

Office | For Sub-Lease

**CBRE**

# Tower 300

Gold LEED Certified Building

300 S. 4th Street, Ste. 450  
Las Vegas, NV, 89101  
[www.cbre.us/lasvegas](http://www.cbre.us/lasvegas)

5% Commission to Outside Broker - Downtown Las Vegas Sublease \*



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# Property Information

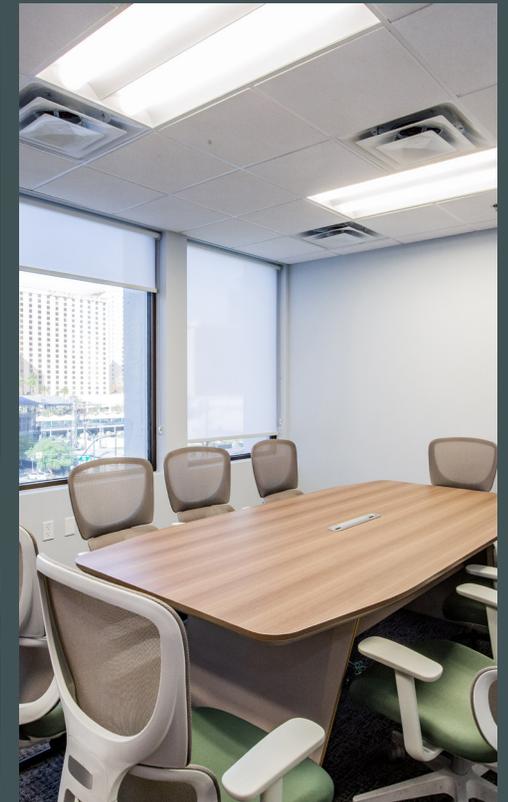
CBRE is pleased to present Suite 450 for sub-lease at Tower 300, a premier Gold LEED Certified, Class A office building in the heart of Downtown Las Vegas. This impressive sixteen-story building features stunning city views and an elegant lobby, complemented by a convenient 7-story covered parking garage to accommodate your clients. Enjoy the Vileo Coffee Bar, located in the main lobby of Tower 300.

Suite 450 offers a well-designed layout, including six (6) private offices, an executive-style conference room, and a breakroom, making it an ideal space for your business needs.

Situated in the highly sought-after Downtown Las Vegas, this location provides easy access to dining and is within walking distance to the Clark County District, City of Las Vegas Municipal and Federal Courthouses, and the Fremont Street Experience. Easy access to the I-15 and the US 95 freeway and minutes to the North Premium Outlet Mall, the Smith Center for Performing Arts, and the World Market Center.

# Highlights

- + Sub-Lease Expiration: December 31st, 2027
- + Suite 450, ±4,038 SF
- + September 2025: \$2.39 FSG/SF, FSG; (September 2026: \$2.46/SF, FSG, September 2027 (3 Months): \$2.54/SF, FSG
- + Six (6) private offices, large executive style conference room, and break room
- + Parking Ratio 2:1000; Seven-Story Parking Garage Parking Available
- + Fiber Available
- + Gold LEED certified building
- + Highly Upgraded Interior Finishes
- + Easy access to the I-15 and US 95/93 Interchanges
- + Janitorial services are included in the CAM



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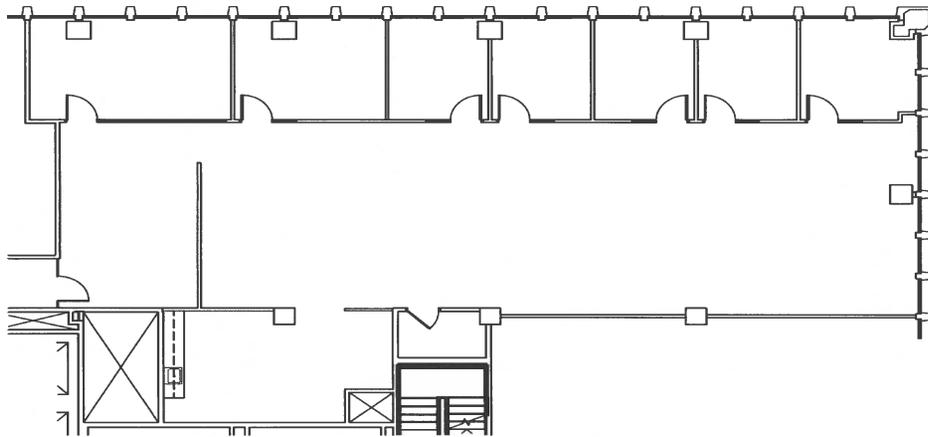
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## EXHIBIT A

**300 S. 4th Street, Ste. 450**

**Las Vegas, NV 89101**

**± 4,038 SF**



Floor Plan not to Scale



\* This incentive is being offered by the ownership of the 300 S. 4th Street building to Nevada licensed Brokers who meet conditions to earn the commission rate. Seller has the right to terminate 5% commission rate at any time. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the leasee prior to signing a leasing agreement.

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## Contact Us

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