

D & K OFFICE BUILDING

633 S 4TH ST, LAS VEGAS 89101



D & K OFFICE BUILDING is a $\pm 8,839$ SF office building located on the northeast corner of South 4th Street and Garces Avenue. Positioned in the heart of the booming Downtown Las Vegas trade area, the property provides very solid ground for any office user.

Tenants will enjoy the huge variety of lunch and evening dining options that Downtown Las Vegas provides.

Three turn-key office spaces (± 650 , 800, 1,250 SF) are available for immediate occupancy.

PROPERTY SUMMARY

FOR LEASE

STARTING BASE RENT
\$1.65 - \$2.00 / SF, NNN

CAMS
\$0.35 / SF

SPACE AVAILABLE
 ± 650 - 1,250 SF

PROPERTY TYPE
OFFICE, 2-STORY

BUILDING SIZE (GLA)
 $\pm 8,839$ SF

ZONING
C2, LAS VEGAS

YEAR BUILT
1983

PARKING
PRIVATE LOT

LOT SIZE
 ± 0.23 AC

APN
139-34-311-139



PROPERTY HIGHLIGHTS:

- Private parking lot for tenants and their guests
- A short walk from many dining options for off-site meetings or a quick lunch
- 1 mile away from I-515 via South Las Vegas Boulevard







Virtual Tour
Scan or click

SUITE #4 FEATURES:

- ±1,250 sf second generation space located on the first floor with street frontage & entry
- Engineered wood flooring throughout
- 1 private restroom
- Lots of natural light
- Enjoy the quiet co-tenancy of the building's existing professional & tech users



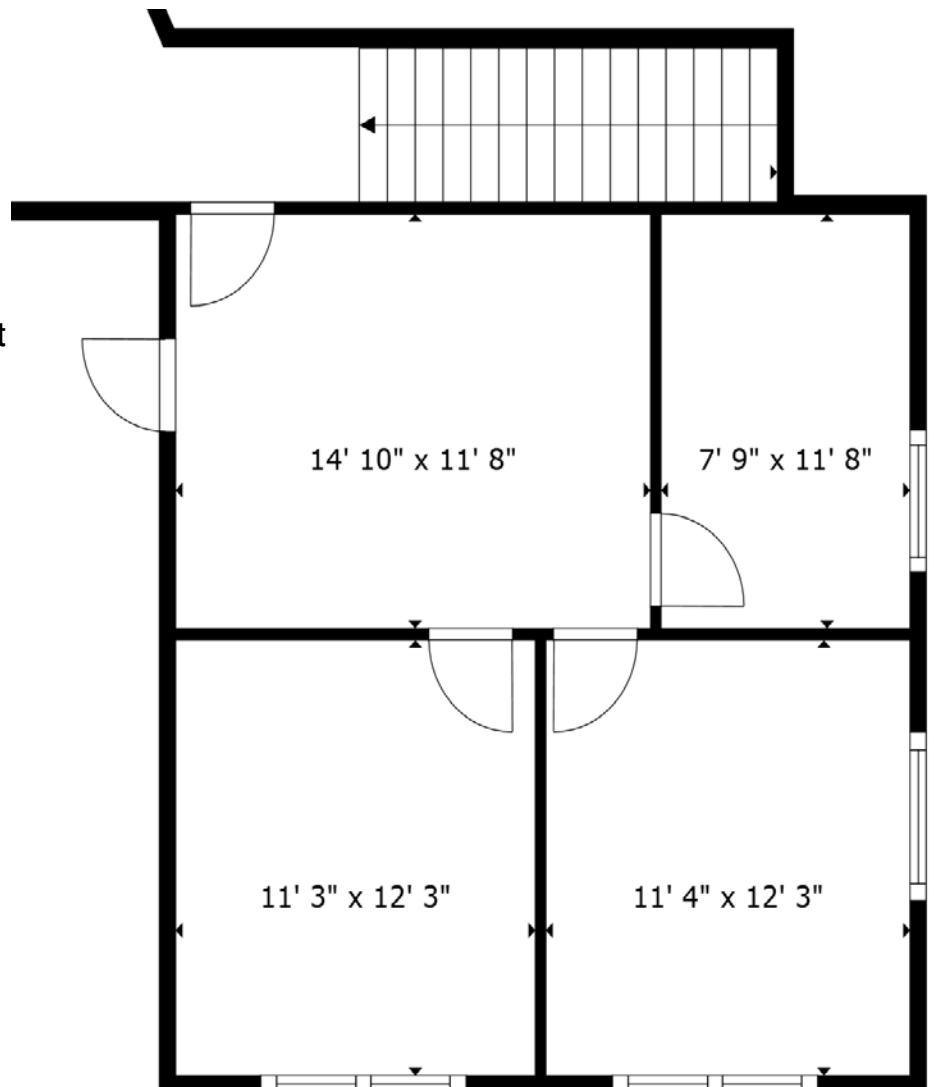


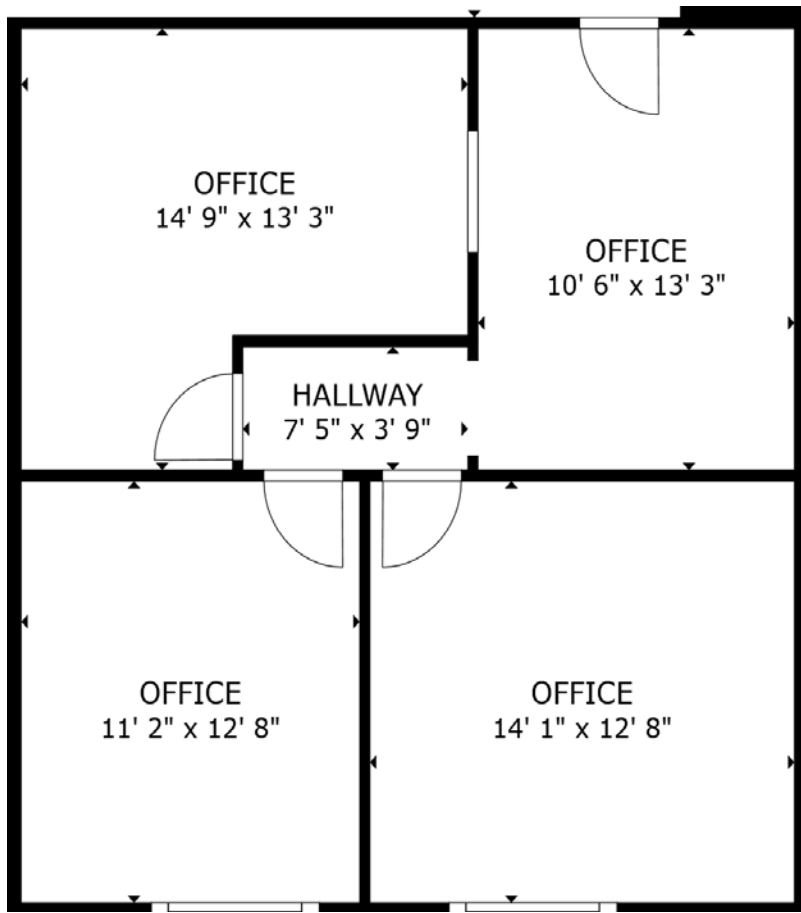
SUITE #8 FEATURES:

- ±650 sf second generation space located on the second floor
- Engineered wood flooring throughout
- Lots of natural light with views of surrounding downtown area
- Enjoy the quiet co-tenancy of the building's existing professional &



Virtual Tour
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SUITE #10 FEATURES:

- ±800 sf second generation space located on the second floor
- Engineered wood flooring throughout
- Lots of natural light with views of surrounding downtown area
- Enjoy the quiet co-tenancy of the building's existing professional & tech users



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Your Direct Point of Contact:



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