

Office | For Sub-Lease

CBRE

Tower 300

Gold LEED Certified Building

300 S. 4th Street, Ste. 450
Las Vegas, NV, 89101
www.cbre.us/lasvegas

Located in Downtown Las Vegas



Tower 300

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For Sub-Lease

Property Information

CBRE is pleased to present Suite 450 for sub-lease at Tower 300, a premier Gold LEED Certified, Class A office building in the heart of Downtown Las Vegas. This impressive sixteen-story building features stunning city views and an elegant lobby, complemented by a convenient 7-story covered parking garage to accommodate your clients. Enjoy the Vileo Coffee Bar, located in the main lobby of Tower 300.

Suite 450 offers a well-designed layout, including six (6) private offices, an executive-style conference room, and a breakroom, making it an ideal space for your business needs.

Situated in the highly sought-after Downtown Las Vegas, this location provides easy access to dining and is within walking distance to the Clark County District, City of Las Vegas Municipal and Federal Courthouses, and the Fremont Street Experience. Easy access to the I-15 and the US 95 freeway and minutes to the North Premium Outlet Mall, the Smith Center for Performing Arts, and the World Market Center.

Highlights

- + Sub-Lease Expiration: December 31st, 2027
- + Suite 450, ±4,038 SF
- + September 2025: \$2.39 FSG/SF, FSG; (September 2026: \$2.46/SF, FSG, September 2027 (3 Months): \$2.54/SF, FSG
- + Six (6) private offices, large executive style conference room, and break room
- + Parking Ratio 2:1000; Seven-Story Parking Garage Parking Available
- + Fiber Available
- + Gold LEED certified building
- + Highly Upgraded Interior Finishes
- + Easy access to the I-15 and US 95/93 Interchanges
- + Janitorial services are included in the CAM



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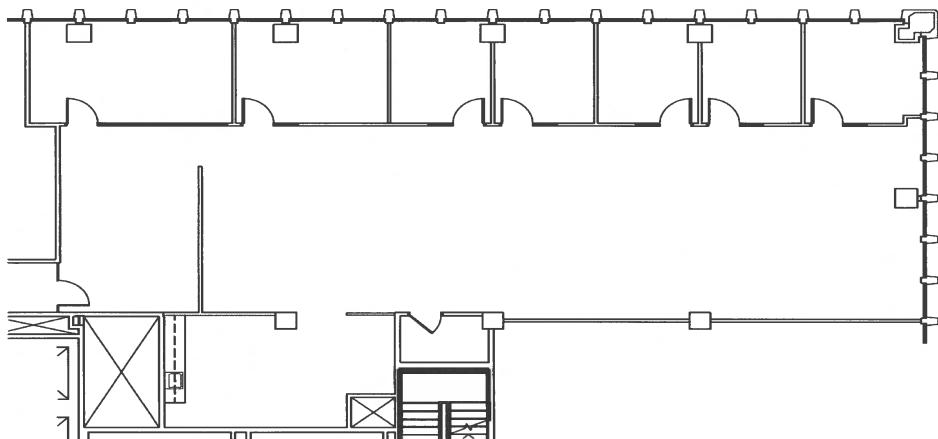
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EXHIBIT A

300 S. 4th Street, Ste. 450

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$\pm 4,038$ SF



* Floorplan not to scale



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