

DECATUR CROSSING

PHASE 3



FOR LEASE

LAPOUR

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NV RE#: S.0178283

4775 West Teco Avenue Suite 120

Las Vegas, Nevada, 89118 (South Decatur Blvd at I-215 West)

Decatur Crossing 3 is a modern hybrid development of industrial/office space located at the confluence of I-215 and South Decatur Boulevard in Las Vegas.

This prime southwest location offers walkable dining, hospitality and entertainment amenities and allows easy access to major transportation routes ensuring a convenient commute from anywhere in the valley. Harry Reid International Airport, Town Square, Las Vegas Boulevard and several major master planned communities are all within close proximity.



Flex Users benefit from this unique design which allows extreme flexibility with front office/showroom space and back office/warehouse with heights up to 15' and a professional corporate image.

Office Users, from 1,000sf, have the luxury of 2nd floor office space with exterior individual entries and building signage opportunities, visible from Decatur and Sunset. The loft-like spaces feature high, open ceilings with exposed ductwork, ample natural light from the extensive front and rear glass lines and exceptional views of the Las Vegas "Strip". Flexible lease terms available.

Each floor offers professionally designed and maintained common area restrooms, permitting Tenants additional usable space within their suites.

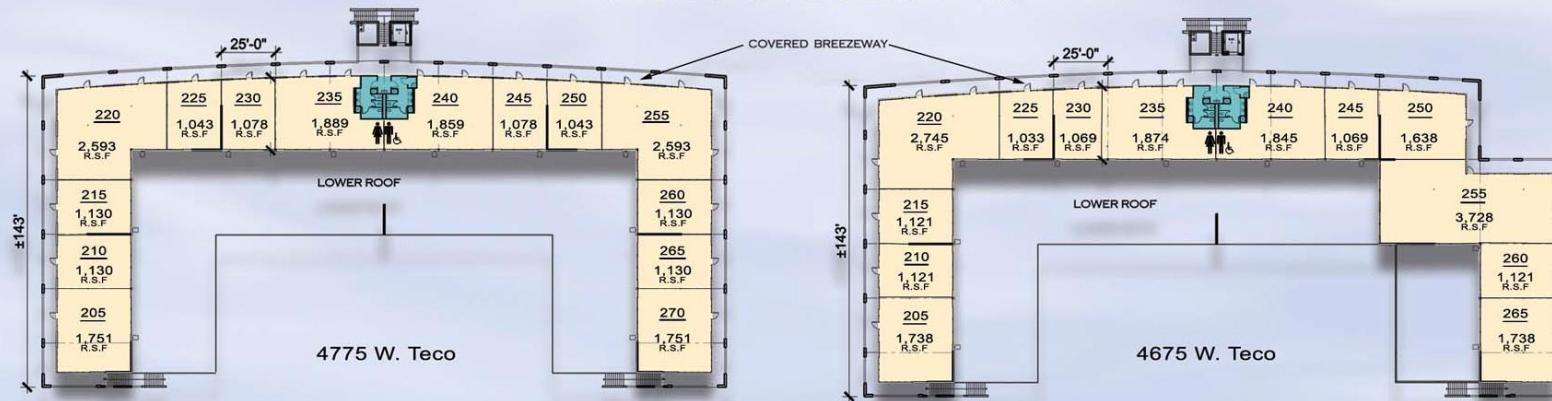
TECO AVE

FIRST FLOOR PLAN

DECATUR BLVD

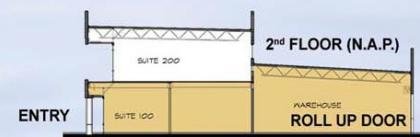


SECOND FLOOR PLAN

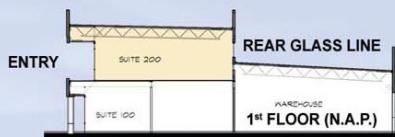


AVAILABLE

DECATUR
CROSSING
PHASE 3



FIRST FLOOR
CROSS-SECTION



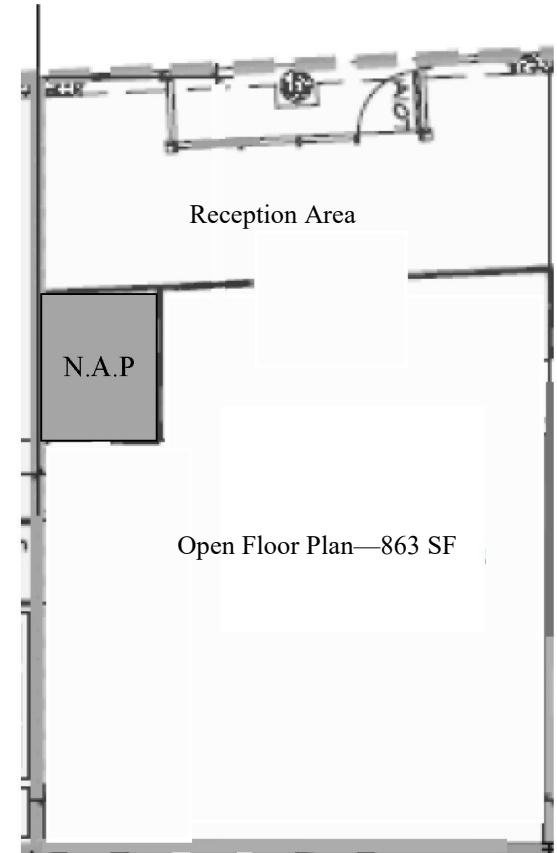
SECOND FLOOR
CROSS-SECTION

Another development by

 LAPOUR

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4775 Suite 120 – 863 RSF Office

- 1st floor office
- Large creative open floor plan with reception area
- The space offers abundant natural light with floor to ceiling storefronts
- Immediate access to parking lot
- Building features common area restrooms/ elevators/ multiple stairways/ abundance of parking

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Las Vegas, Nevada, 89118

Prime Southwest location with Decatur Boulevard exposure. Easy access to major transportation routes ensuring a convenient commute from anywhere in the valley. Close proximity to I-15, I-215, "The Strip", McCarran Int'l Airport, and Town Square.

■ FOR LEASE ■

SUMMARY - SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY

ADDRESS	R. SQ. FT. (+/-)	OFFICE S.F.	WHS S.F.	BASE RENT	NNN FEE	TOTAL
4775 W. Teco Ave Suite 120	863	863	N/A	\$1.65/SF	\$0.26/SF	\$1,648

GENERAL BUILDING COMMENTS

- 3.5/1000 parking
- MD Zoning
- Building Signage Opportunities
- Quick Access to I-215 & I-15
- Walkable Dining, Hospitality, Entertainment
- Upscale Corporate Image
- Professionally Designed/ Maintained Common Area Restrooms

FOR ADDITIONAL INFORMATION CONTACT

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