

WESTECH
BUSINESS CENTER

**AVAILABLE
SPACES
FOR LEASE**

LISA CHASTEEN
702.335.7338 (text or call)
lchasteen@lapour.com
NV LIC# S.0178283

LAPOUR



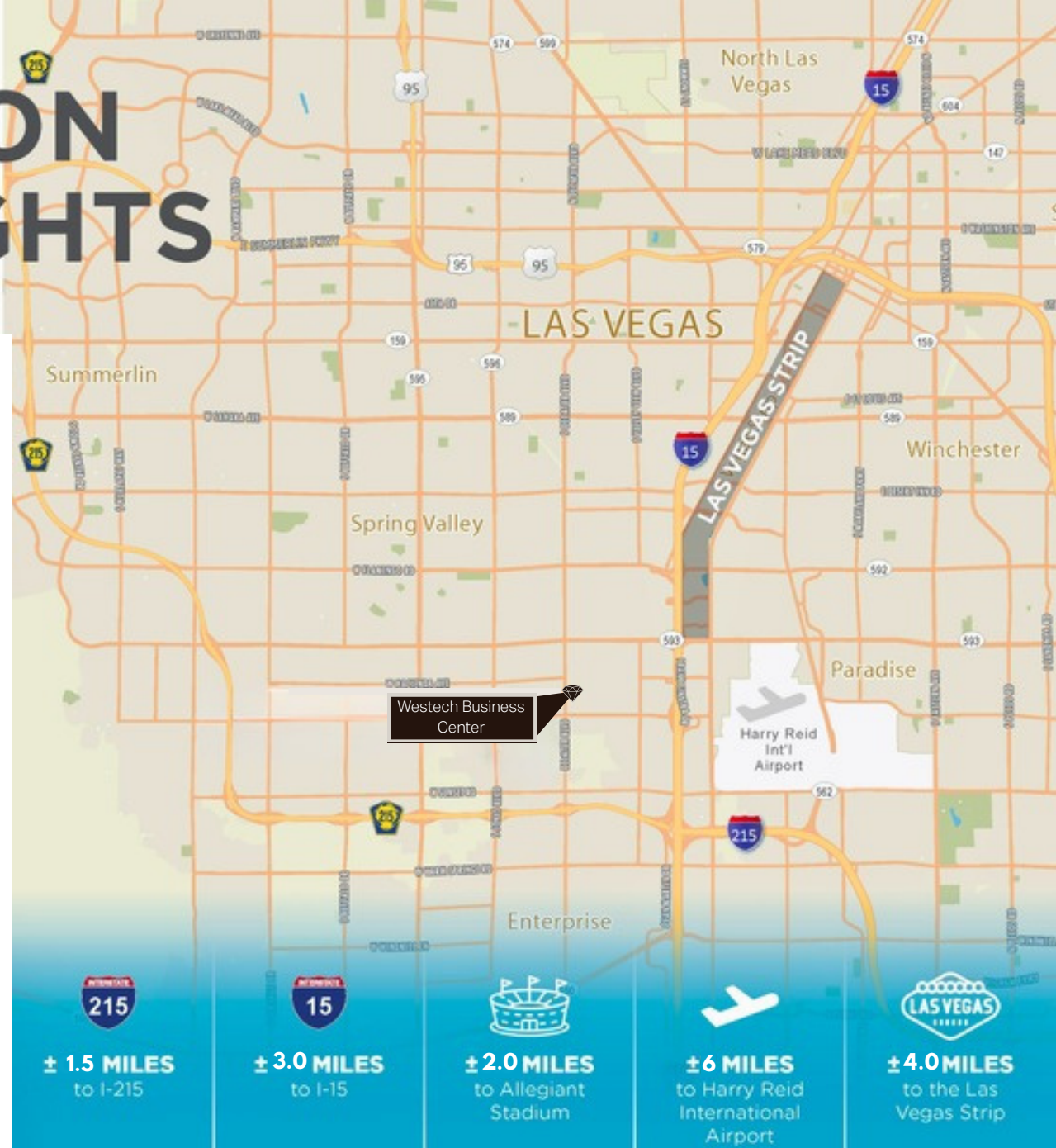
LOCATION HIGHLIGHTS

Westech Business Center

5525 S. Decatur Blvd - Suite 106 and
5565 S. Decatur Blvd - Suite 104 & 107
Las Vegas, NV 89118

Westech is a high image business park fronting Decatur Boulevard located in the heart of the Southwest submarket, situated between the Summerlin and Green Valley residential communities with easy access to I-215, I-15, Town Square, The Las Vegas "Strip" and Harry Reid International Airport.

High visibility with prominent building and monument signage with exposure on Decatur Boulevard. 36,500 daily traffic count via Decatur Blvd.



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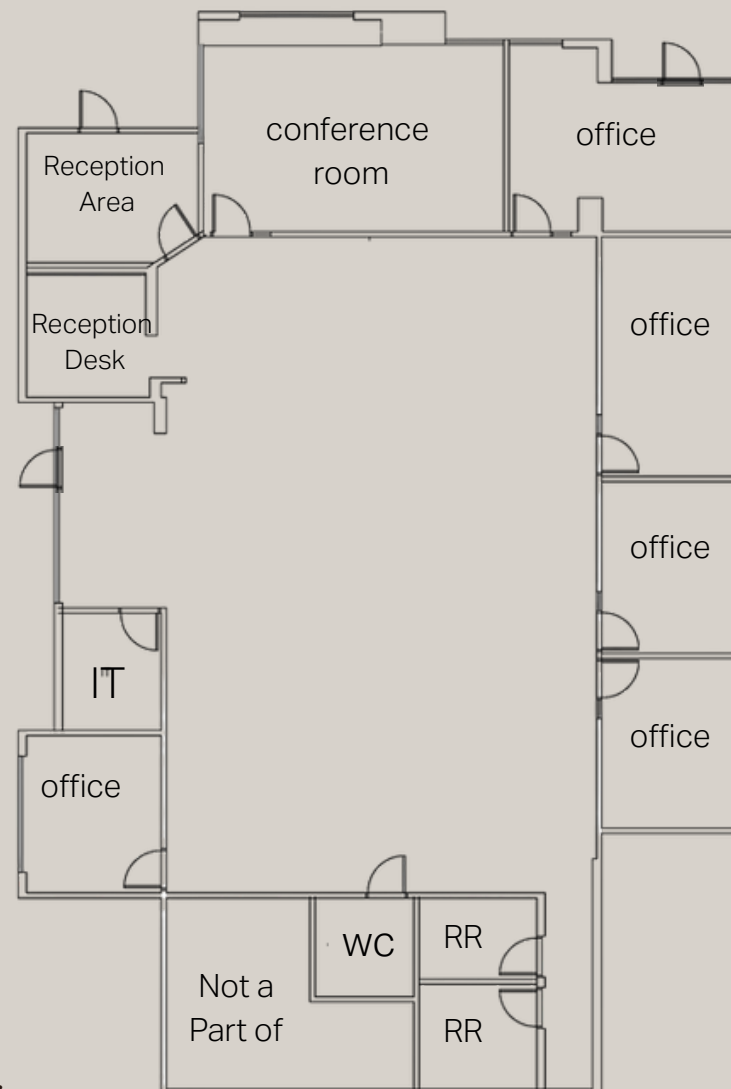
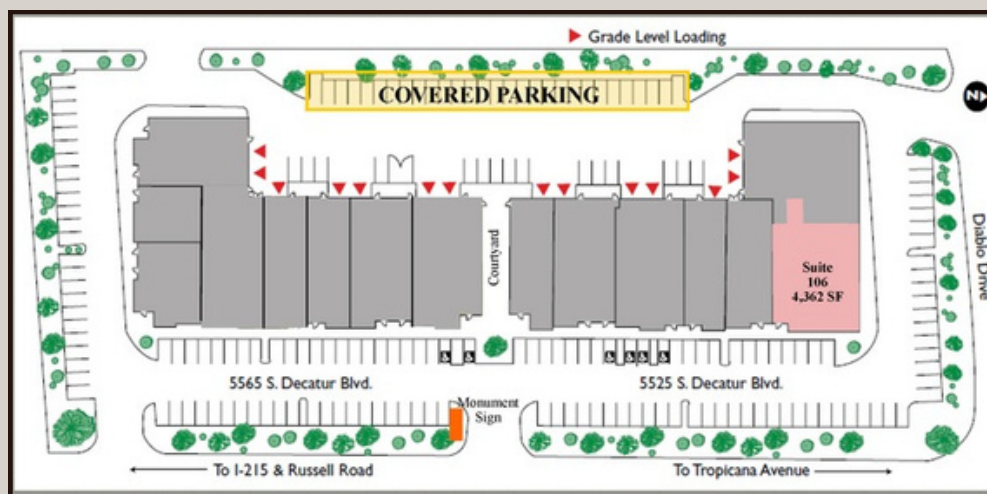
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Renovated Suite 106 - 4,362 RSF

- High ceilings
- Great floor to ceiling glass lines in this Corner Suite
- Superior identity with monument and building signage opportunities with Decatur visibility
- 3 Phase Power
- Fire Sprinklers
- Abundant Parking
- Open Air Courtyard
- Covered Parking Available
- Zoned M-D



Join

- LaPour
- Woodside Homes
- Art Affair and more

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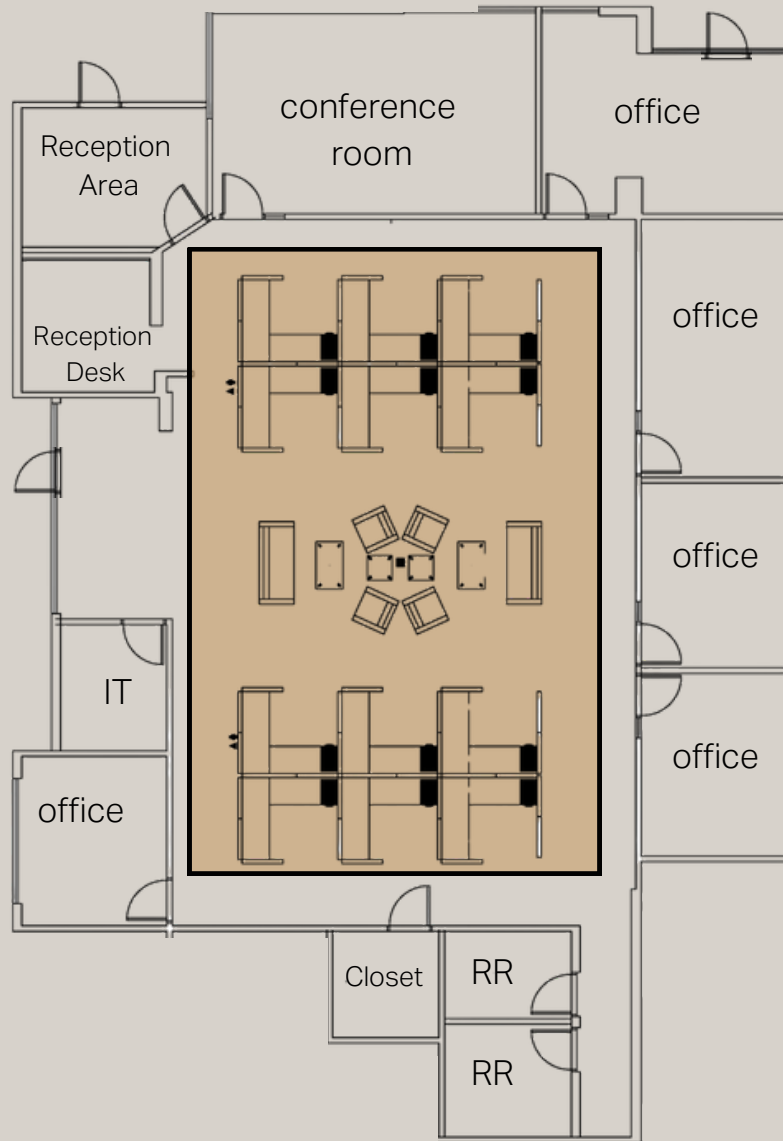
Prized Gem



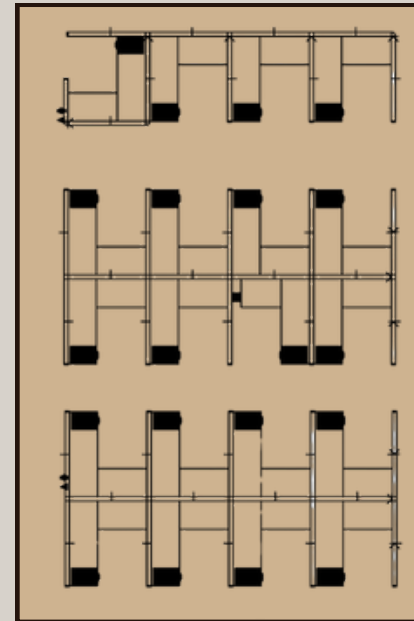
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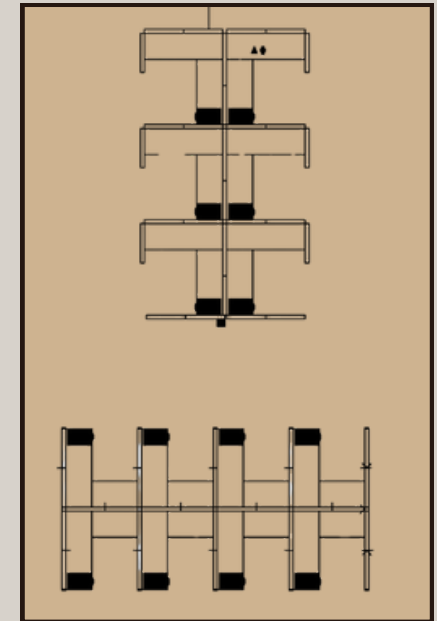
Suite 106 - With Optional Furniture Layout Concepts



Option 2



Option 3



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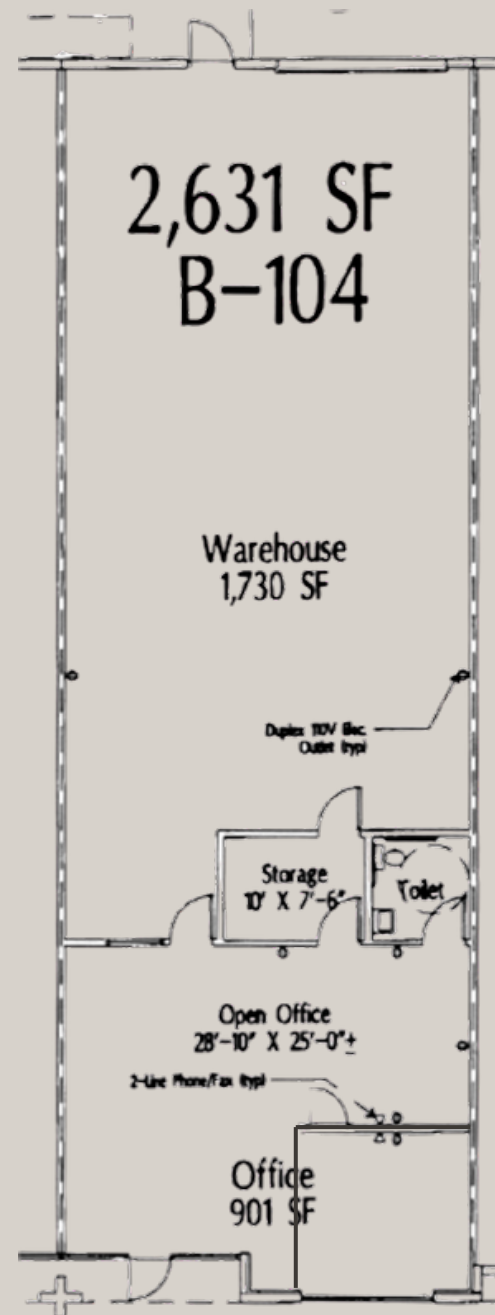
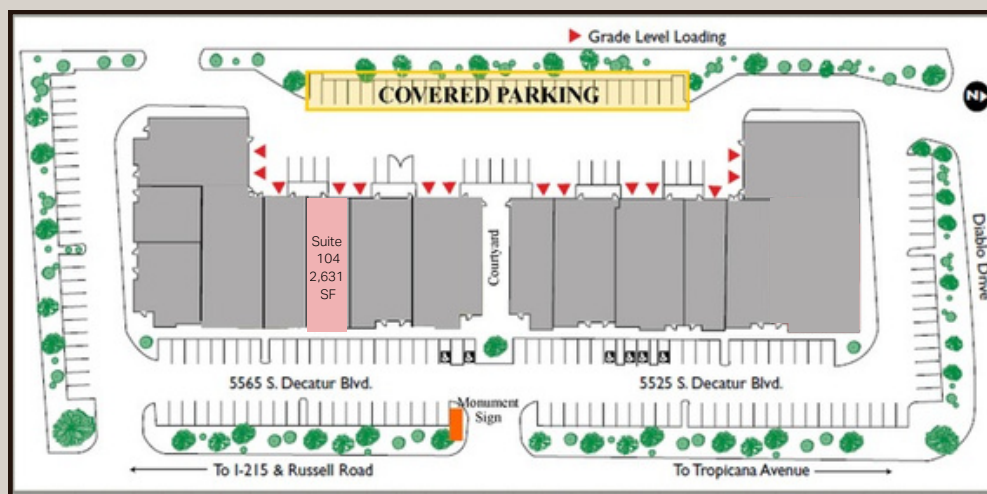


Suite 104 - 2,631 RSF

- High ceilings in office and 16' clear height in WH
- Great floor to ceiling glass lines
- Superior identity with monument and building signage opportunities with Decatur visibility
- 3 Phase Power
- Fire Sprinklers
- Abundant Parking
- Open Air Courtyard
- Zoned M-D
- Covered Parking Available

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New Flooring



Fresh Paint

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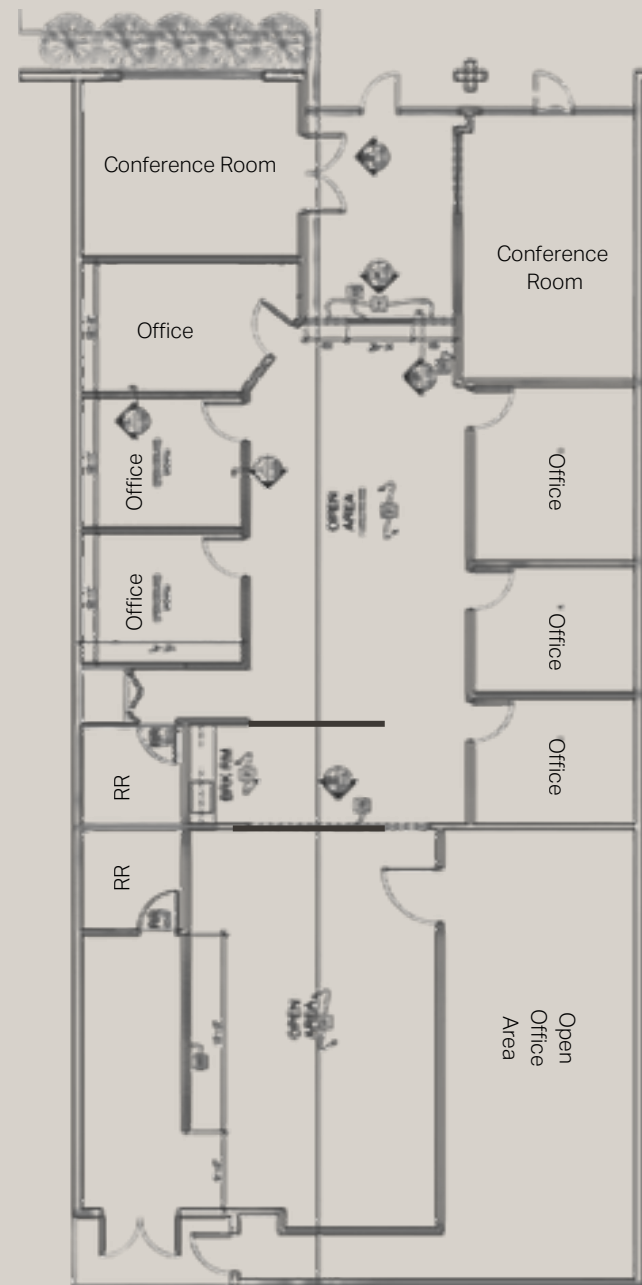
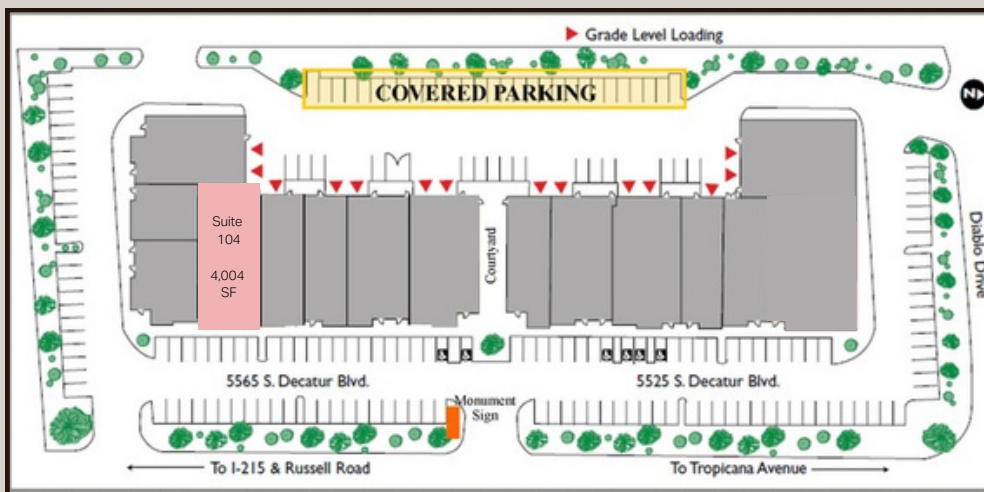


Suite 106 - 4,004 RSF

- Modern Finishes
- Great floor to ceiling glass lines
- Superior identity with monument and building signage opportunities with Decatur visibility
- 3 Phase Power
- Fire Sprinklers
- Abundant Parking
- Double door rear loading area
- Zoned M-D
- Covered Parking Available

Join

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- Art Affair and more



Double Door Loading Area

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OFFICE FOR LEASE

Suites Available for Immediate Occupancy

Address	Total Sq. Ft. +/-	Warehouse	Base Rent	NNN Fee	Total
5525 Suite 106	4,362	N/A	\$1.40	\$0.45	\$8,070
5565 Suite 104	2,631	1,730	\$1.65	\$0.45	\$5,525
5565 Suite 106	4,004	N/A	\$1.40	\$0.45	\$7,408

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