

# For Lease 300 S. 4th Street

TOWER 300



**NEWMARK**



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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 - 16,670 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>	\$2.35
<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 \$2.35 / SF (FSG).

### BUILT TO SUIT OR MOVE-IN READY

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

### ON-SITE AMENITIES:

Bad Owl Coffee Roasters

Bank of America

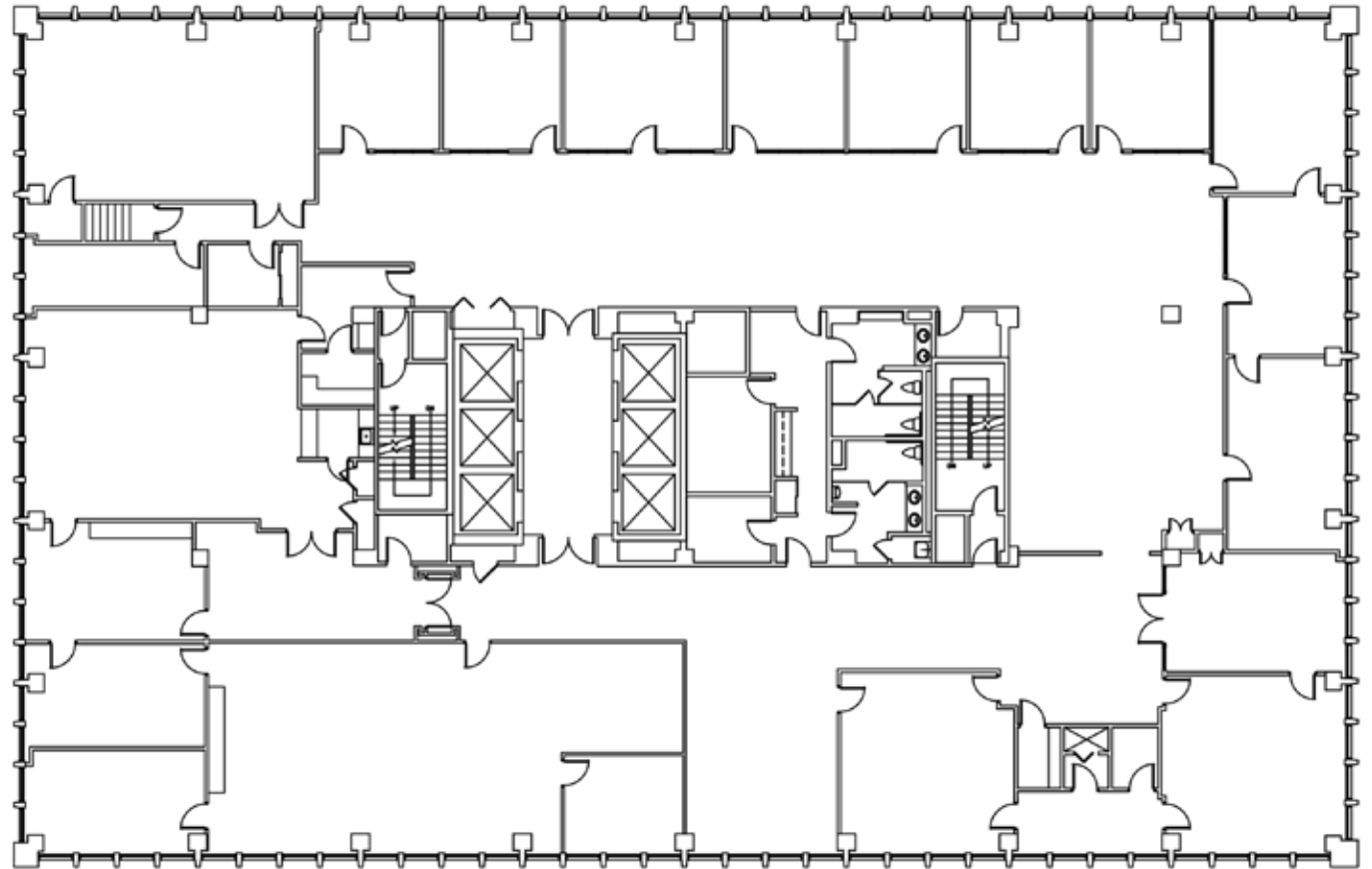
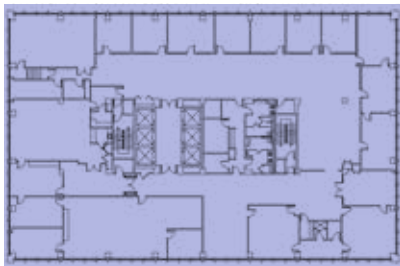
**BUILDING TOP SIGNAGE AVAILABLE FOR LARGE TENANT.**

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# Suite 200

16,662 SF

- Full-floor suite
- Direct access from elevator lobby
- Second generation suite
- 13 Offices
- 4 Conference rooms
- 1 Break room
- Restrooms



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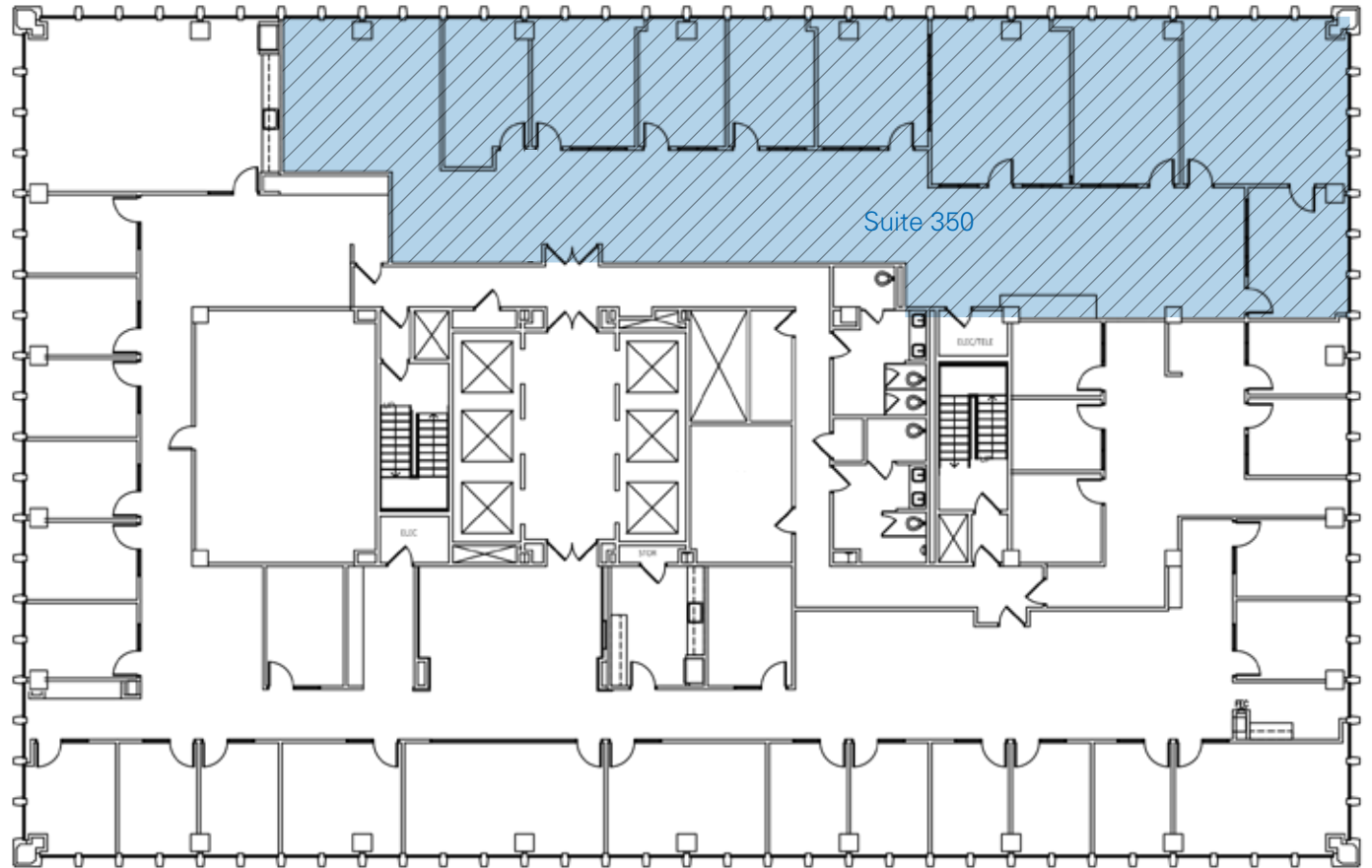
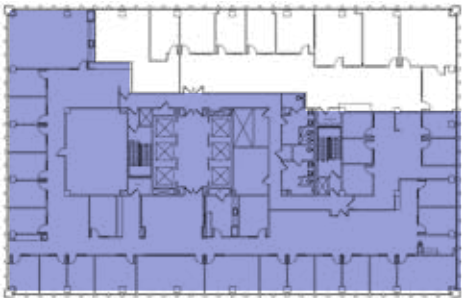


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# Suite 300

## 11,744 SF

- Full-floor suite
- Second generation suite
- Conference rooms, private offices, & more
- Can be combined w/ suite 350 for a total of 16,670 SF



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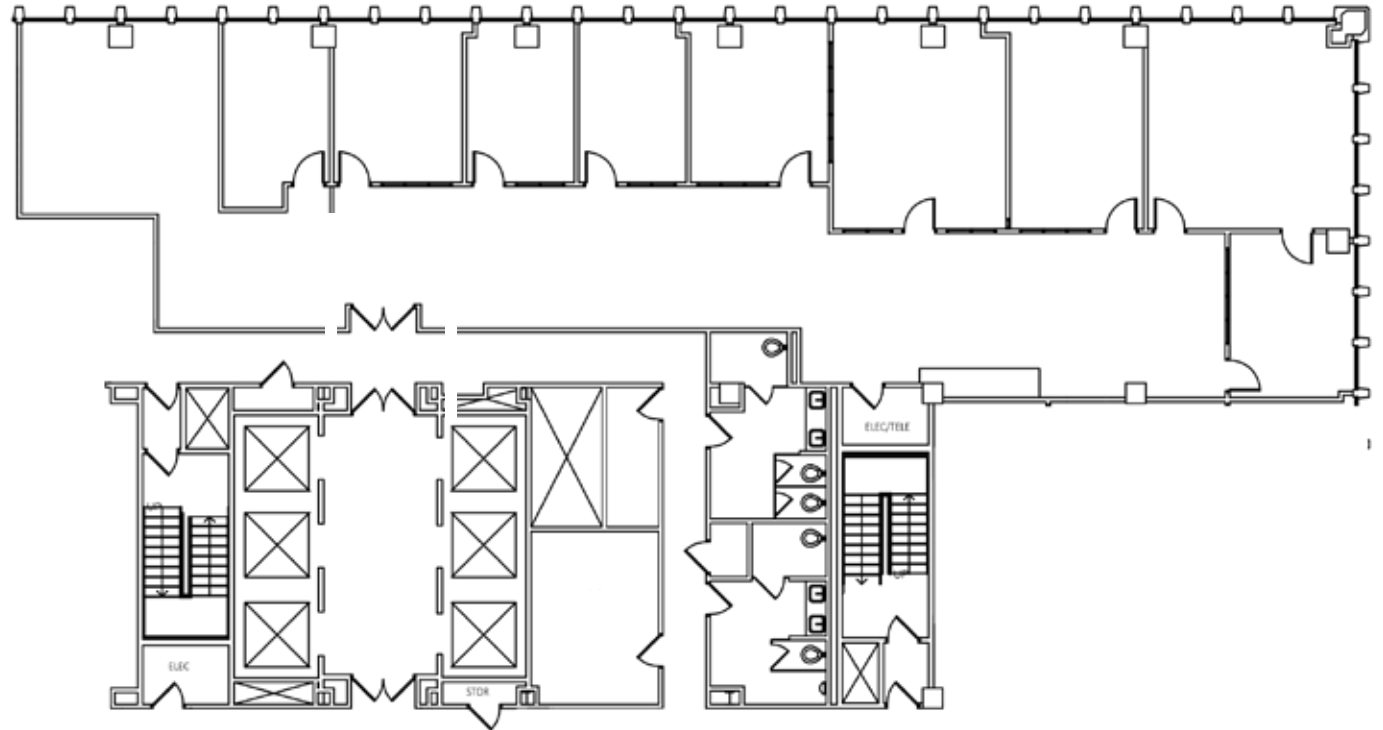
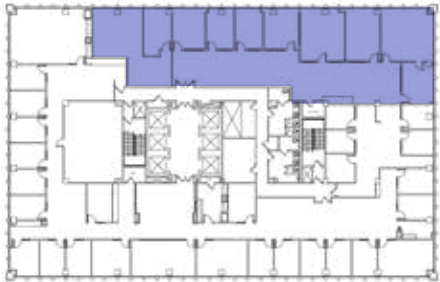
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# Suite 350

4,926 SF

- Second generation suite
- 8 Offices
- Conference room
- Bullpen
- Can be combined w/  
suite 300 for a total of  
16,670 SF



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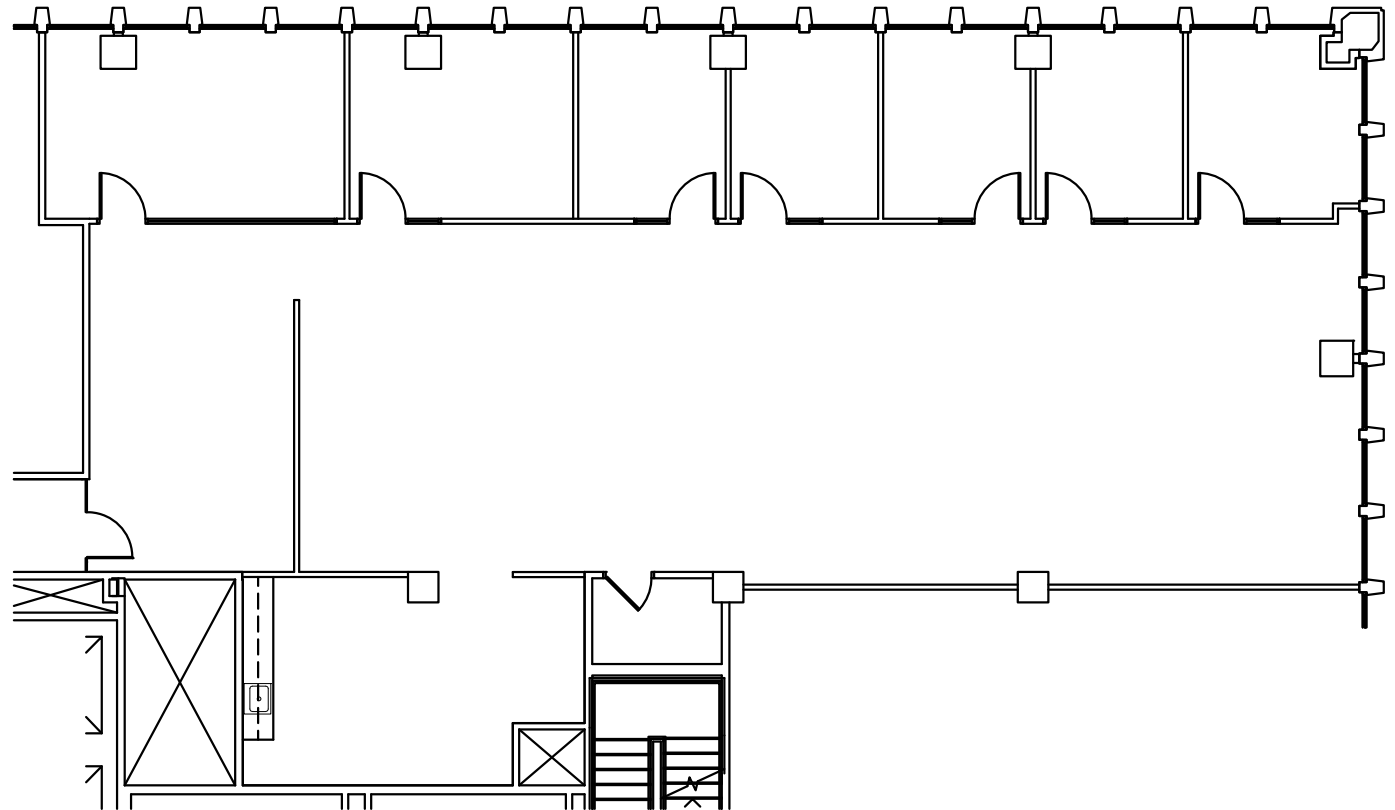
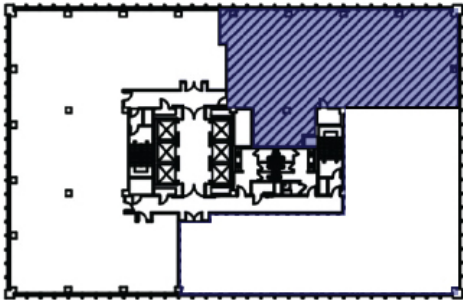
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# Suite 450

4,038 SF

- Brand new spec suite
- 6 Offices
- Conference Room
- Break Room
- Can be combined w/  
Suite 460 for 5,939 SF



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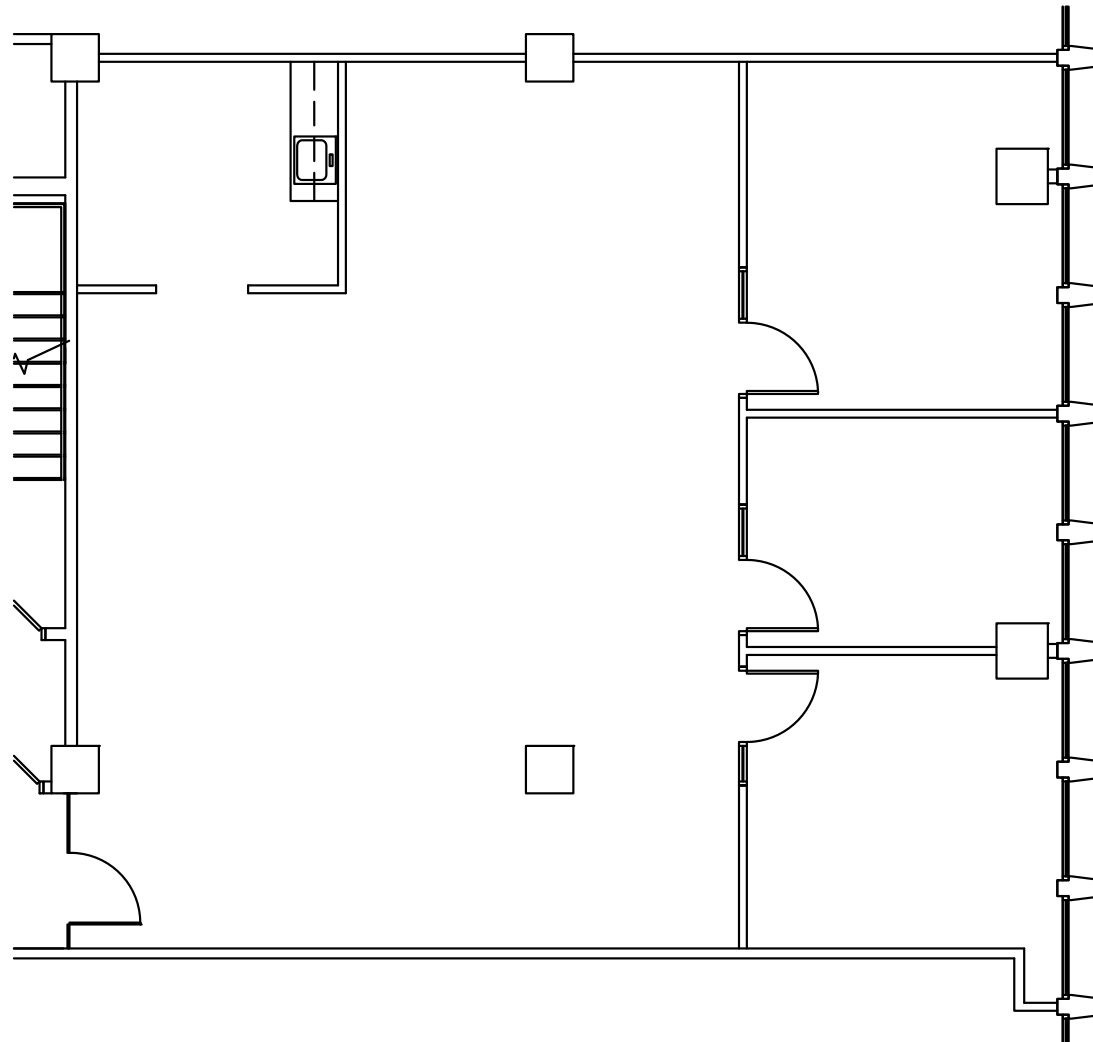
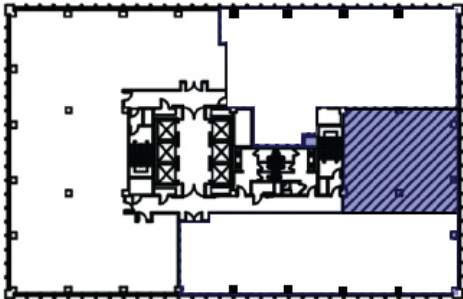
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# Suite 460

1,900 SF

- Brand new spec suite
- 2 Offices
- Conference room
- Break room
- Open area / bullpen
- Can be combined w/  
suite 450 for 5,939 SF



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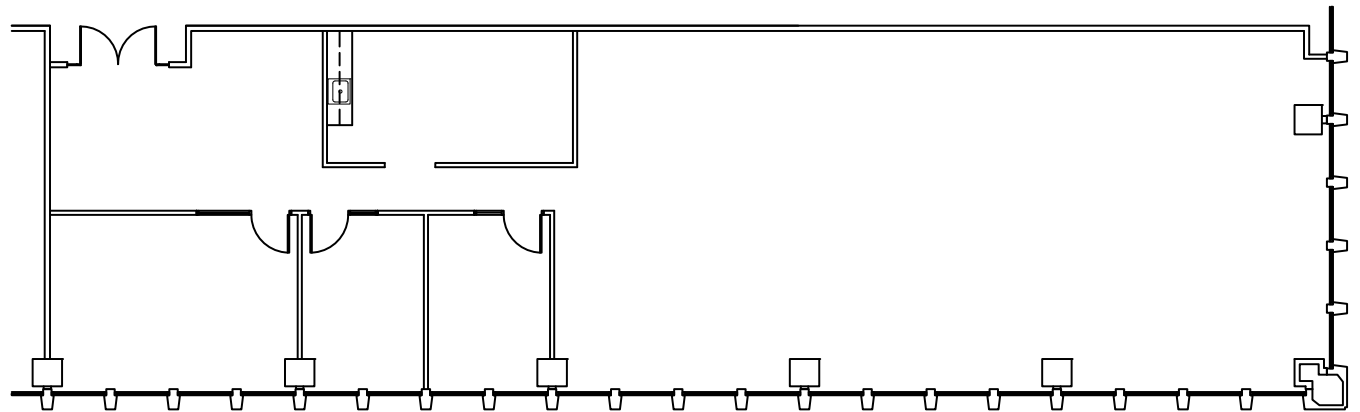
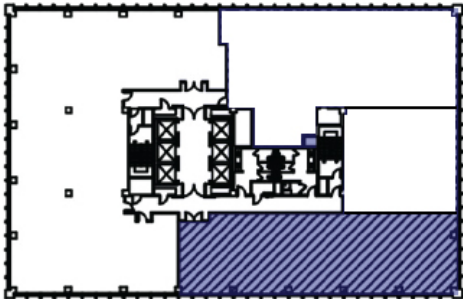
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# Suite 470

3,504 RSF

- Brand new spec suite
- Reception area
- 2 Offices
- 1 Conference room
- Break room
- Large open area / bullpen



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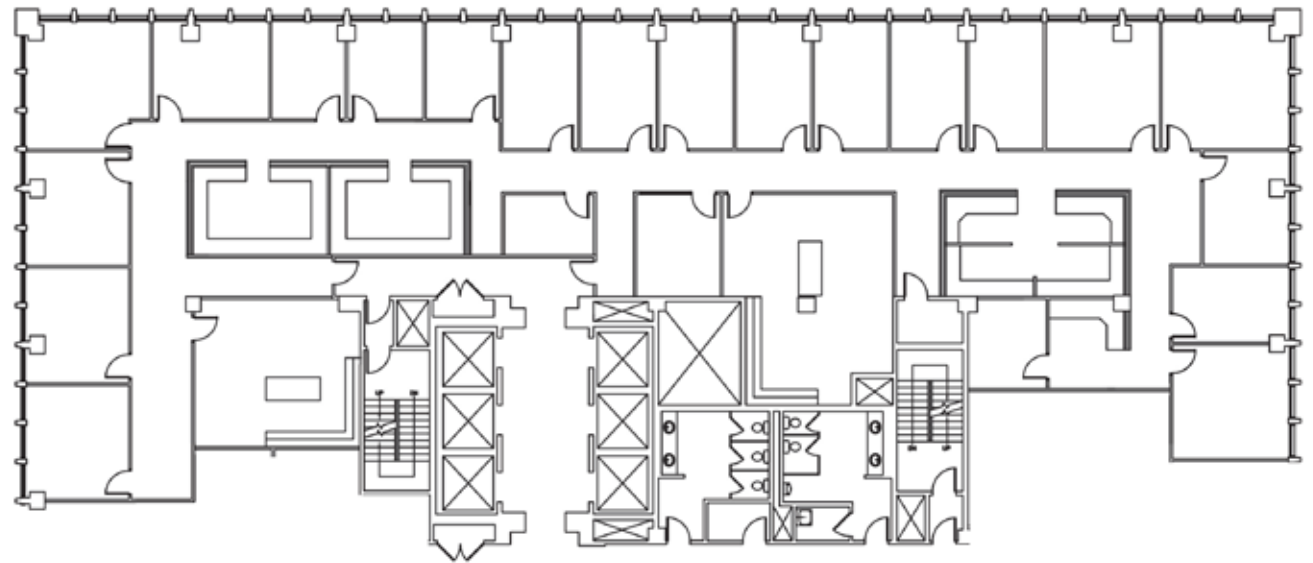
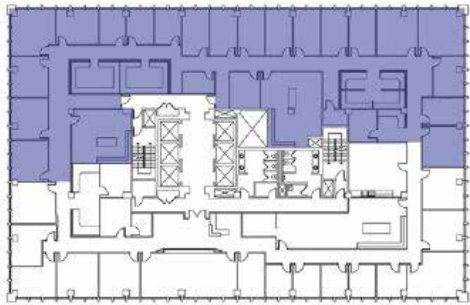


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# Suite 510

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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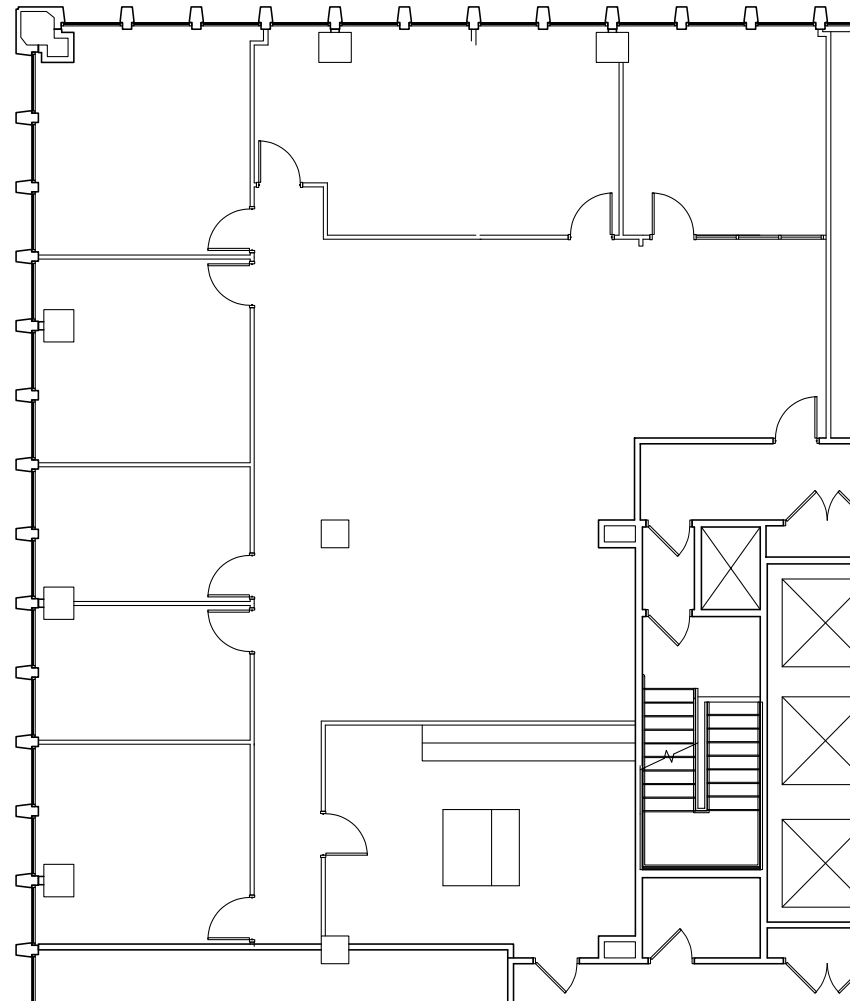
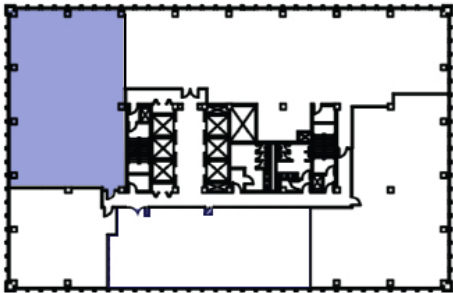
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# Suite 805

4,025 RSF

- Second generation suite
- 6 offices
- Conference room

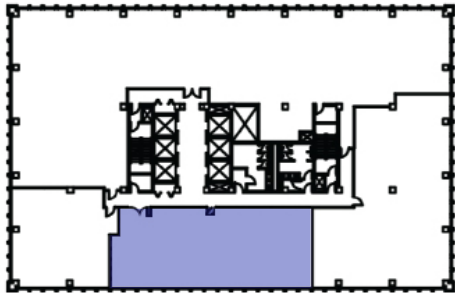


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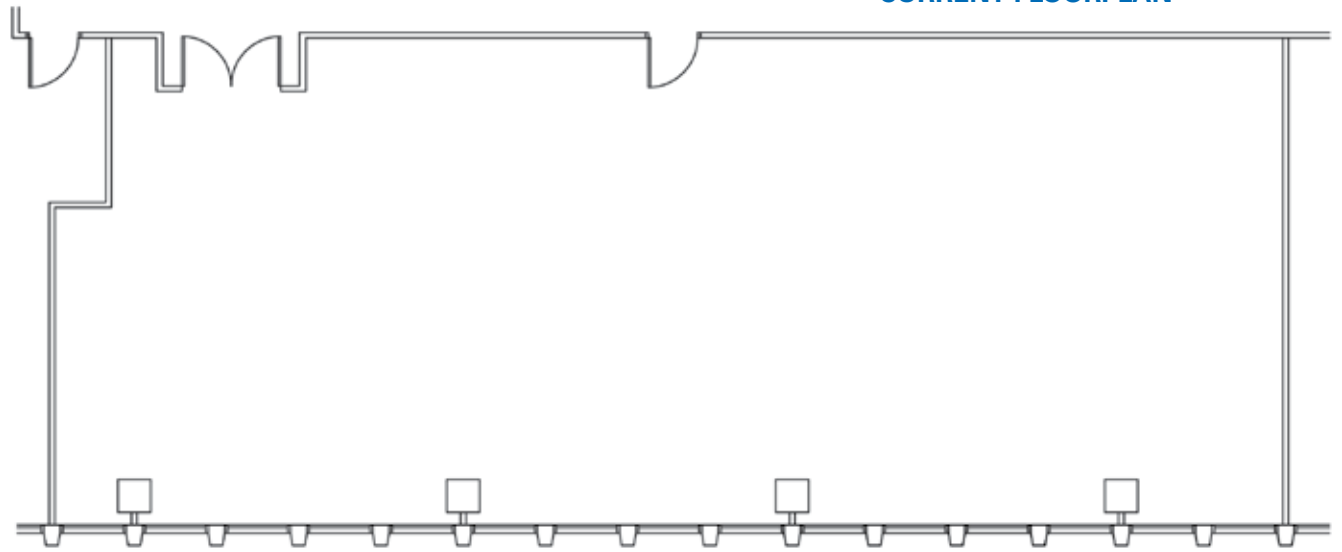
# Suite 820

2,605 SF

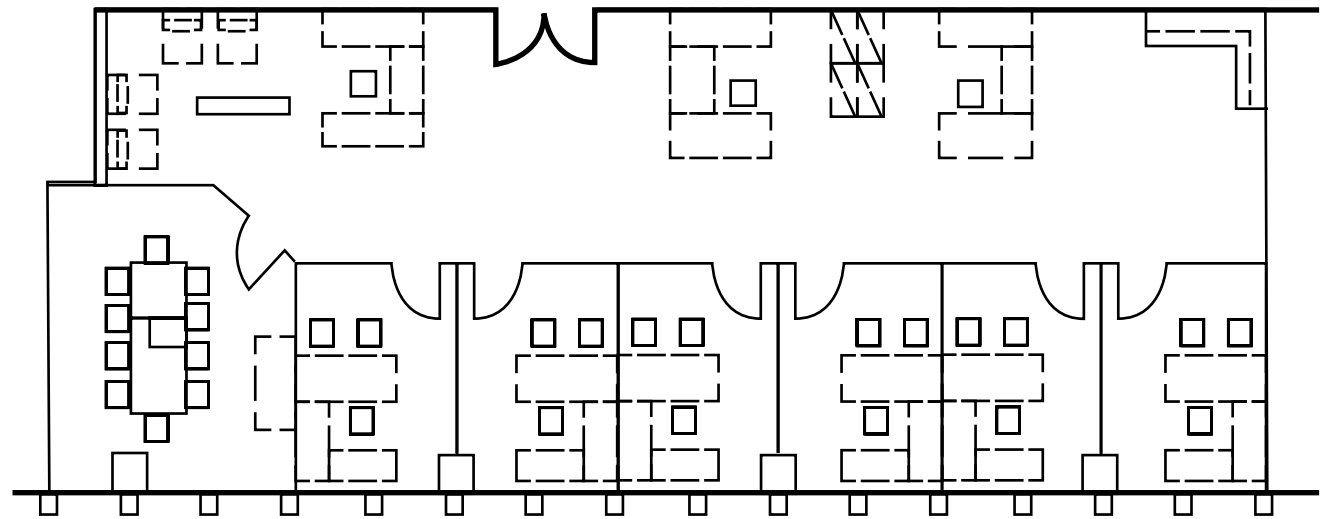
- Suite in shell condition
- Views to the east



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN



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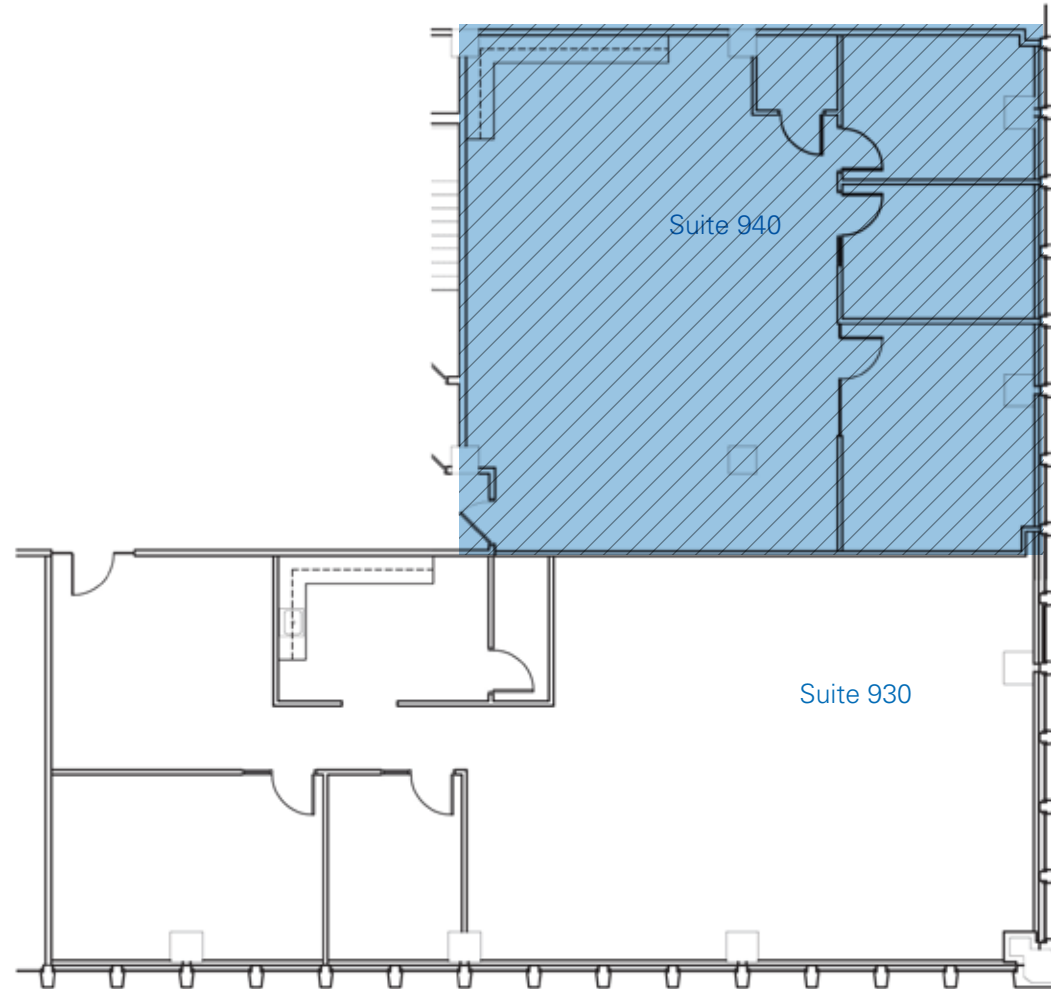
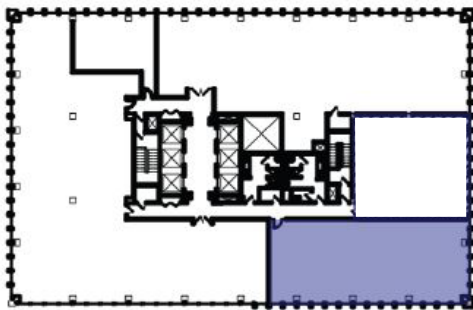
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# Suite 930

2,541 SF

- Brand new spec suite
- Reception area
- 1 Office
- Conference room
- Open work area
- Can be combined w/ Suite 940 for a total of 4,388 SF
- Views to the north and east



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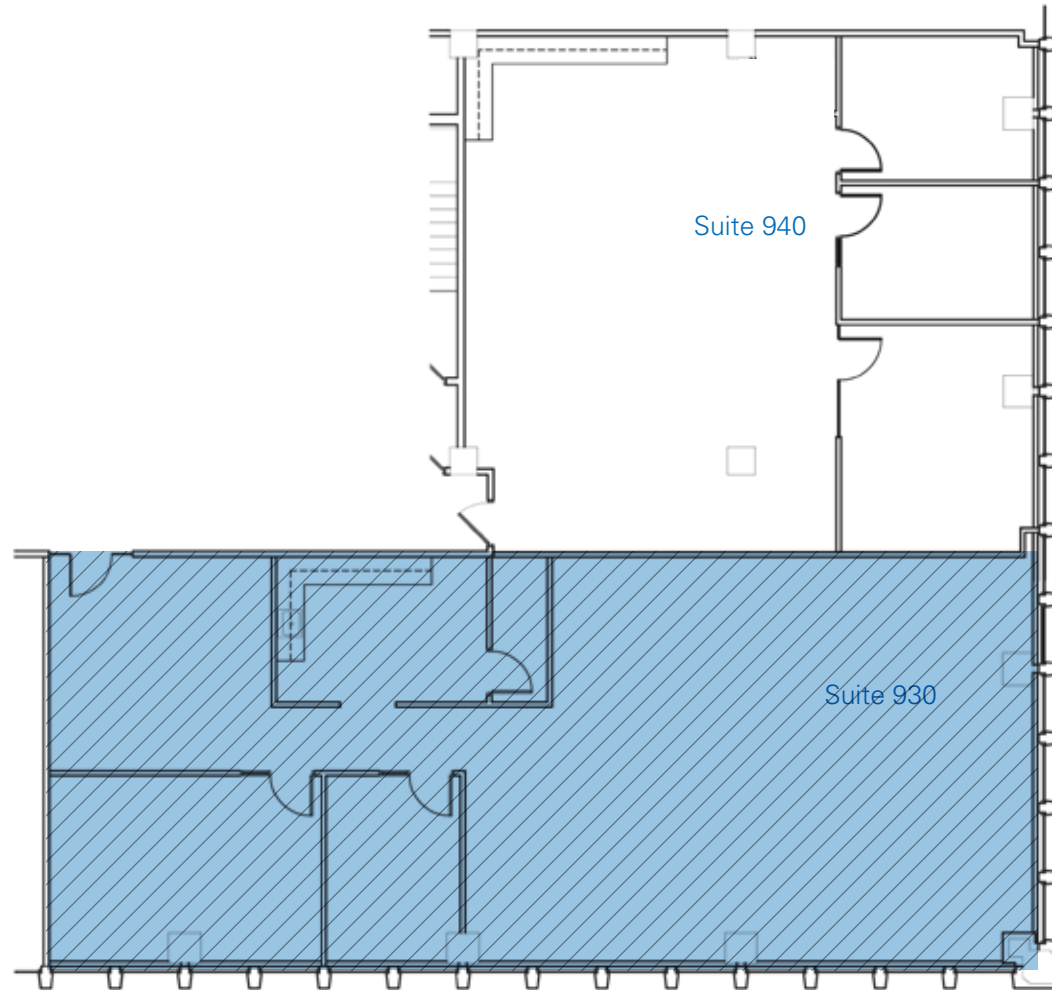
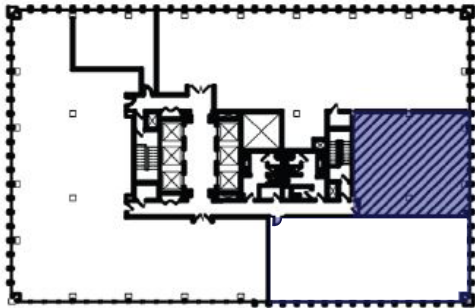
BARKER  
PACIFIC  
GROUP

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# Suite 940

1,847 SF

- Second generation suite
- Ready for tenant improvements
- Can be combined w/ Suite 930 for a total of 4,388 SF
- Views to the north and east



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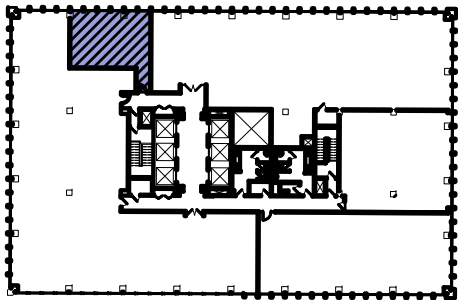


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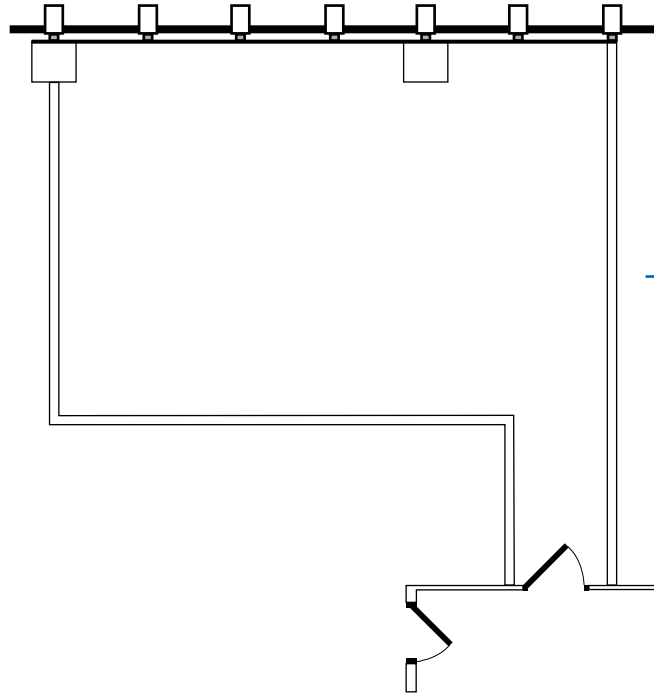
# Suite 960

757 SF

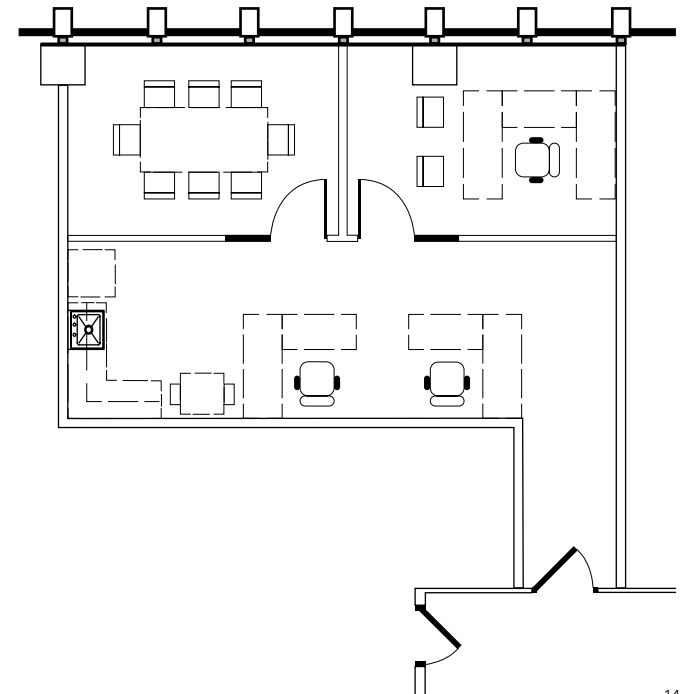
- Suite in shell condition
- Views to the north and east
- Potential spec suite



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN

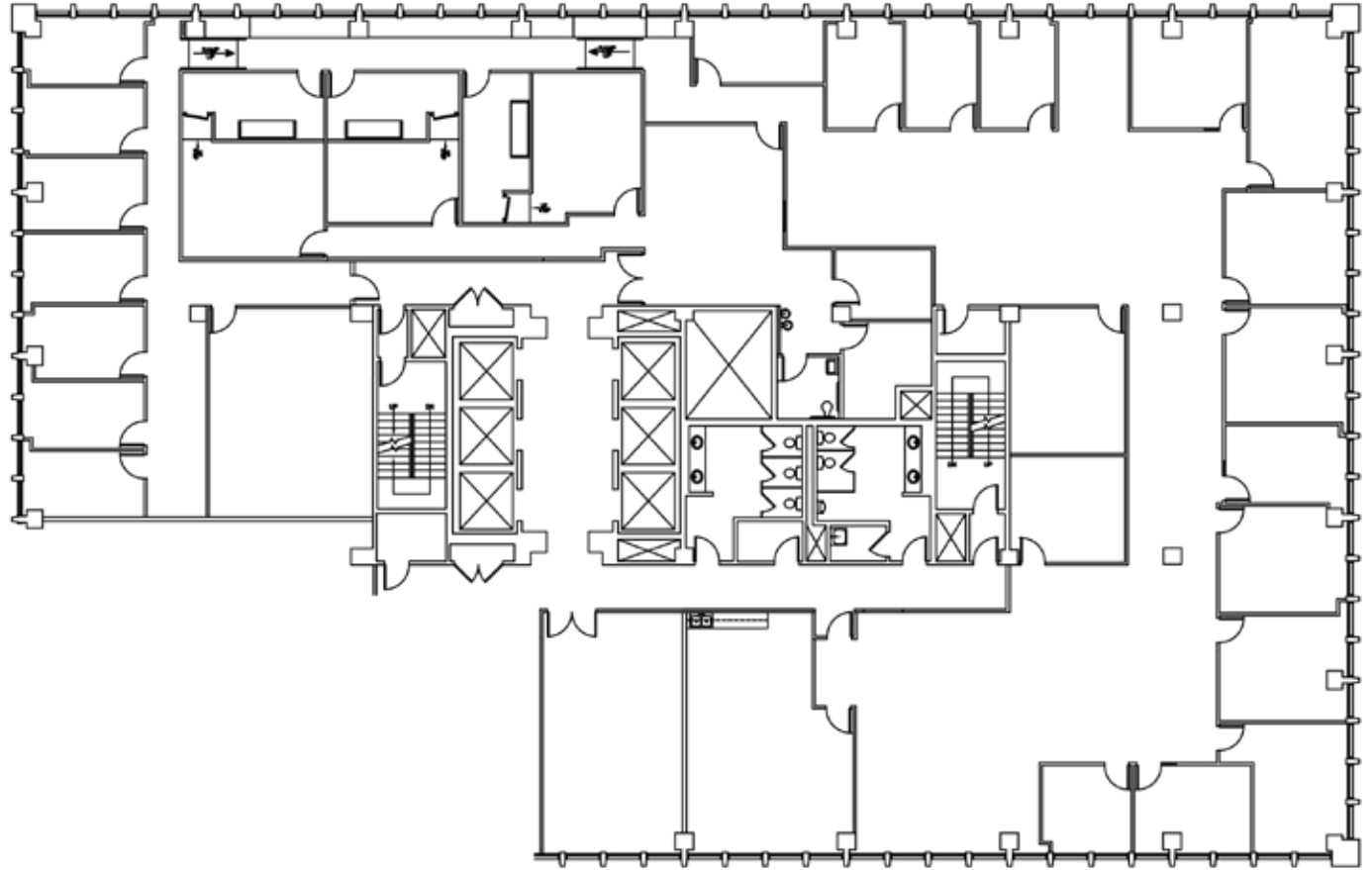
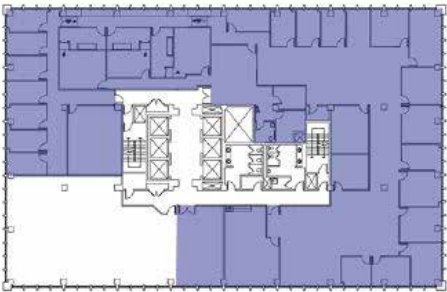


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# Suite 1010

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

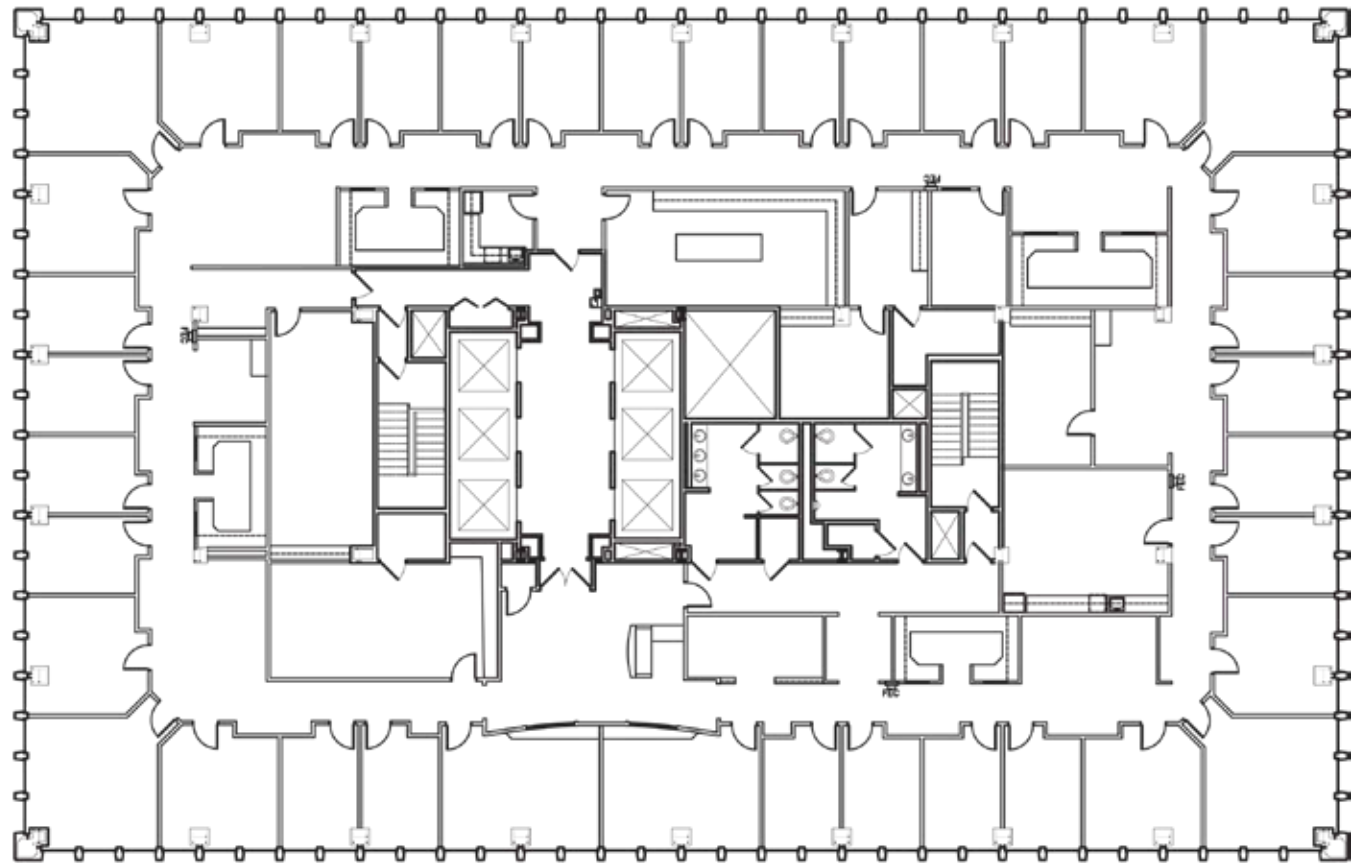
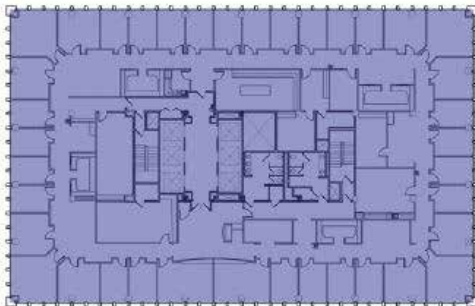


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# Suite 1100

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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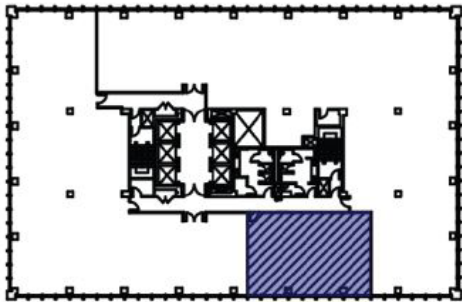
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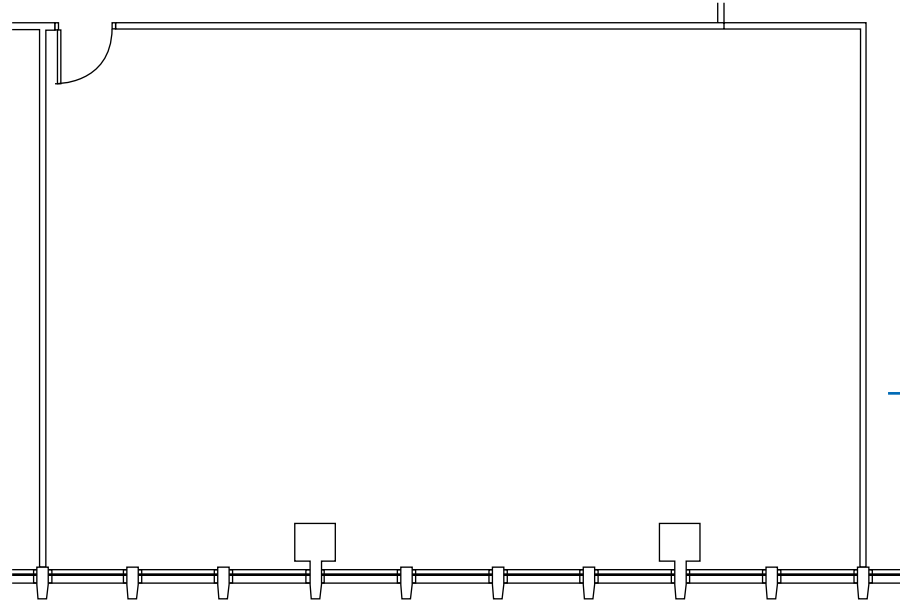
# Suite 1530

1,580 SF

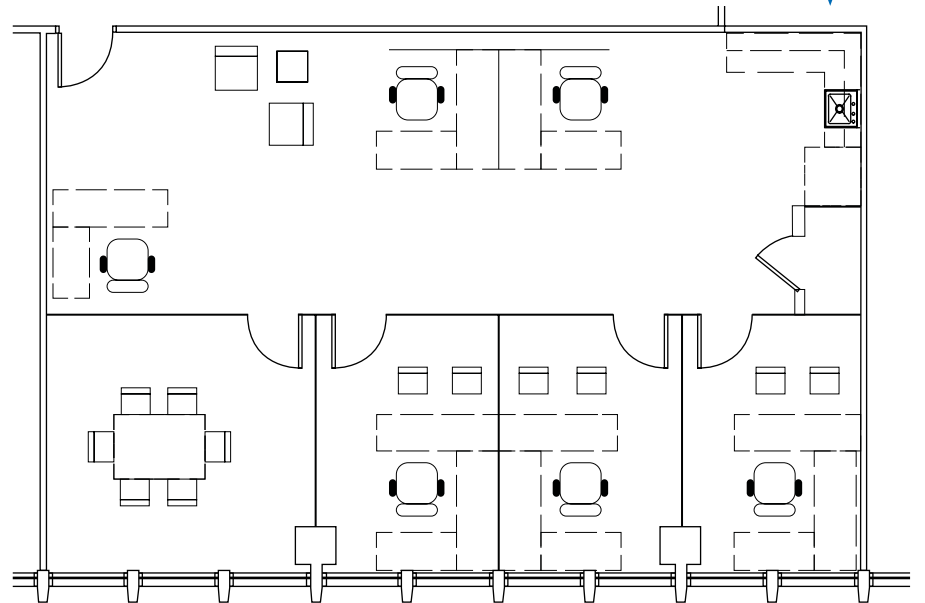
- Suite in shell condition
- Outstanding views
- Potential spec suite



CURRENT FLOORPLAN



CONCEPTUAL FLOORPLAN

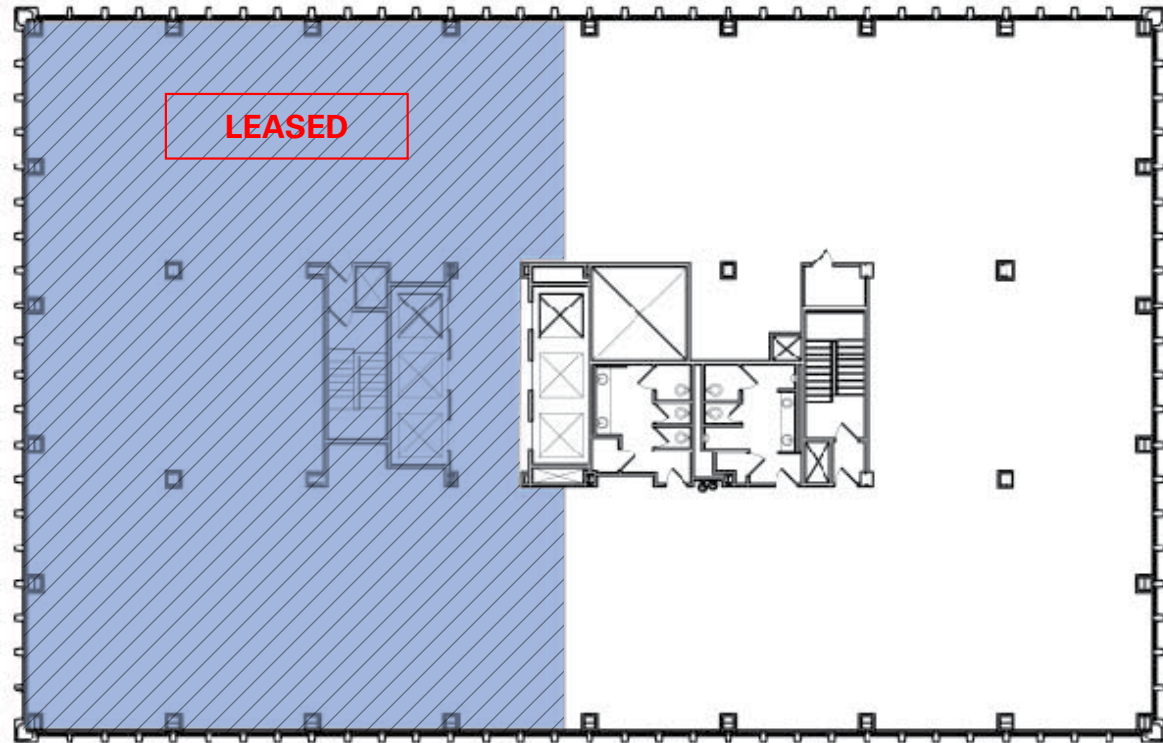


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# Suite 1650

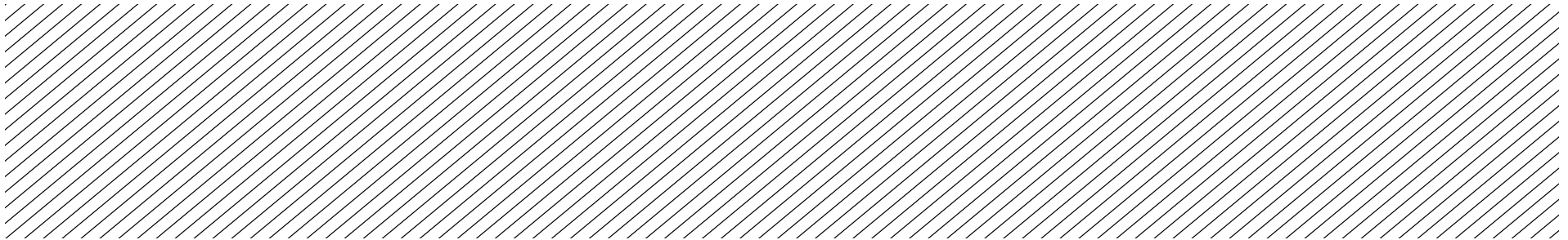
8,760 SF

- 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

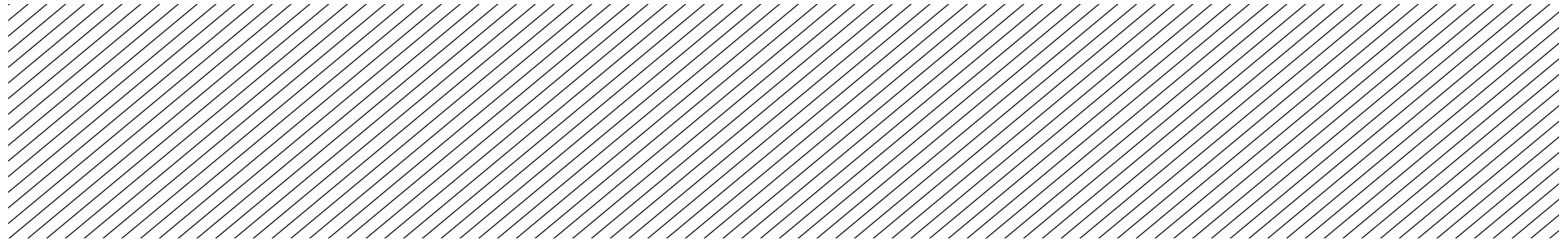




LOBBY PHOTOS

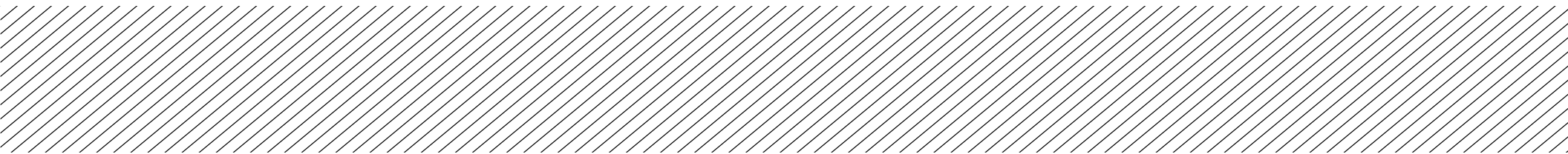


SUITE PHOTOS





STRIP VIEW





DOWNTOWN VIEW



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# DOWNTOWN LAS VEGAS







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