

# CITY CENTRE

PLACE

CLASS A OFFICE FOR LEASE  
400 S 4TH ST | LAS VEGAS, NV 89101

[CLICK HERE TO VIEW  
PROPERTY VIDEO](#)

  
CUSHMAN &  
WAKEFIELD



# LUXURY MEETS LOCATION

For businesses seeking to locate in Las Vegas' civic core, City Centre Place is the ideal choice. With ample onsite parking and a location within walking distance of Las Vegas' numerous municipal, county, and federal government facilities, City Centre Place offers the best value and the most high-end office space in downtown.



# AN ELEVATED EXPERIENCE



107,123 RSF TOTAL,  
6 STORIES



SINGLE AND MULTI-  
TENANT FLOORS



ONSITE SECURITY  
SERVICE



4:1000 ATTACHED  
PARKING GARAGE WITH  
CONTROLLED ACCESS



OUTSTANDING  
ACCESS TO US 95  
AND I-15



WALKING DISTANCE  
TO DOWNTOWN  
COURTHOUSES AND  
GOVERNMENT BUILDINGS



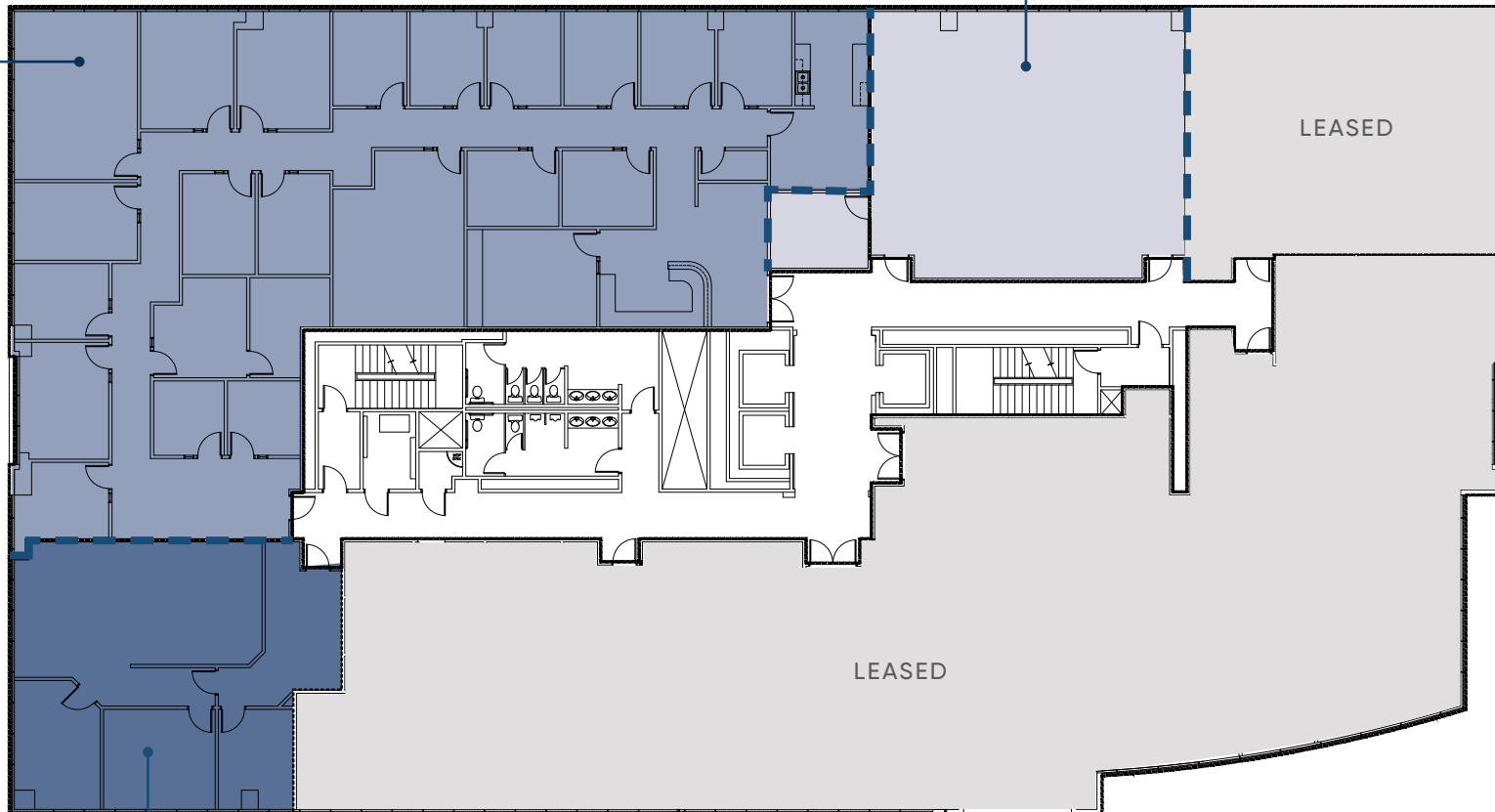
# 2<sup>ND</sup> FLOOR

AVAILABILITIES

\$2.35 FSG

SUITE 250A  
±6,581 RSF

SUITE 250B  
±1,706 RSF



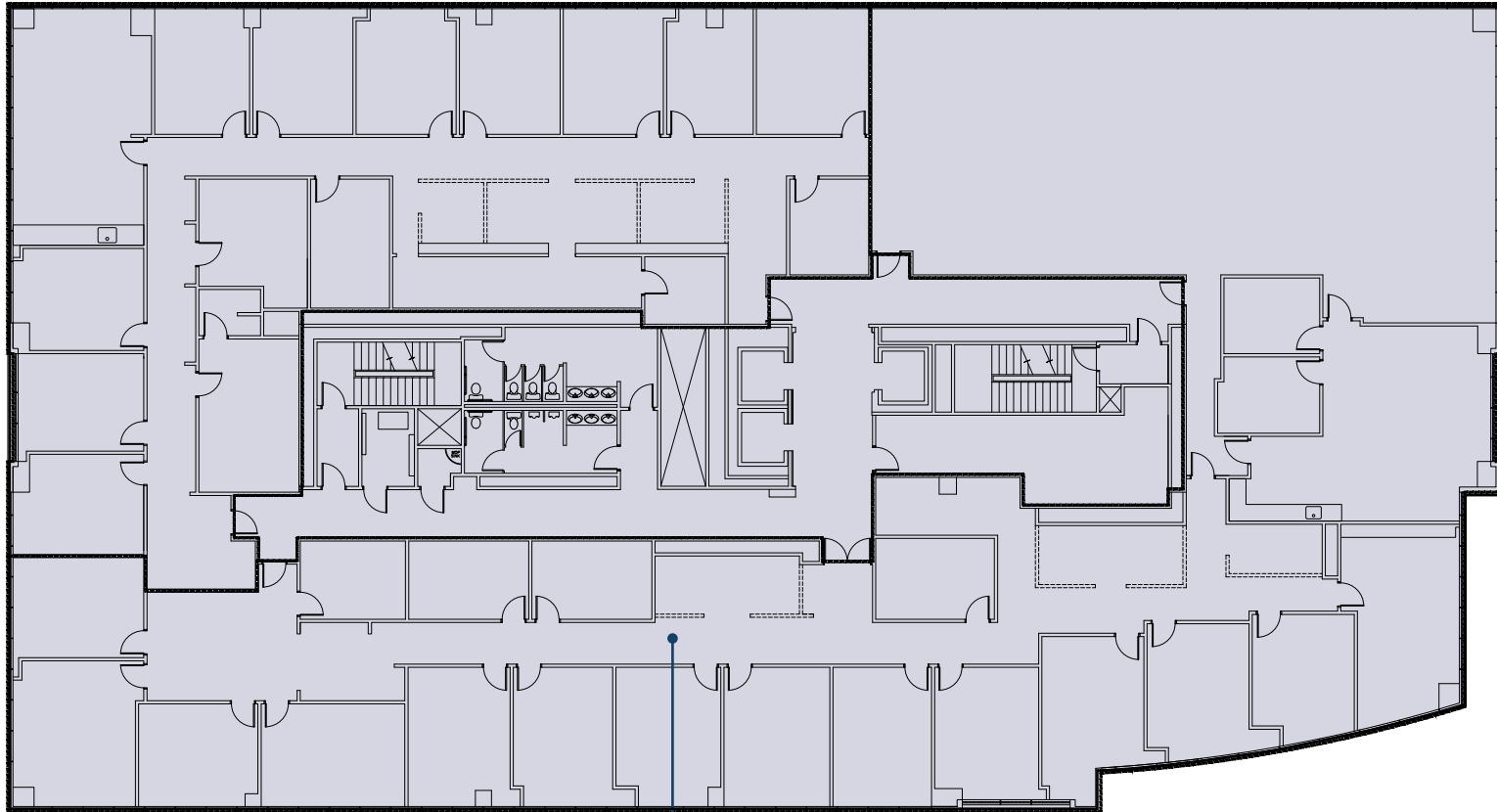
SUITE 270  
±1,664 RSF



# 4<sup>TH</sup> FLOOR – OPTION A

FULL FLOOR AVAILABLE: AS-BUILT (19,402 SF)

\$2.35 FSG



**SUITE 400**  
**±19,402 RSF**

# 4<sup>TH</sup> FLOOR – OPTION B

POTENTIAL DEMISE

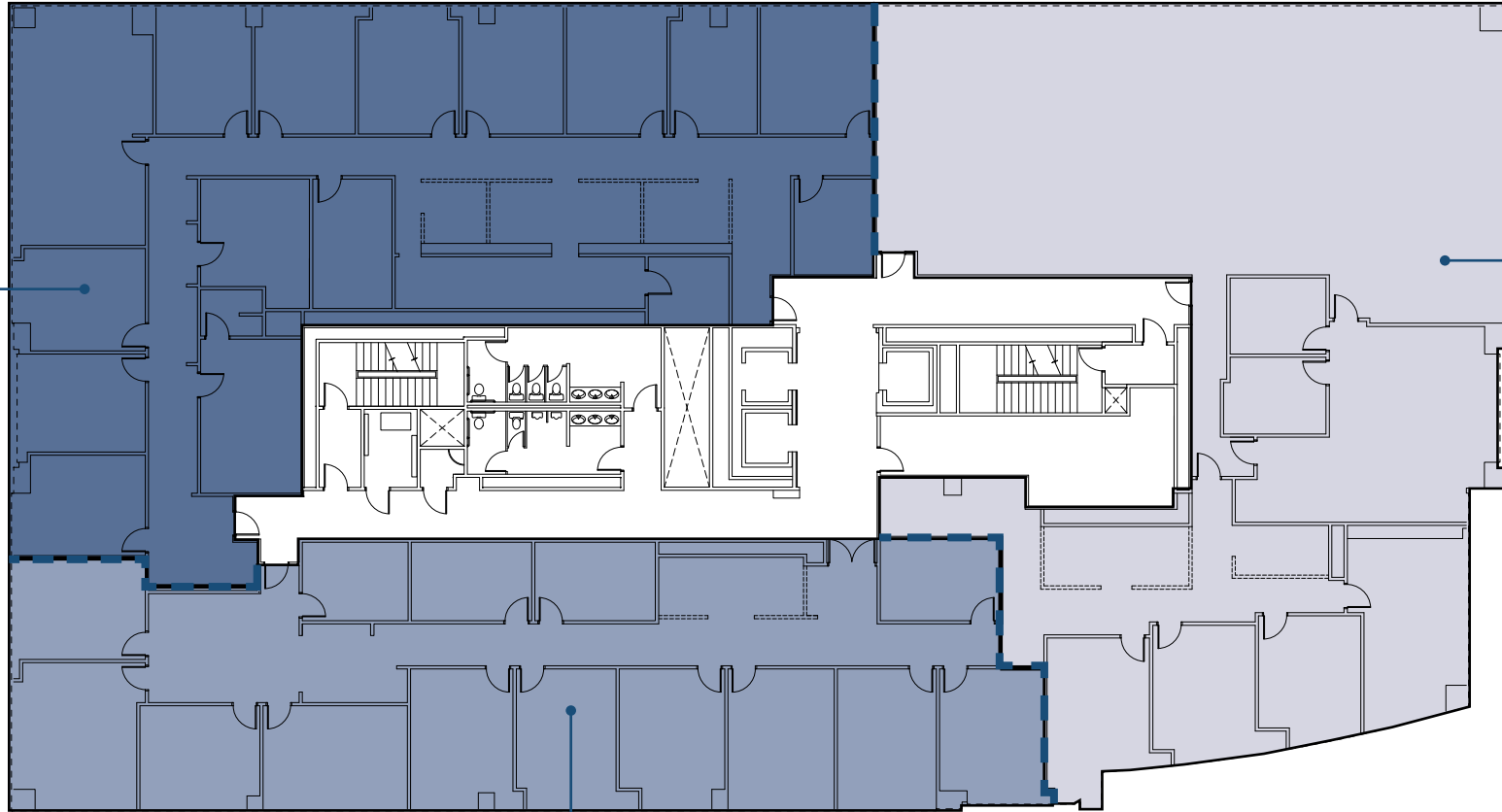
\$2.35 FSG

CITY  
CENTRE  
PLACE

SUITE 400  
±6,973 RSF

SUITE 425  
±7,169 RSF

SUITE 450  
±5,260 RSF

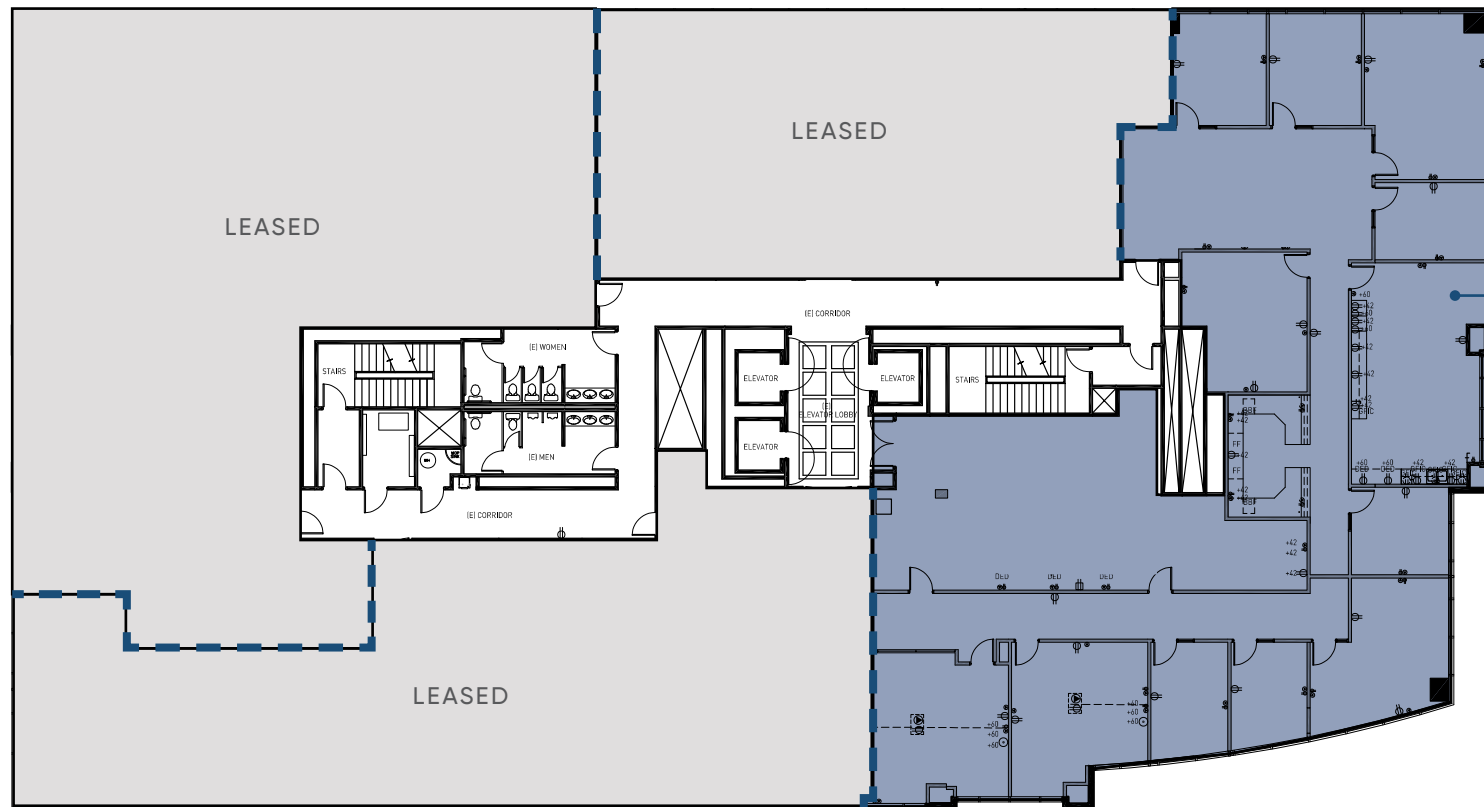


# 6<sup>TH</sup> FLOOR

AVAILABILITIES

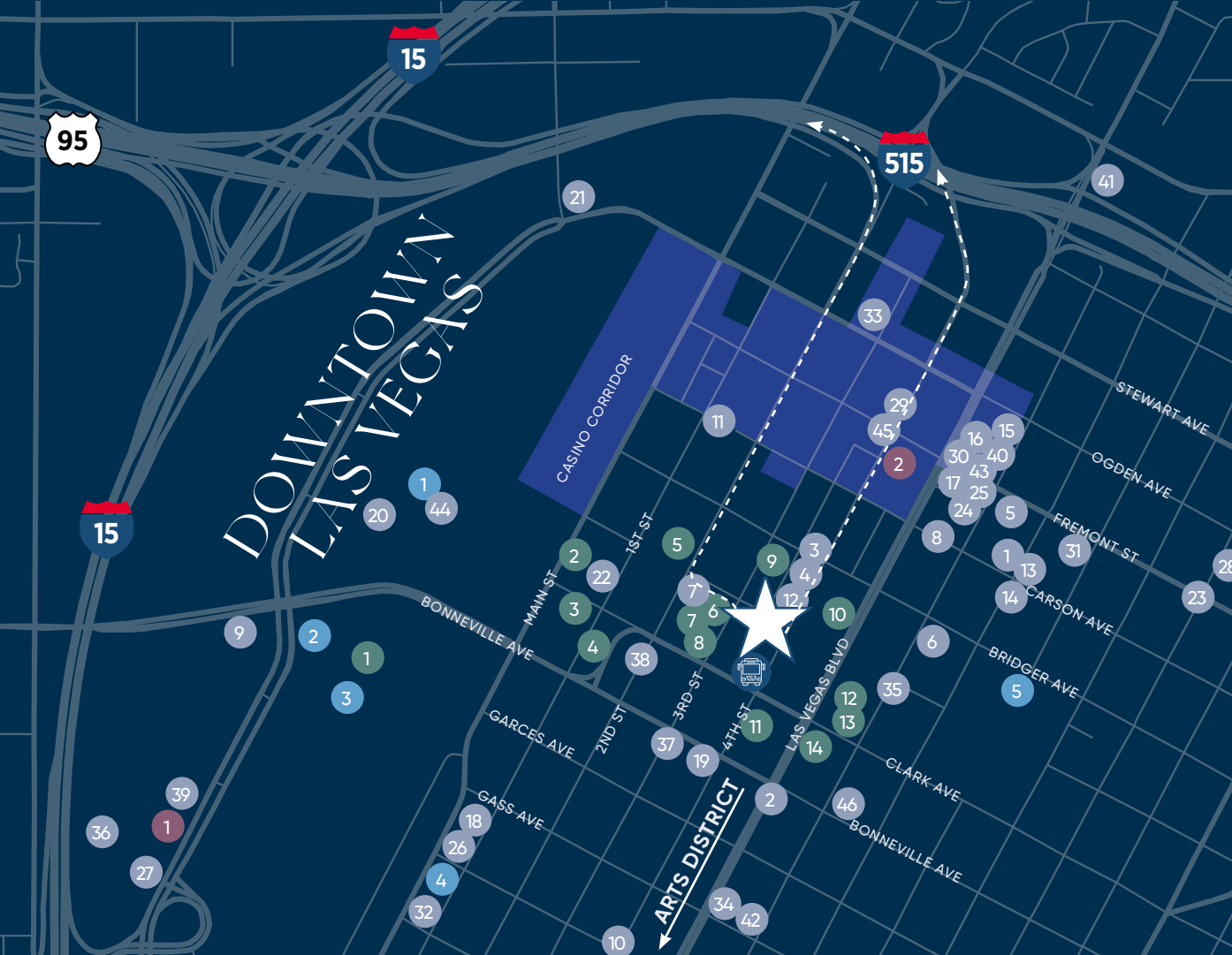
\$2.35 FSG

CITY  
CENTRE  
PLACE



**SUITE 675**  
**±6,637 RSF**  
(divisible to  
±3,252 RSF)





## CONVENIENTLY CLOSE AMENITIES

From coffee to dining  
to cocktails, hotels,  
entertainment, and  
shopping – you'll find it  
all just outside your door.



### COURTHOUSES

1. Clark County Government Center
2. Las Vegas City Hall
3. Las Vegas Municipal Courts
4. City of Las Vegas Municipal Courthouse
5. Clark County Detention Center
6. Las Vegas Justice Court
7. Clark County Court Education
8. Clark County Courthouse
9. Clark County Law Library & Public Defender's Office
10. U.S. Bankruptcy Court, District of Nevada
11. Supreme Court of Nevada
12. Federal Courthouse
13. Lloyd D George Courthouse
14. Federal Justice Tower

### RESTAURANTS

1. 7th & Carson
2. After Hour Pizza
3. AmeriBrunch Cafe
4. Bad Owl Coffee Roaster
5. Bangkok Street Thai Street Kitchen
6. Brew It Coffee House
7. Capriotti's Sandwich Shop
8. Carson Kitchen
9. Cheesecake Factory
10. Chicago Joe's Restaurant
11. Chick-fil-A
12. Daily Dose Cafe
13. Downtown Terrace
14. eat.
15. Eureka! Discover American Craft
16. Evel Pie
17. Flippin' Good Chicken, Burgers, Beer
18. Great Greek Mediterranean Grill
19. Greens and Proteins
20. Home Span
21. Jason's Deli
22. Jimmy John's
23. The Kitchen at Atomic
24. La Mona Rosa
25. Le Thai
26. Letty's de Leticia's Cocina
27. Medellin Empanadas
28. Mothership Coffee Ferguson's
29. Nacho Daddy
30. Park on Fremont
31. Pinches Tacos
32. The Pepper Club

33. Pizza Rock
34. Rick's Rollin Smoke BBQ
35. RTS Courthouse Cafe
36. Shake Shack
37. Sin City Seafoodhouse
38. Starbucks
39. Subway
40. Sushi Ichiban
41. Taqueria El Buen Pastor
42. Taqueria Ktrina
43. Therapy
44. Vic's
45. White Castle
46. The Writers Block

### SHOPPING

1. Las Vegas North Premium Outlets
2. Walgreens

### EV CHARGING

1. OpConnect
2. Blink
3. ChargePoint
4. GreenJuice
5. Tesla Supercharger



DOWNTOWN LAS VEGAS:

# WHERE WORK TURNS TO PLAY



## CULTURE & ARTS

Discovery Children's Museum  
Las Vegas Arts District  
Mob Museum

Natural History Museum  
Neon Museum  
The Smith Center for the  
Performing Arts

## ENTERTAINMENT

Fremont Street Experience  
Life is Beautiful Festival  
Viva Vision Canopy Light Show

Neonopolis  
The Mob Museum  
Area 15

## PARKS

Cashman Complex  
Container Park  
Symphony Park



## HOTELS & CASINOS

California Hotel & Casino  
Circa  
Downtown Grand Hotel & Casino  
El Cortez Hotel & Casino  
Four Queens Hotel & Casino  
Oasis at Gold Spike

Golden Gate Hotel & Casino  
Fremont Hotel & Casino  
Golden Nugget Las Vegas  
Main Street Station Casinos  
Plaza Hotel & Casino  
The D Las Vegas



## SHOPPING



Costco  
World Market Center  
Las Vegas Premium  
Outlets North

## HEALTHCARE

Las Vegas Medical District  
Lou Ruva Center for Brain Health  
University Medical Center  
Valley Hospital Medical Center



# CITY CENTRE PLACE

FOR MORE INFORMATION, PLEASE CONTACT:

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