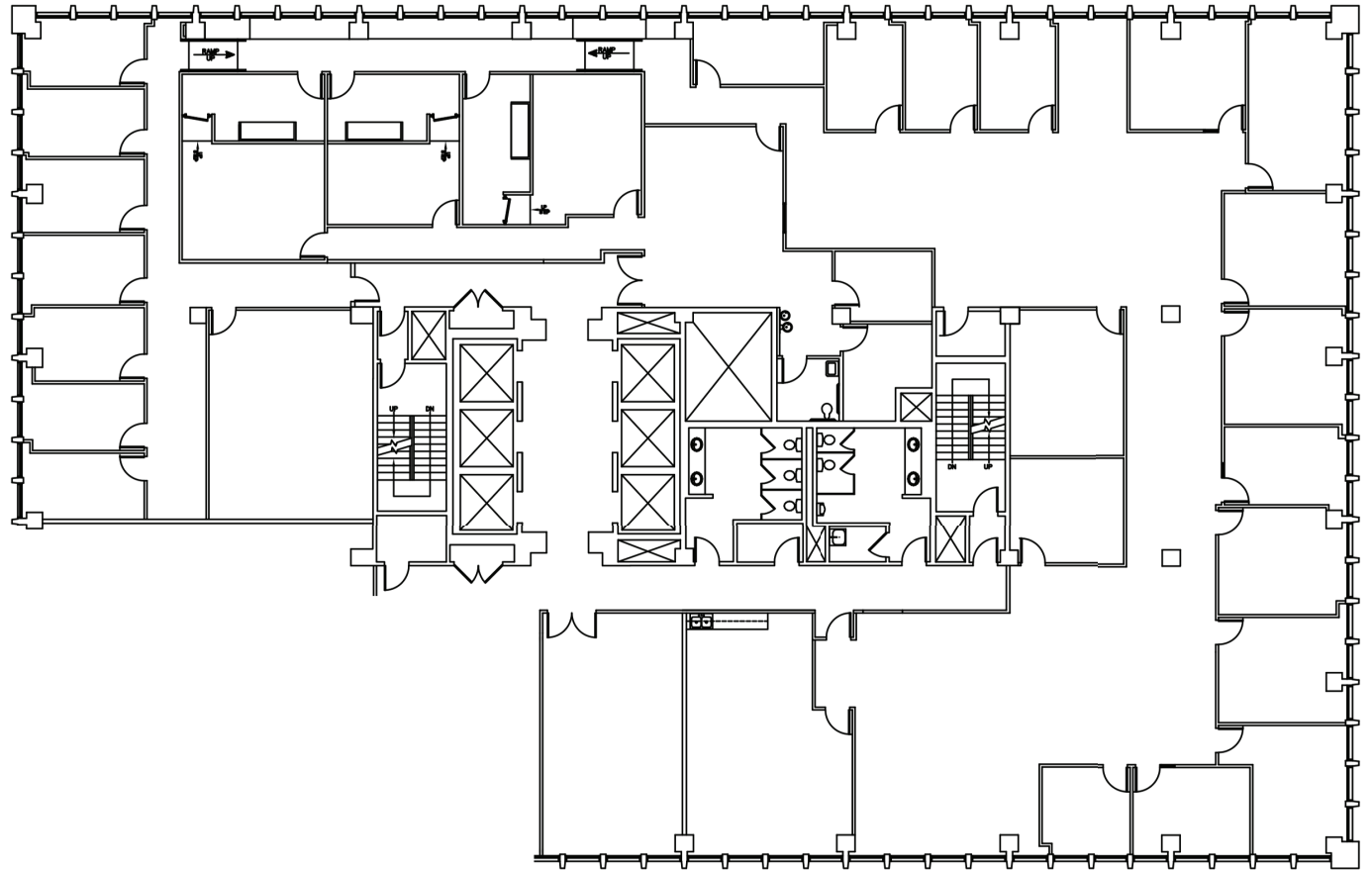
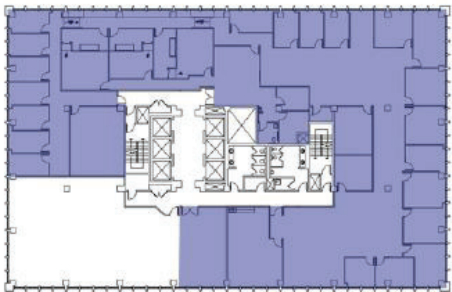
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Suite 1010

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

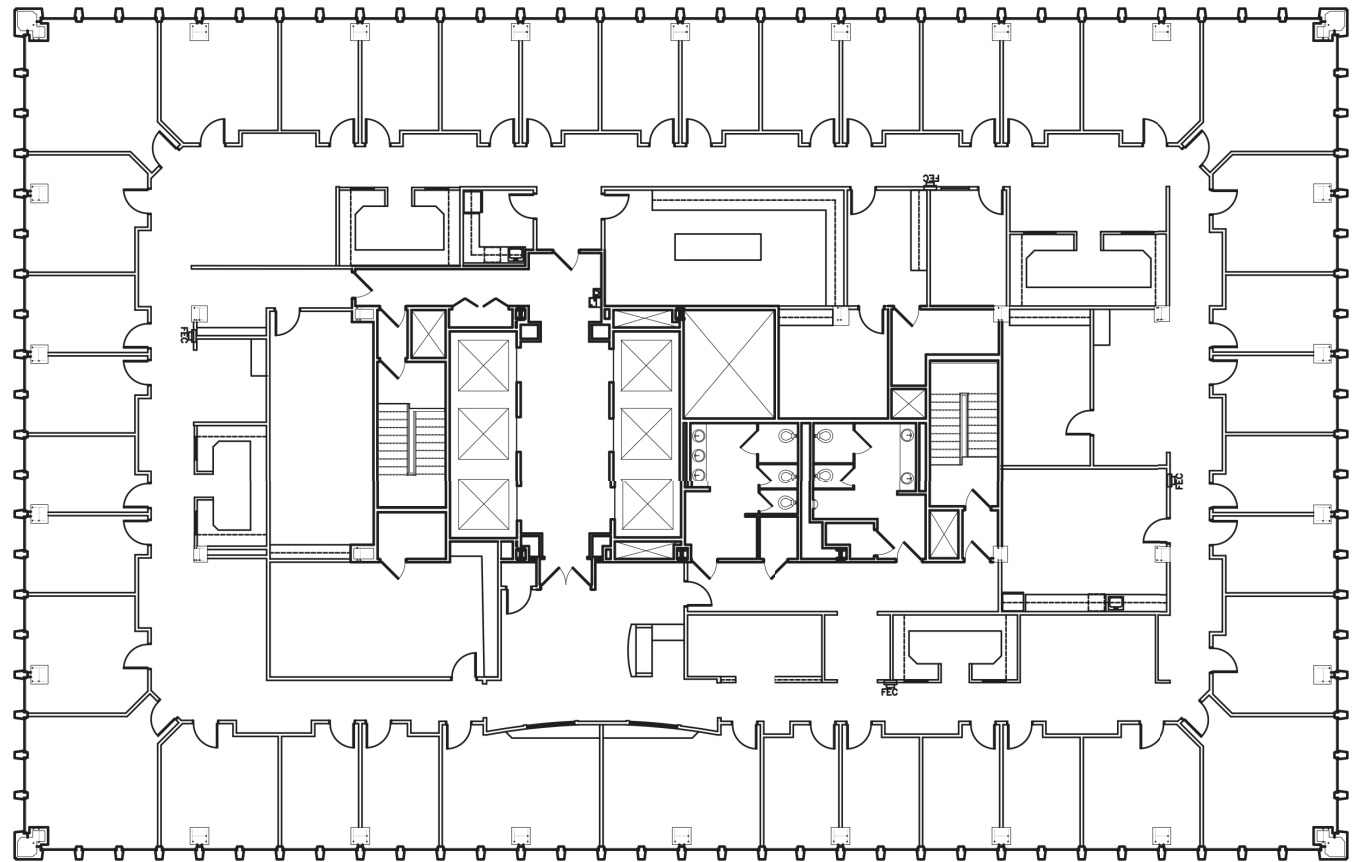
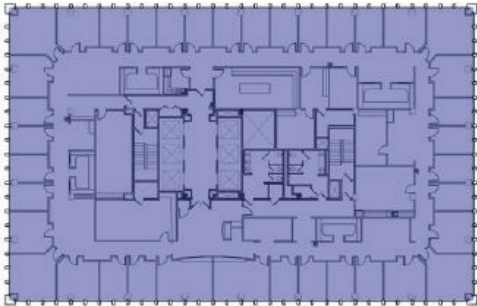


FOR LEASE

Suite 1100

16,574 SF

- Full-floor suite
- Second generation suite
- Reception area
- 36 offices
- 3 Conference rooms
- Break rooms
- Restrooms
- Views of the city, mountains, downtown, & the Las Vegas Strip



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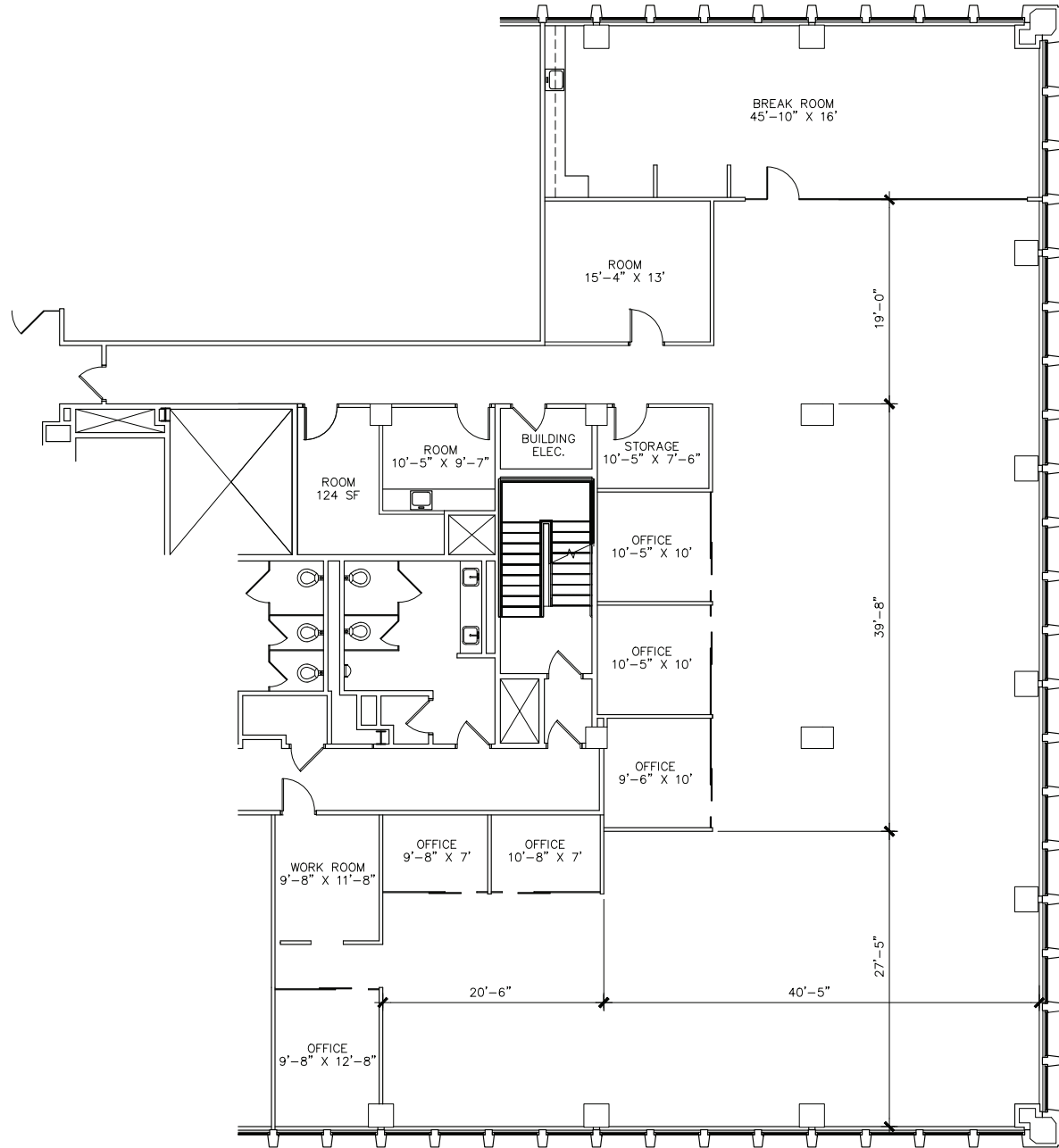
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Suite 12XX

6,828 SF

- Second generation suite
- 6 offices
- Break room
- Large open area / bullpen



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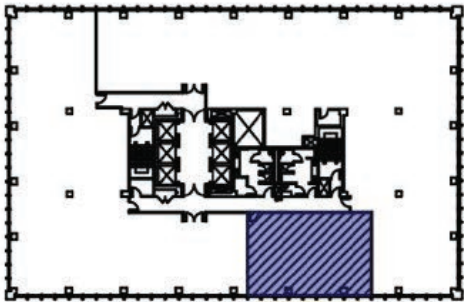
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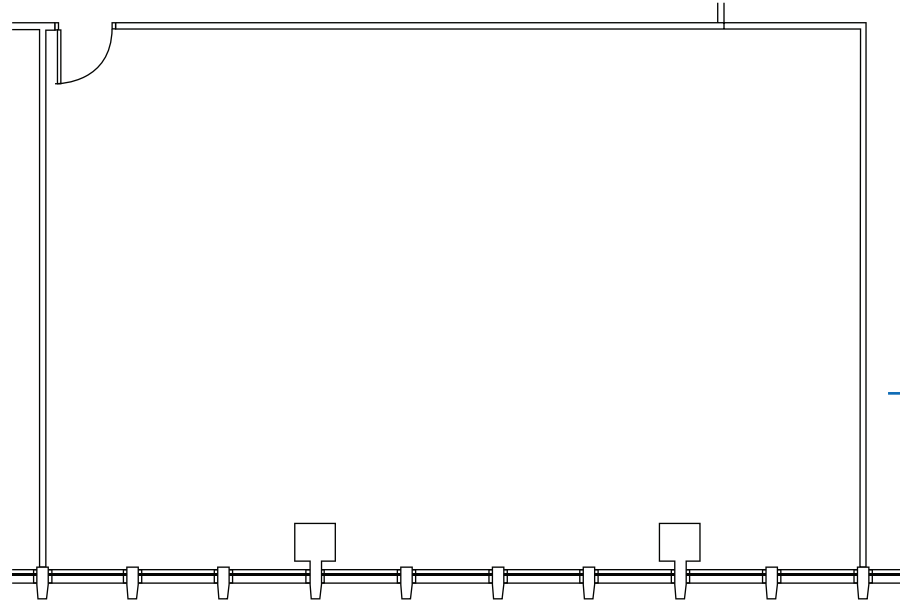
Suite 1530

1,580 SF

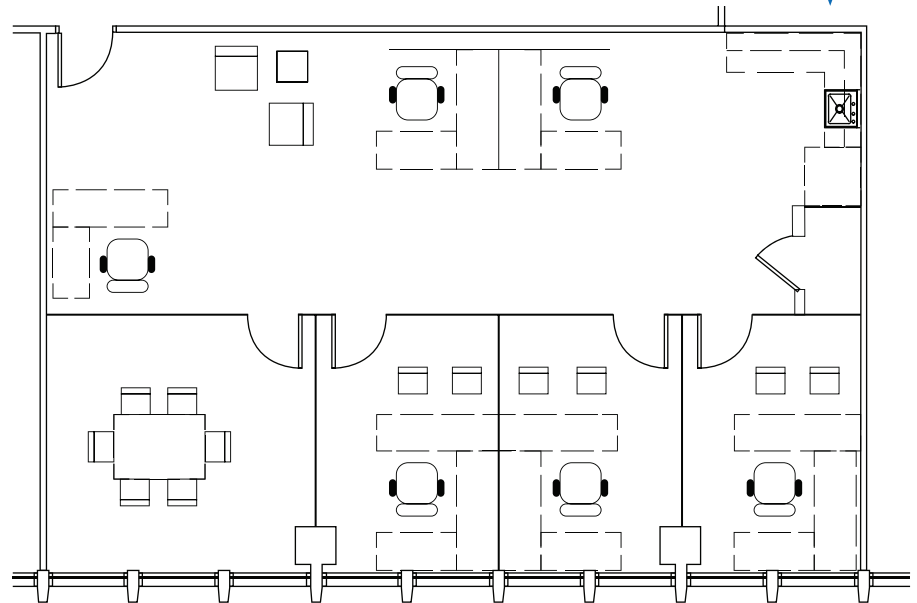
- Suite in shell condition
- Outstanding views
- Potential spec suite



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



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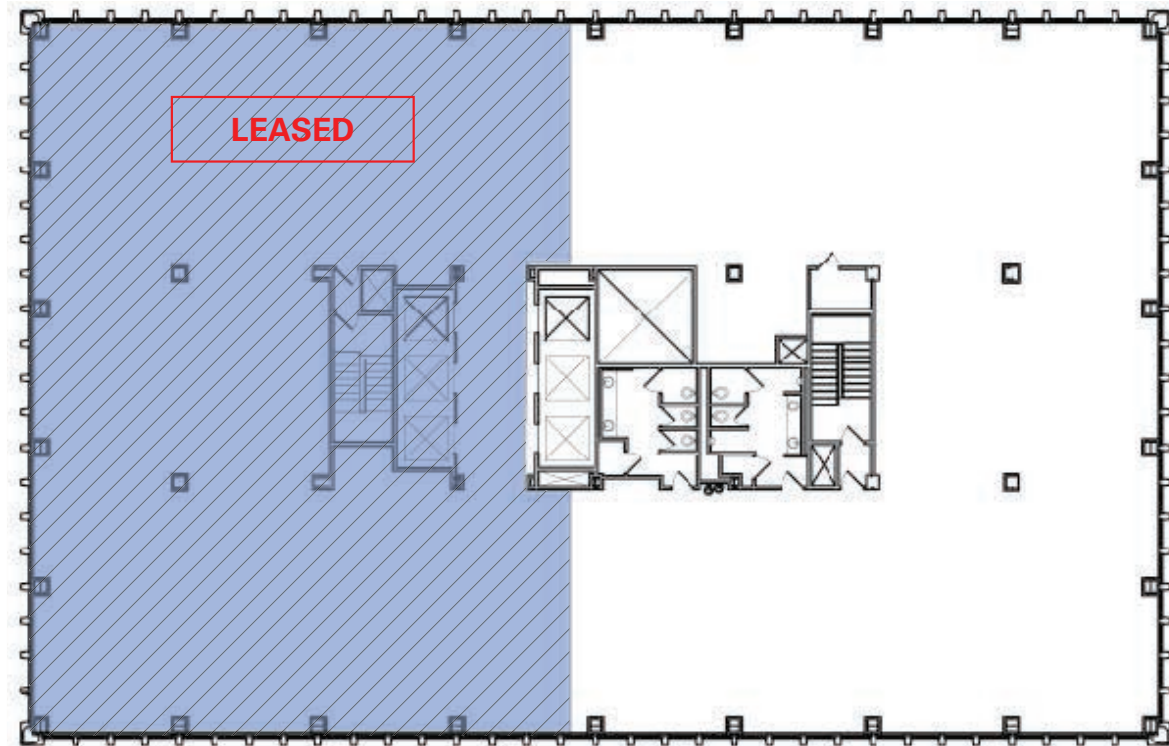
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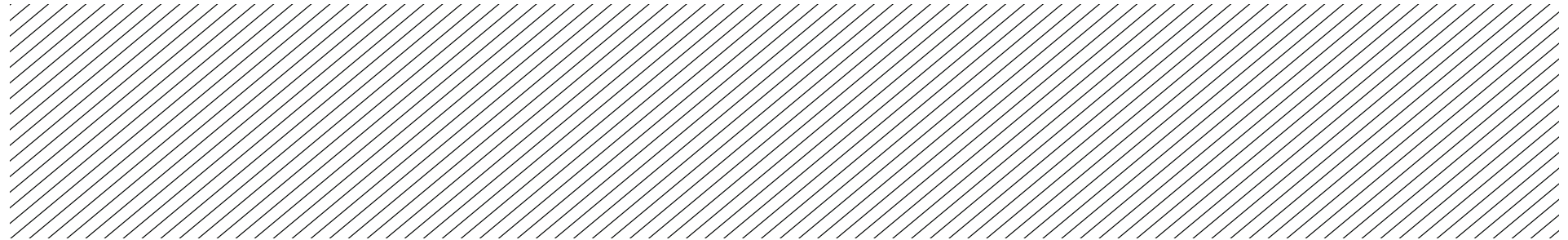
Suite 1650

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



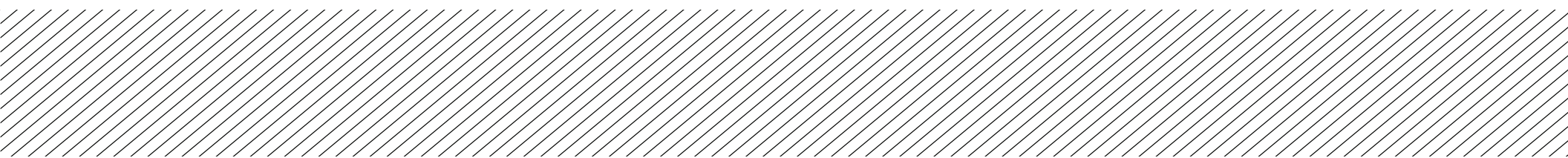
LOBBY PHOTOS



SUITE PHOTOS



STRIP VIEW



DOWNTOWN VIEW



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DOWNTOWN LAS VEGAS



NEARBY AMENITIES



For Lease 300 S. 4th Street

TOWER 300



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