

5475 S. DECATUR BOULEVARD

OFFICE/FLEX SPACE
AVAILABLE

FOR MORE INFORMATION:

RYAN MARTIN, SIOR, CCIM

Senior Vice President

T +1 702 369 4881

C +1 702 630 2671

License No. BS.0048284

TONYA GOTTESMAN

Vice President

T +1 702 369 4882

C +1 310 612 3592

License No. S.0189043

FOR LEASE - SECOND FULL FLOOR AVAILABLE!
Second Floor - ±17,931 SF

5475 S DECATUR | LAS VEGAS | NV | 89118

CBRE

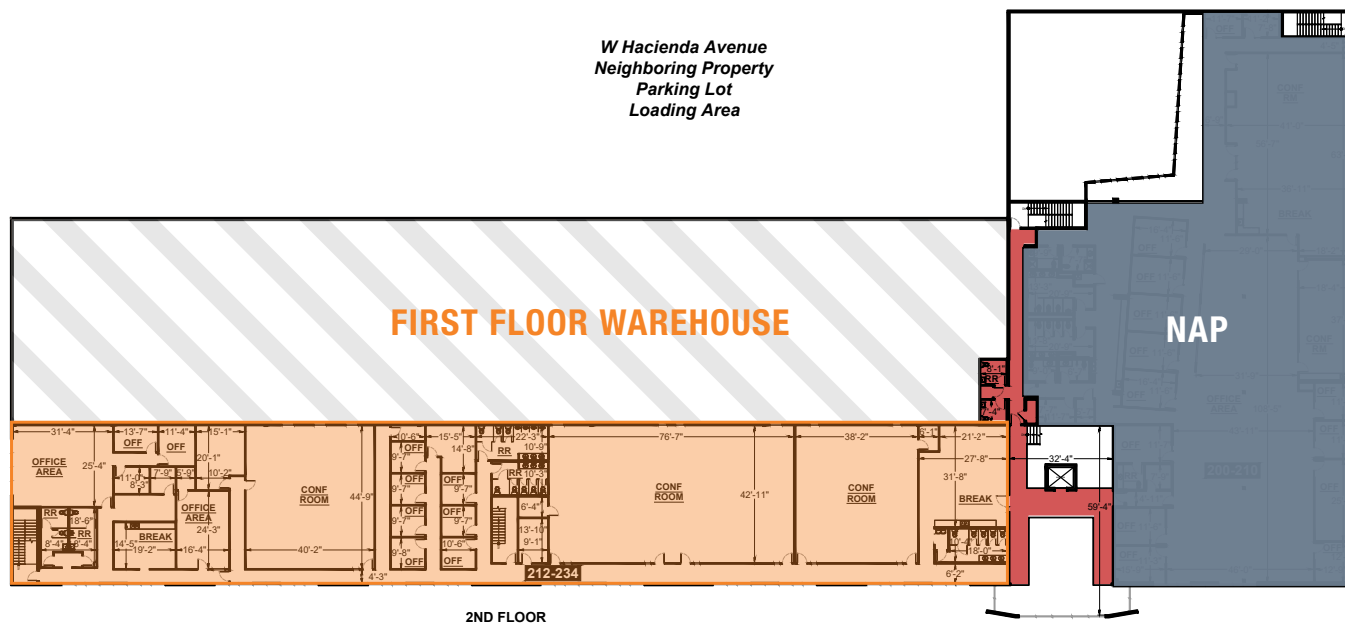


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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FLOOR PLAN - SECOND FLOOR

UNDER NEW OWNERSHIP



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AVAILABILITIES



NAP



COMMON AREA



AVAILABLE

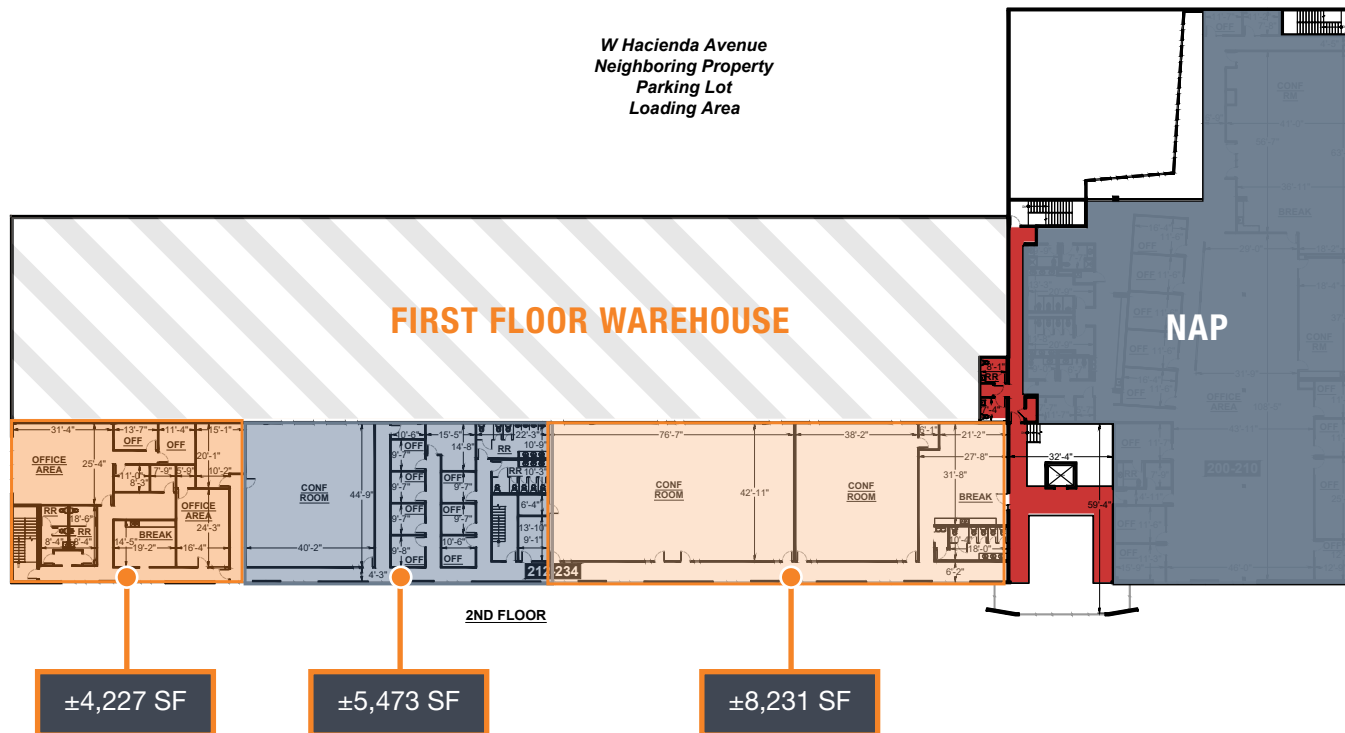
SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
212-234	±17,931 (Divisible)	±17,931 (Divisible)	\$1.85 PSF NNN \$0.39 CAMs	July 1, 2026

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PROPOSED DIVISIBILITY

UNDER NEW OWNERSHIP



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AVAILABILITIES



NAP



COMMON AREA

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
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UNDER NEW OWNERSHIP



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NEARBY AMENITIES

UNDER NEW OWNERSHIP



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FOR LEASE - FLEX OFFICE SPACE

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