

# 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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<b>Class</b>	A
<b>Building Size</b>	16 stories, 270,254 SF
<b>Range of Availability</b>	757 SF - 16,574 SF
<b>Max. Contiguous SF</b>	52,588 SF
<b>Parking</b>	7-Story Attached Garage, 2:1,000
<b>Year Built   Renovated</b>	1975   2004   2022
<b>Internet</b>	Fiber, Cox or Century Link
<b>LEED Certification</b>	Gold
<b>ENERGY STAR</b>	Certified
<b>Lease Rate per SF</b>	\$2.50
<b>Lease Type</b>	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 \$2.50 / SF (FSG).

### BUILT TO SUIT OR MOVE-IN READY

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

### ON-SITE AMENITIES:

Vileo Coffee Bar

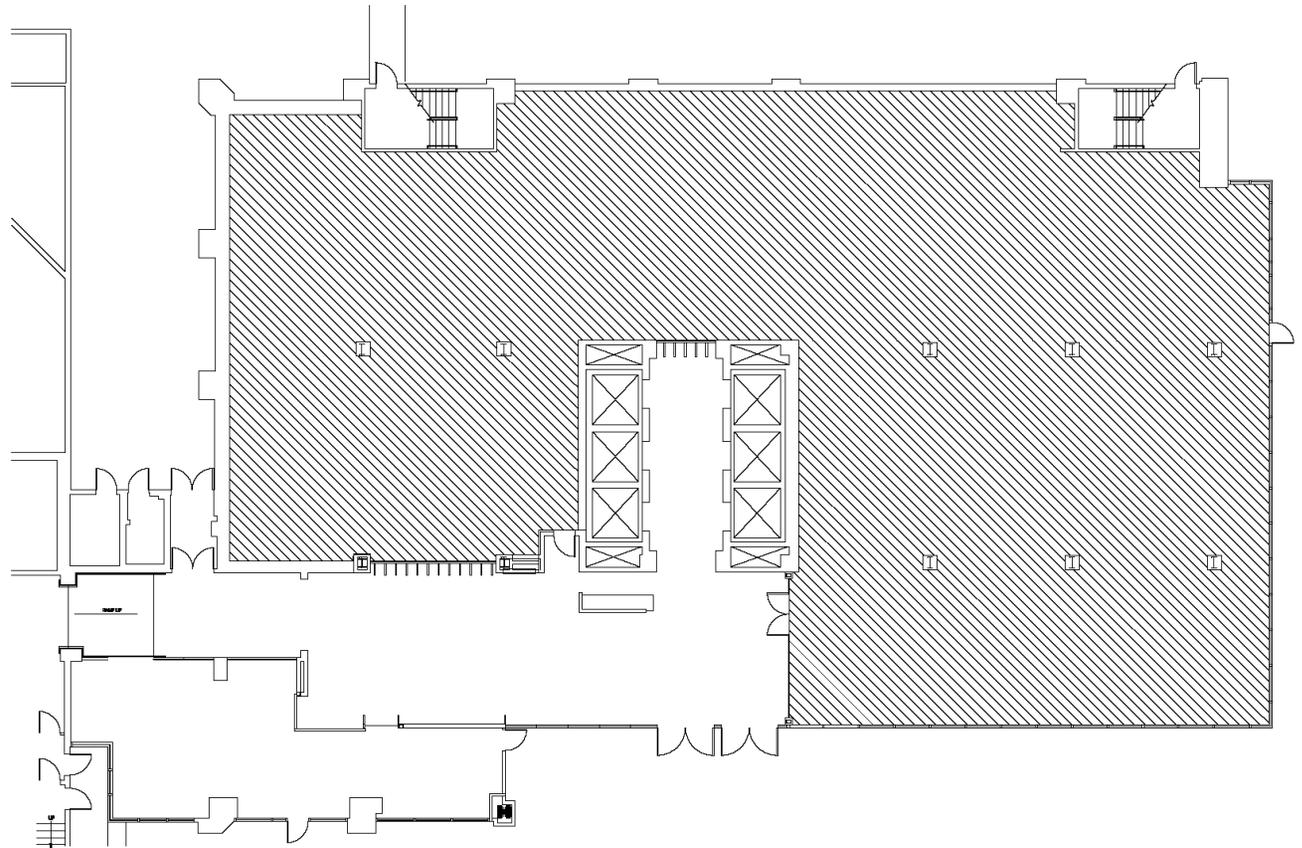
### BUILDING TOP SIGNAGE AVAILABLE FOR LARGE TENANT.

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# Suite 100

10,264 SF

- Retail/Office space
- Ready for improvements

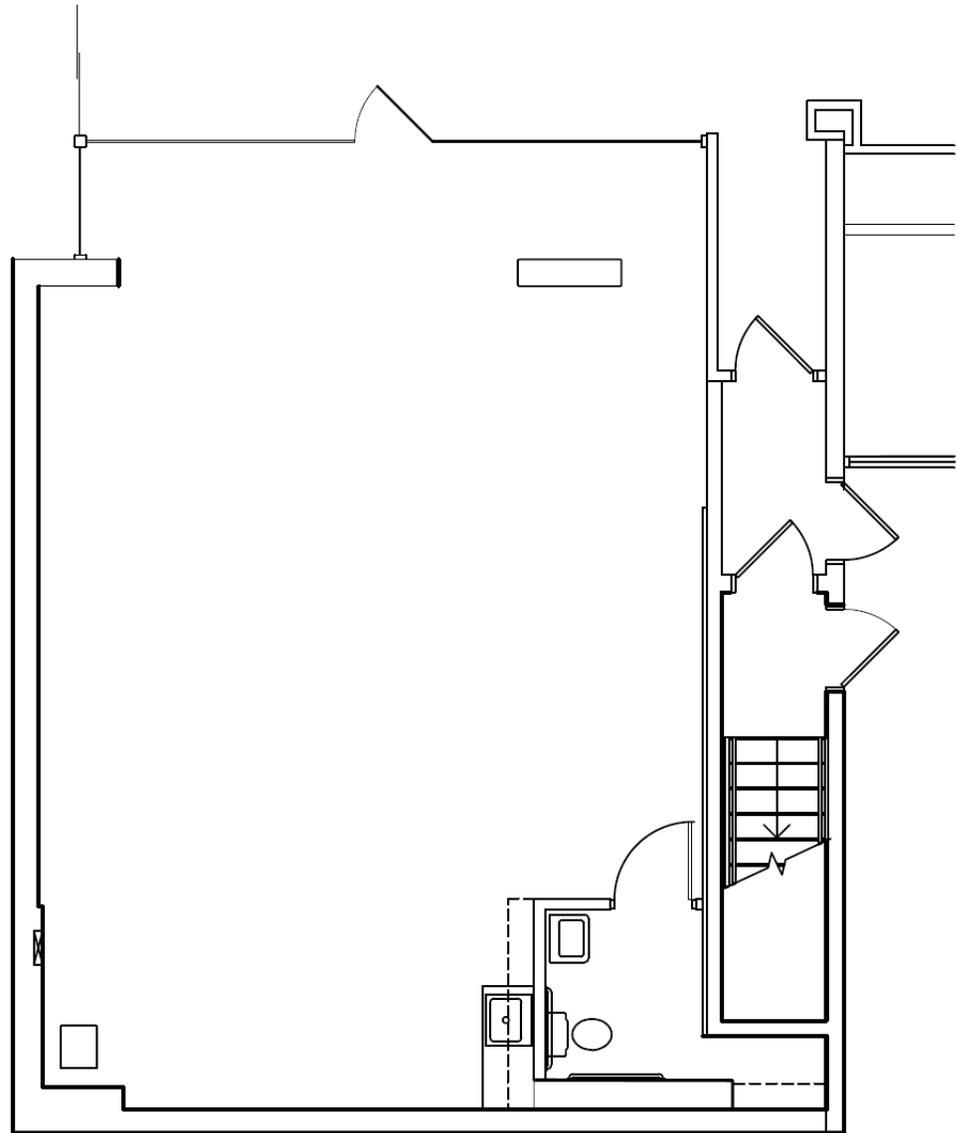
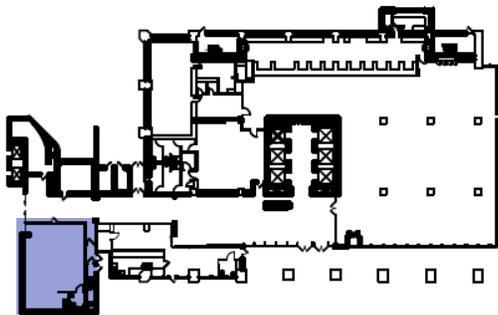


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# Suite 140

1,020 SF

- Retail/Office space
- Ready for improvements
- Restroom



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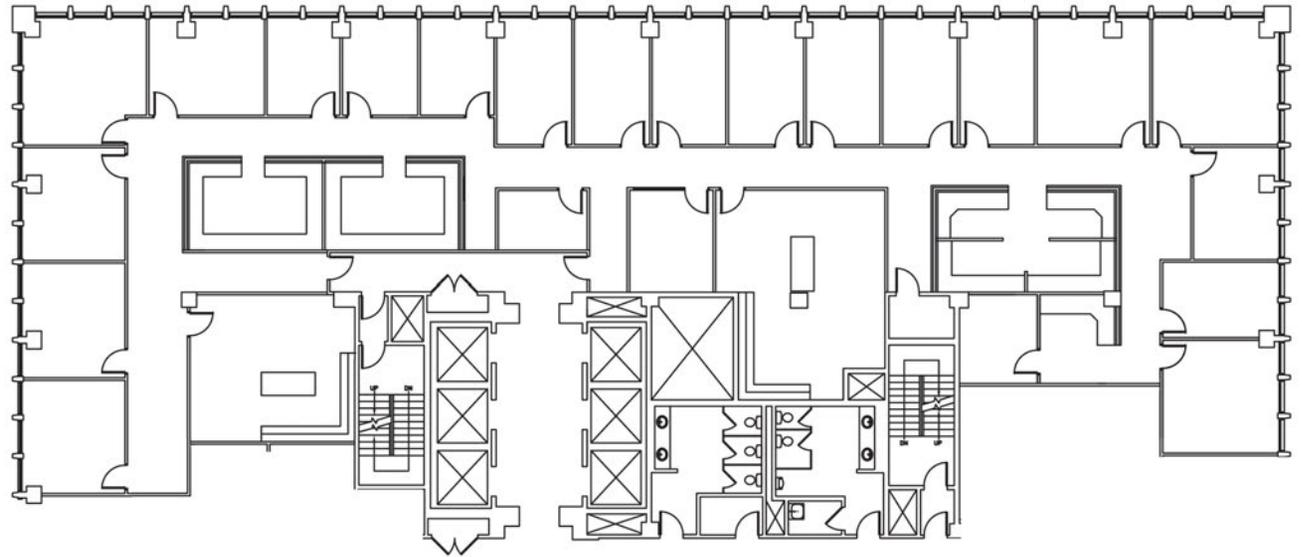
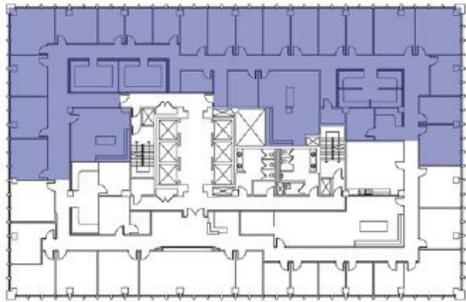
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# Suite 510

9,814 SF

- Second generation suite, formerly occupied by a law firm
- 20 Offices
- Open work area
- Offices along the window line

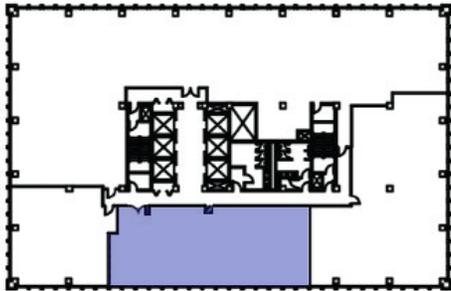


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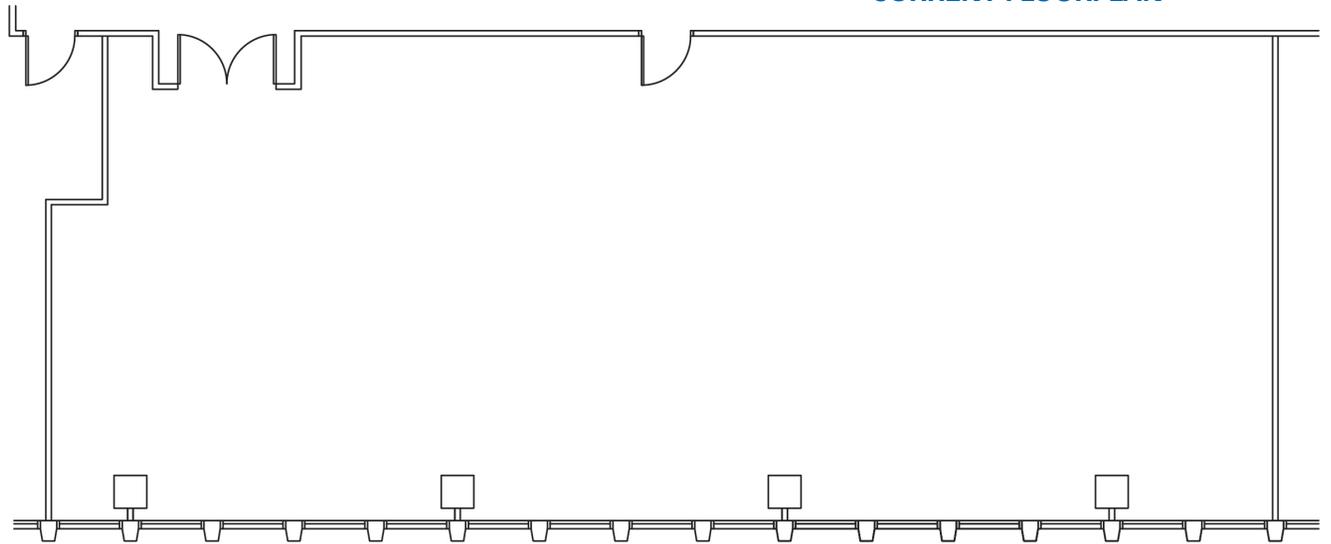
# Suite 820

2,605 SF

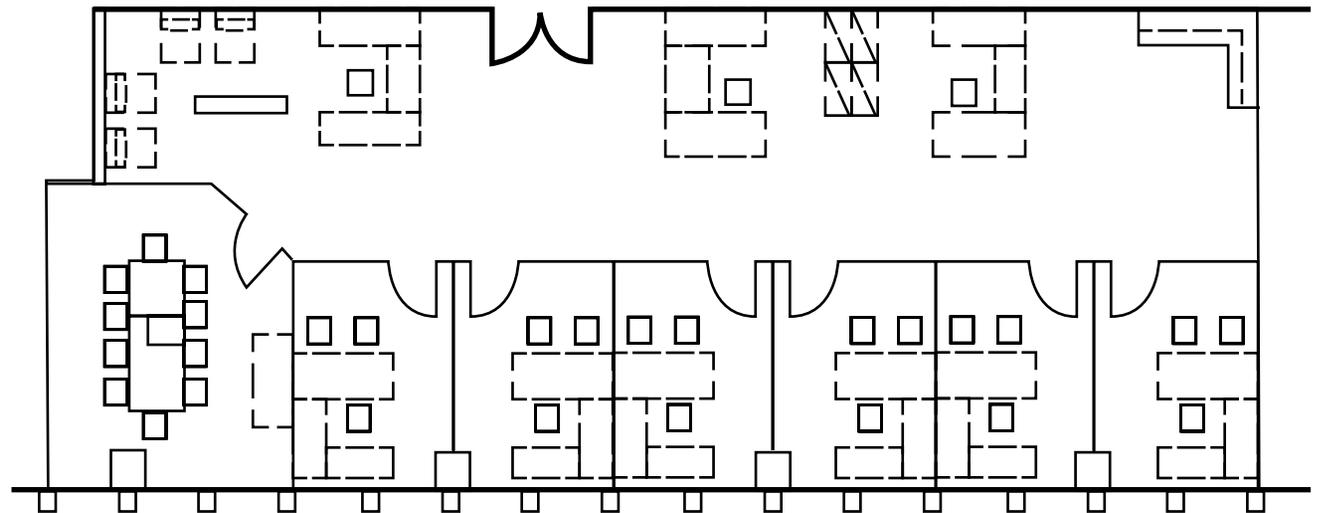
- Suite in shell condition
- Views to the east



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



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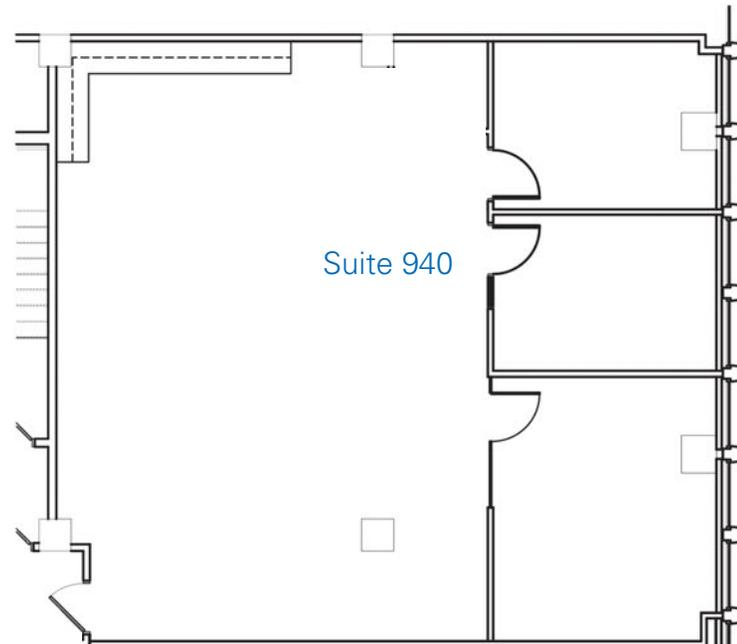
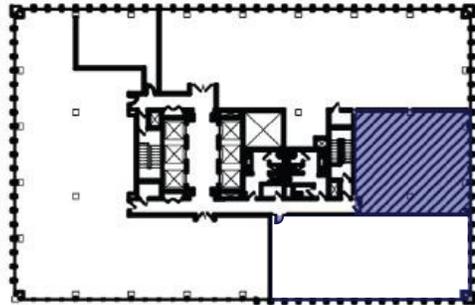
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# Suite 940

1,847 SF

- Second generation suite
- Ready for tenant improvements
- Views to the north and east



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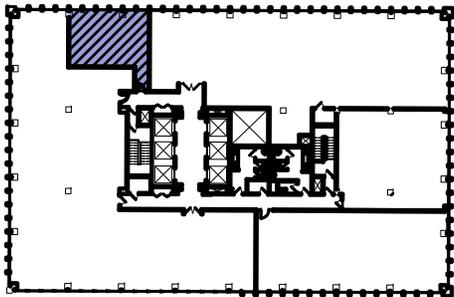
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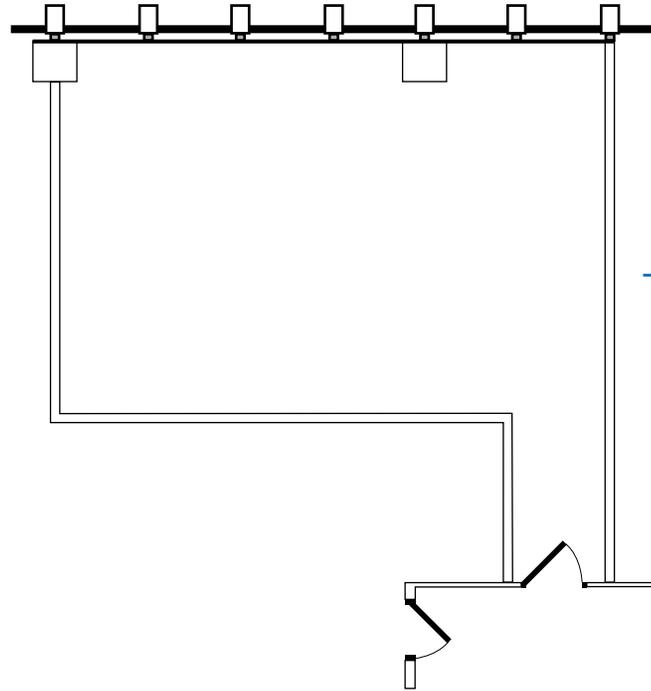
# Suite 960

757 SF

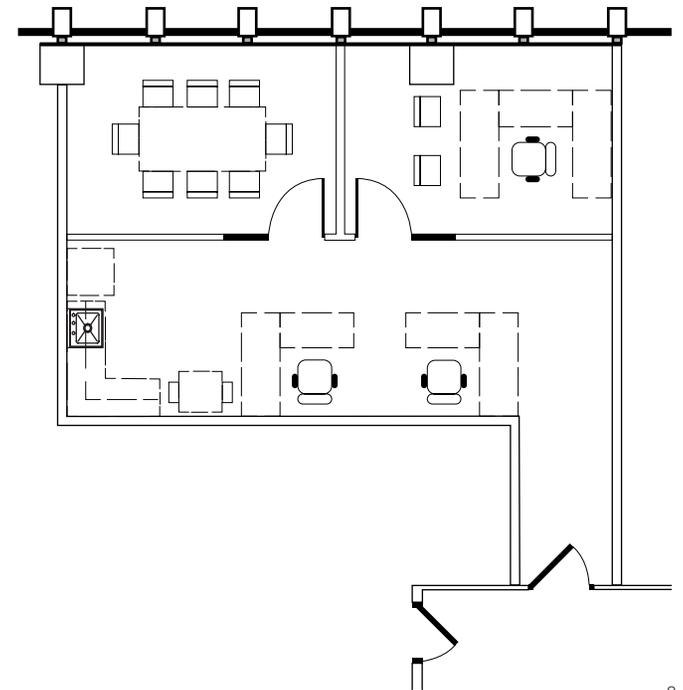
- Suite in shell condition
- Views to the north and east
- Potential spec suite



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



NEWMARK

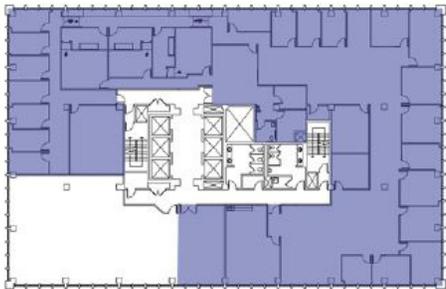
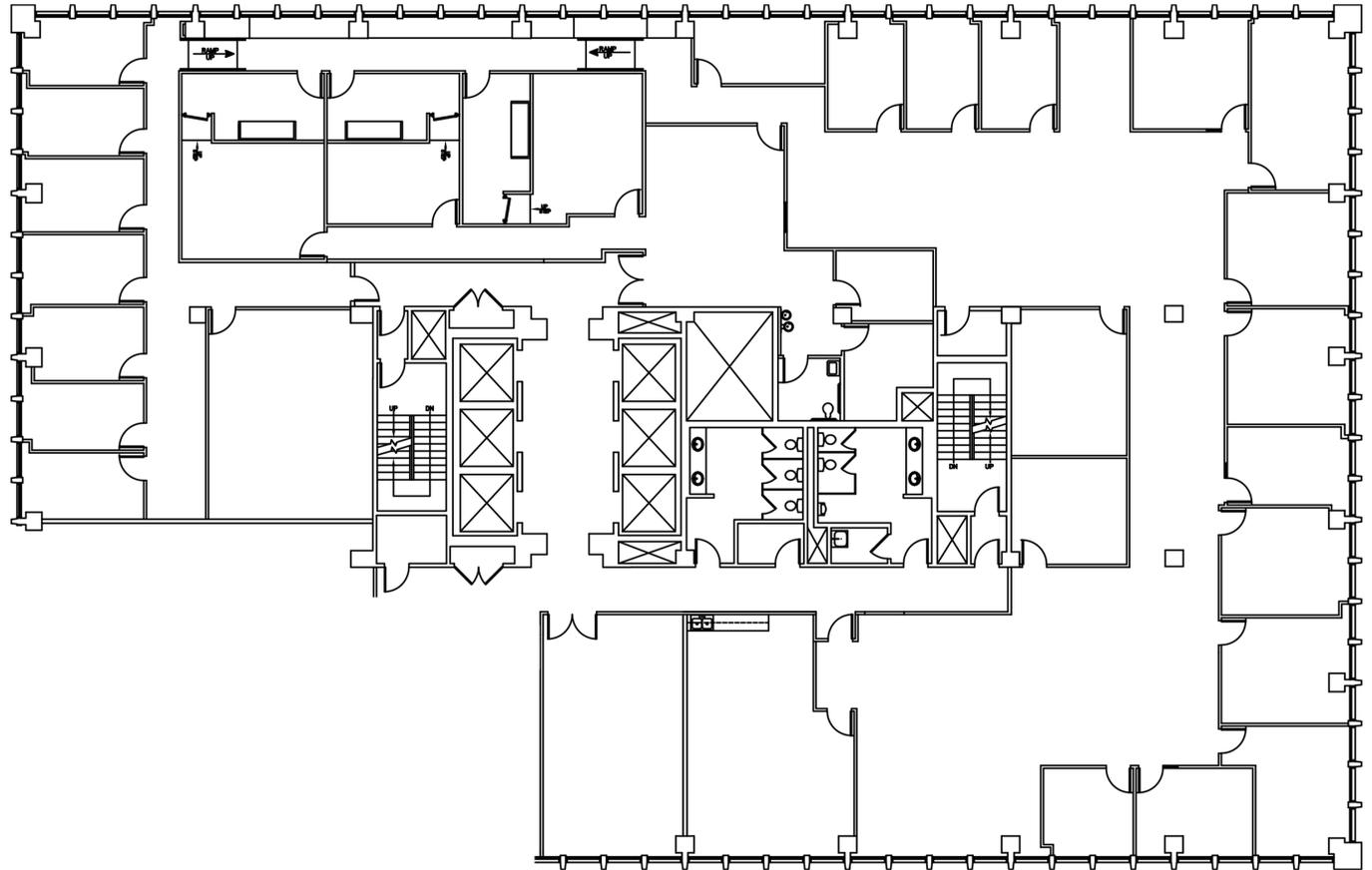
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# Suite 1010

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



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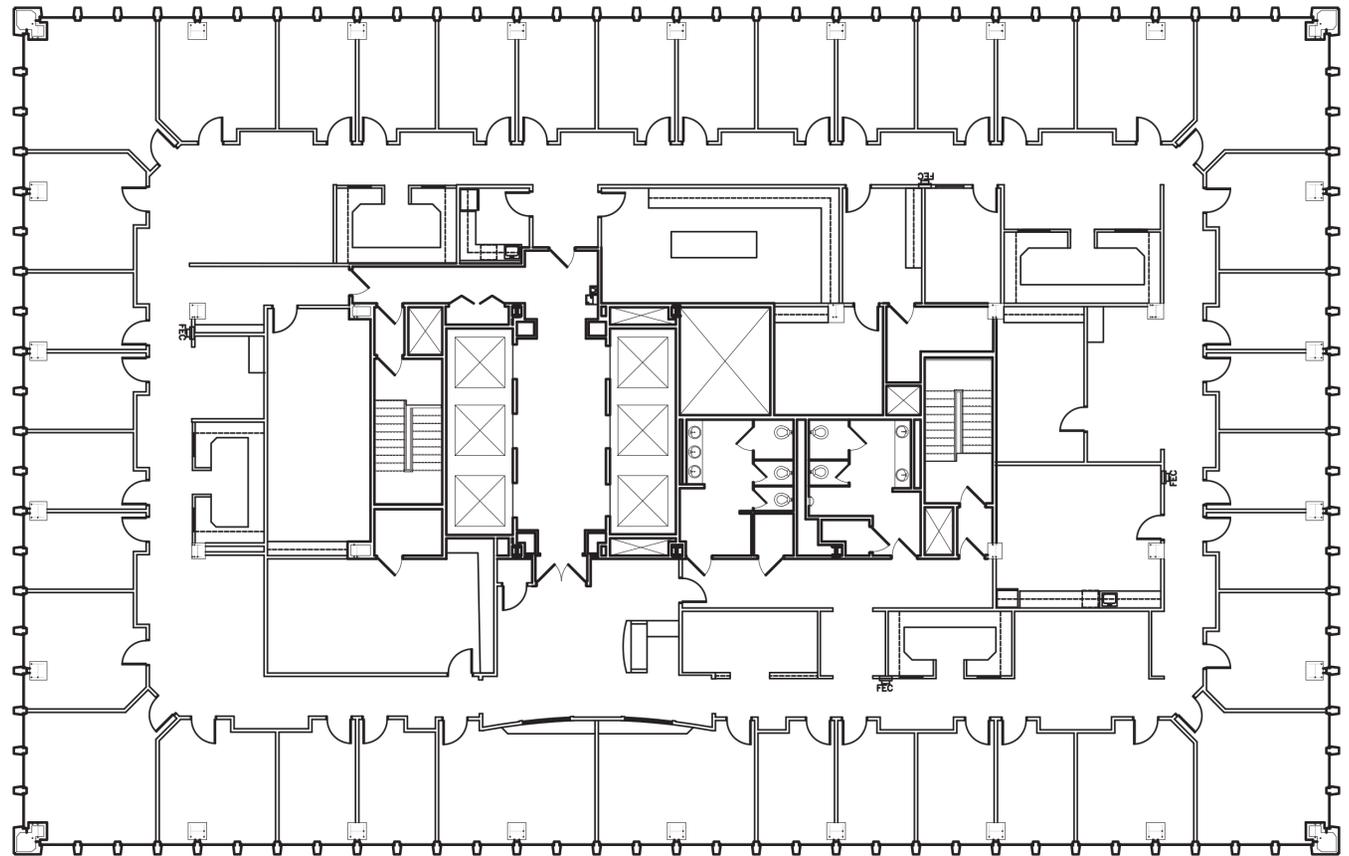
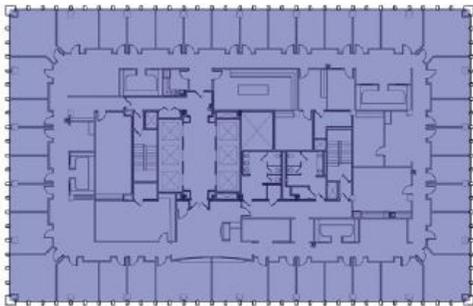
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# Suite 1100

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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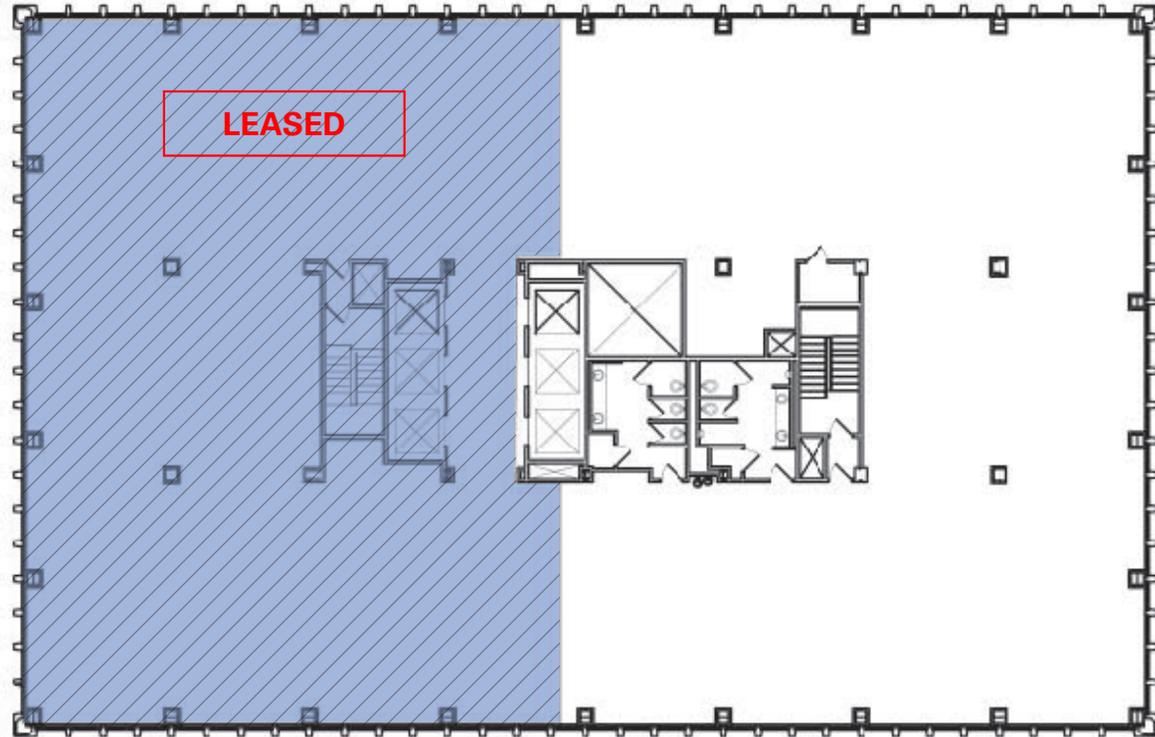
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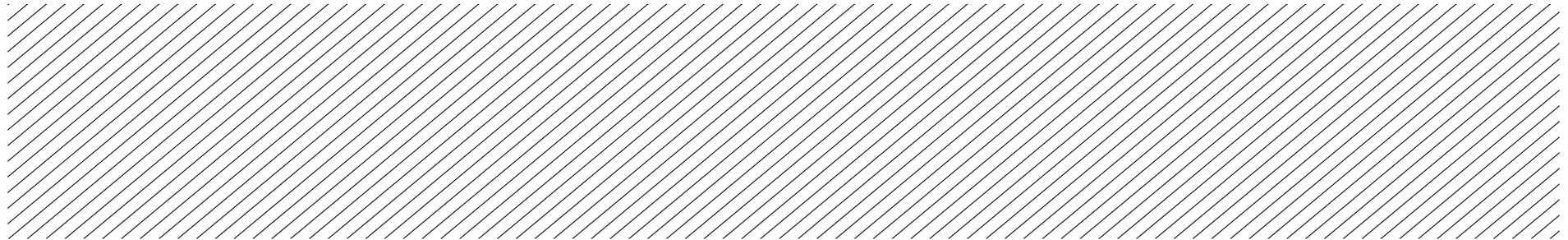
# Suite 1650

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



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DOWNTOWN VIEW



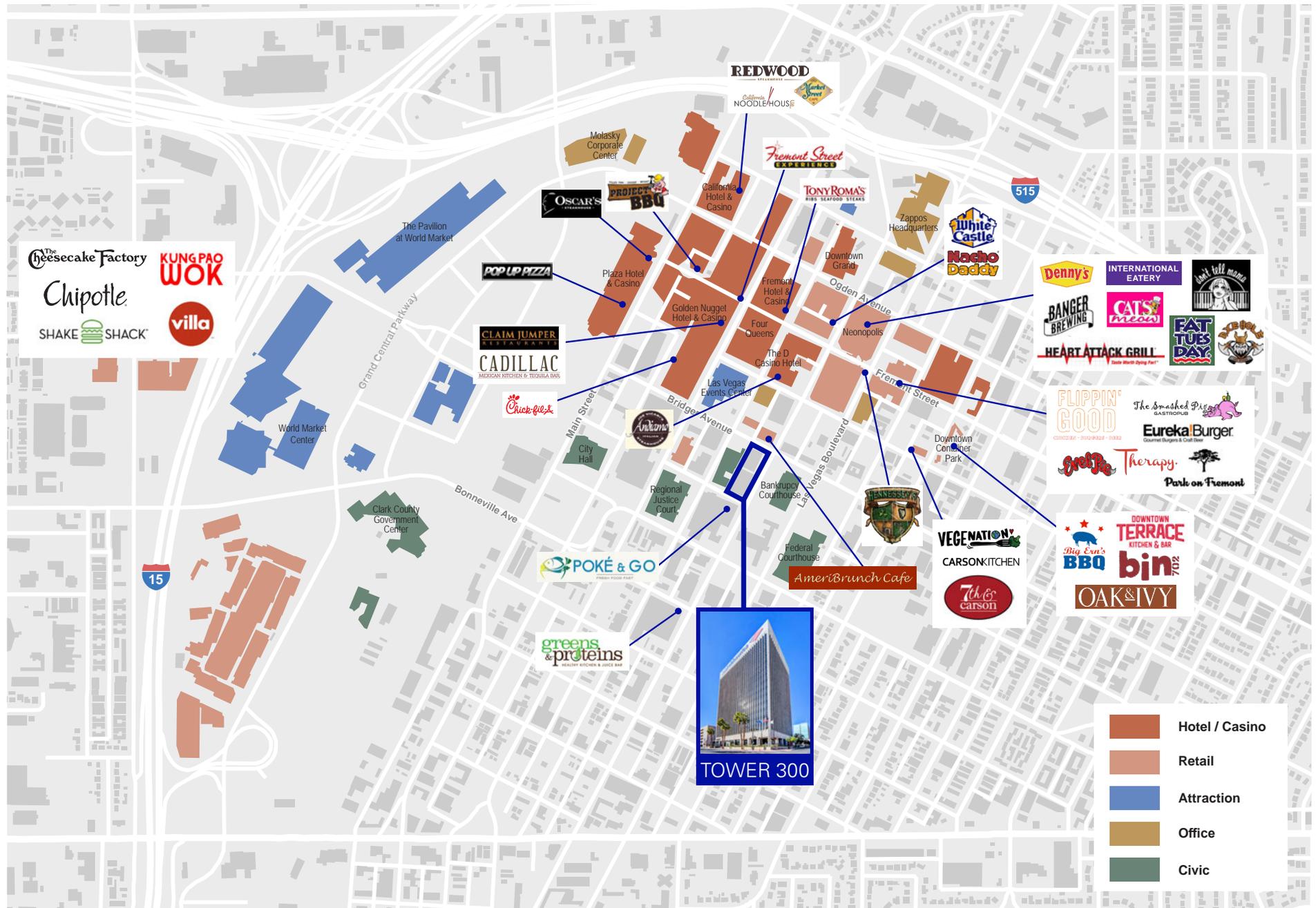
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# DOWNTOWN LAS VEGAS



# NEARBY AMENITIES



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