

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 - **TWO FULL FLOORS AVAILABLE**
First Floor - ±18,326 SF
Second Floor - ±17,931 SF

5475 S DECATUR | LAS VEGAS | NV | 89118

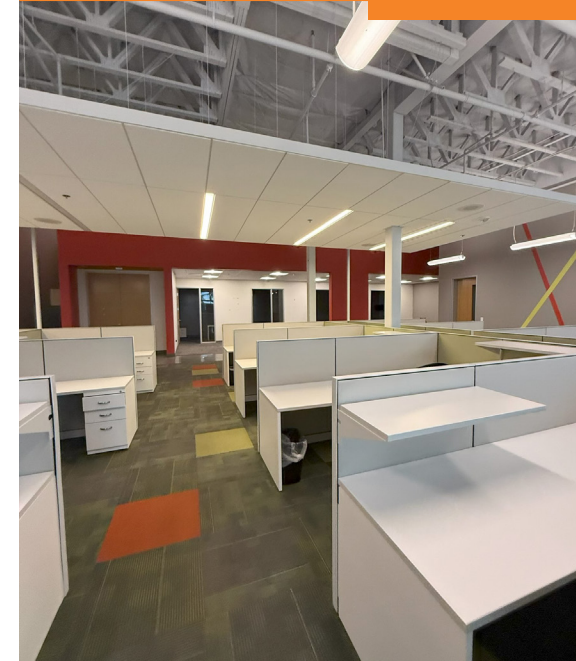
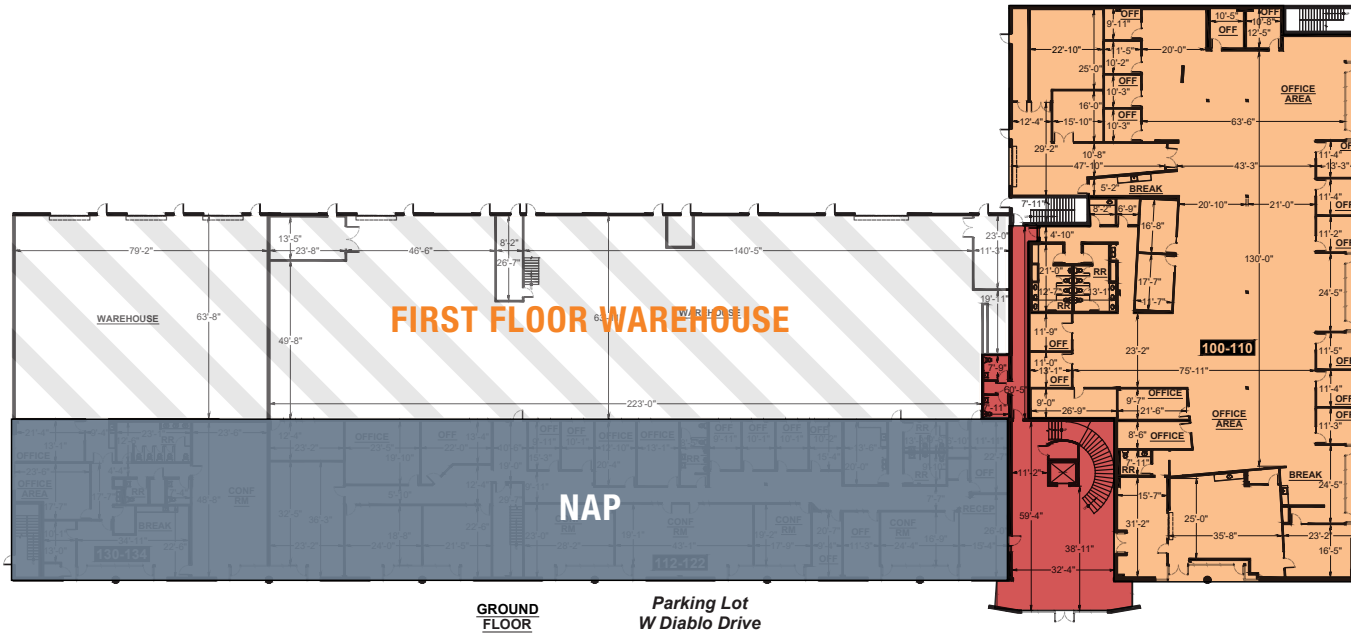


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FLOOR PLAN - FIRST FLOOR

UNDER NEW OWNERSHIP



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AVAILABILITIES

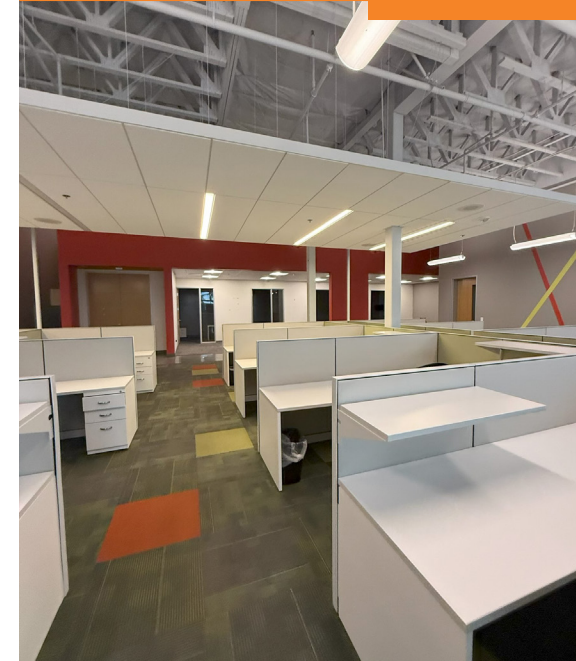
■ NAP ■ COMMON AREA ■ AVAILABLE

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
100-110	±18,326	±18,326	\$1.85 PSF NNN \$0.39 CAMs	Immediately

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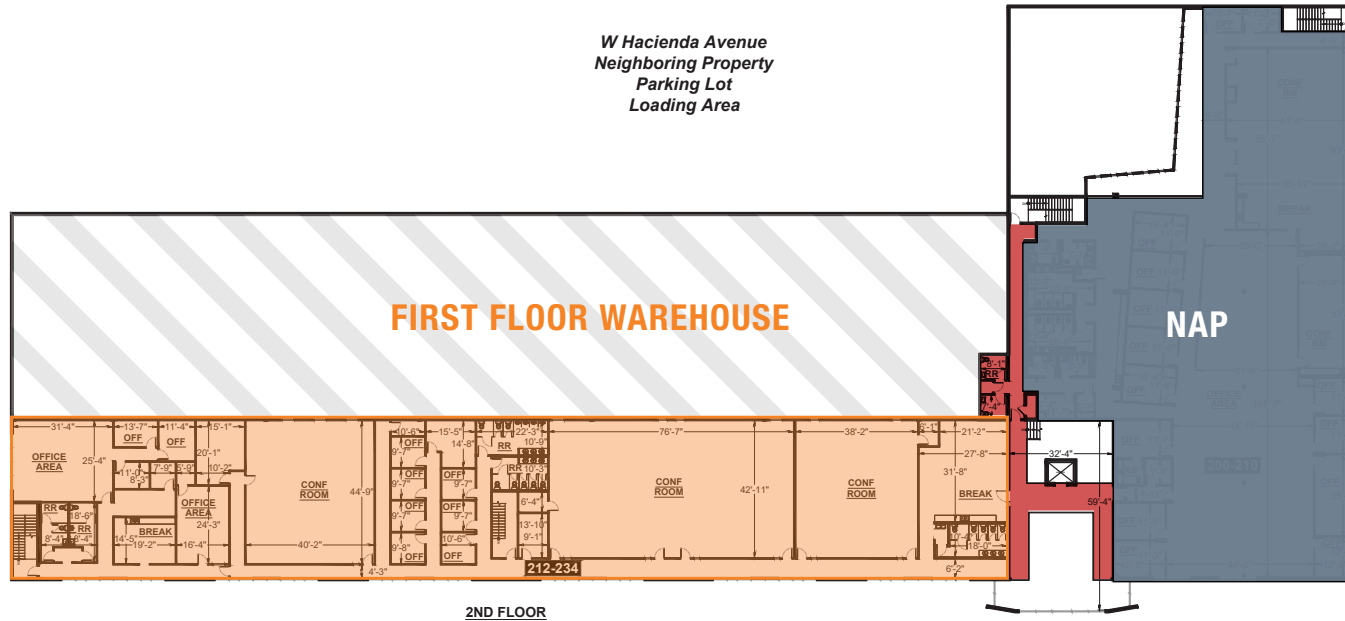
 COMMON AREA

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
100-110	±18,326	±18,326	\$1.85 PSF NNN \$0.39 CAMs	Immediately

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FLOOR PLAN - SECOND FLOOR

UNDER NEW OWNERSHIP



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AVAILABILITIES

■ NAP ■ COMMON AREA ■ AVAILABLE

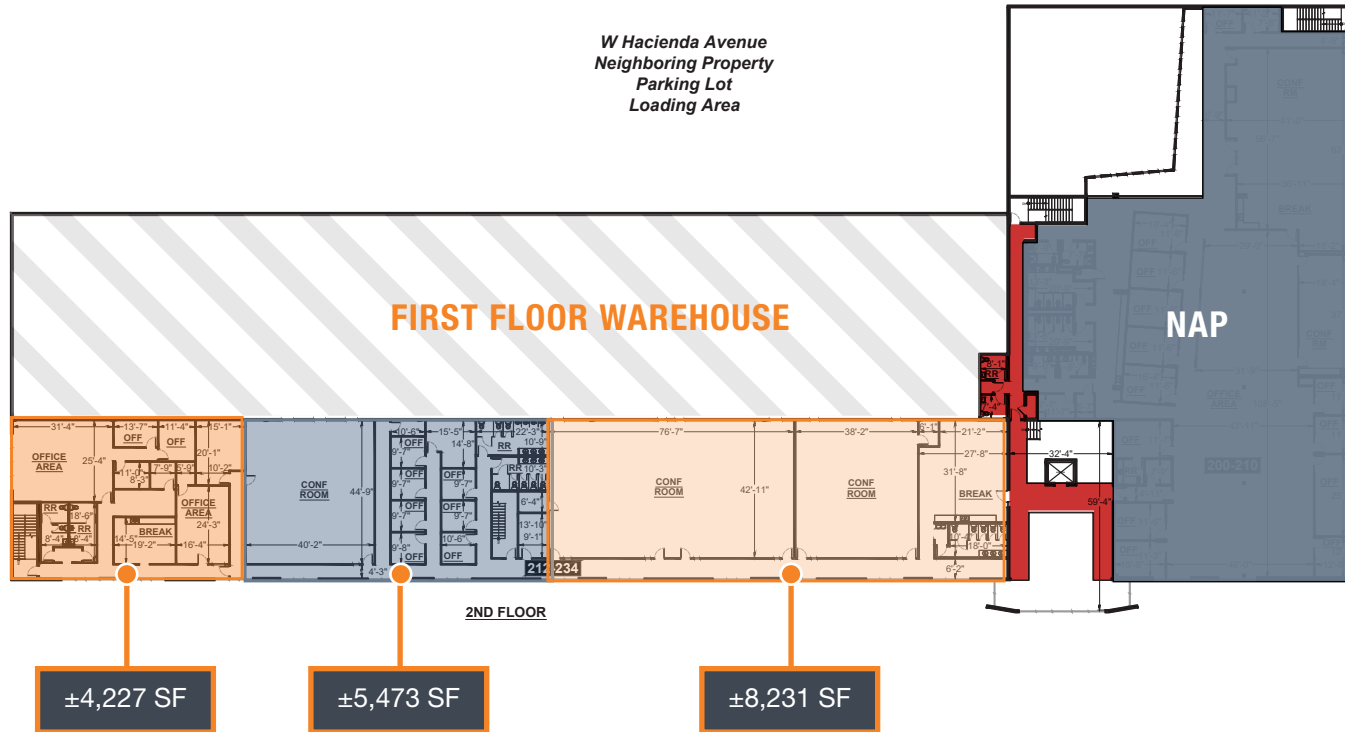
SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
212-234	±17,931 (Divisible)	±17,931 (Divisible)	\$1.85 PSF NNN \$0.39 CAMs	July 1, 2026

CBRE

5475 S DECATUR

PROPOSED DIVISIBILITY

UNDER NEW OWNERSHIP



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AVAILABILITIES



NAP



COMMON AREA

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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UNDER NEW OWNERSHIP



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NEARBY AMENITIES

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FOR LEASE - FLEX OFFICE SPACE

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