

FOR LEASE

# SKYVIEW BUSINESS PARK

4530 S. DECATUR BOULEVARD | LAS VEGAS, NEVADA 89103



**5% CO-OP**

FOR INITIAL 36 MONTH LEASE TERM

FOR MORE INFORMATION:

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**5% CO-OP**  
FOR INITIAL 36 MONTH LEASE TERM

**LEASE RATE INCENTIVES\*:  
MONTHS 1-3 LEASE RATE AT \$0.99 PSF/MONTH NNN**

**±4,248 RSF TO ±13,020 RSF TURN-KEY  
PROFESSIONAL OFFICE SPACE WITHIN  
SKYVIEW BUSINESS PARK**

**PROPERTY HIGHLIGHTS**

**SKYVIEW BUSINESS PARK IS ±49,989 SQUARE FOOT, 2-STORY SUBURBAN CLASS "A" PROFESSIONAL OFFICE BUILDING LOCATED IN THE HEART OF LAS VEGAS WITH IMMEDIATE ACCESS TO LAS VEGAS BOULEVARD & ALL MAJOR CONVENTION CENTERS**

- CAMs at \$0.32 RSF/Month- Includes Taxes, Insurance, Trash, Water, Gas, Sewer, Landscaping, Window Cleaning, Elevator Service, Fire Alarm, A/C Maintenance Contract, and Common Area Cleaning.
- 2016 Total Remodel with New Upgrades as Follows: New A/C, Roof, High End Interior Design, and Top Quality Materials including Marble Stone Flooring, Carpet, High Gloss Wood Veneer Wall/Column Cladding
- First and Second Floors Have a Large Atrium with Skylight Lobbies
- New After Hours Building Security System
- Parking Ratio is 6:1,000; Covered Executive Parking Available
- Pylon & Prominent Building Signage Available
- Easy Access to I-15; Close Proximity to the Las Vegas Strip

*\* Excludes suite 200. Lease incentives offered are strictly based on Tenant leasing premises on an "As Is Where Is" basis. Any other improvements or modifications to the space will be negotiated separately.*

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# SKYVIEW BUSINESS PARK

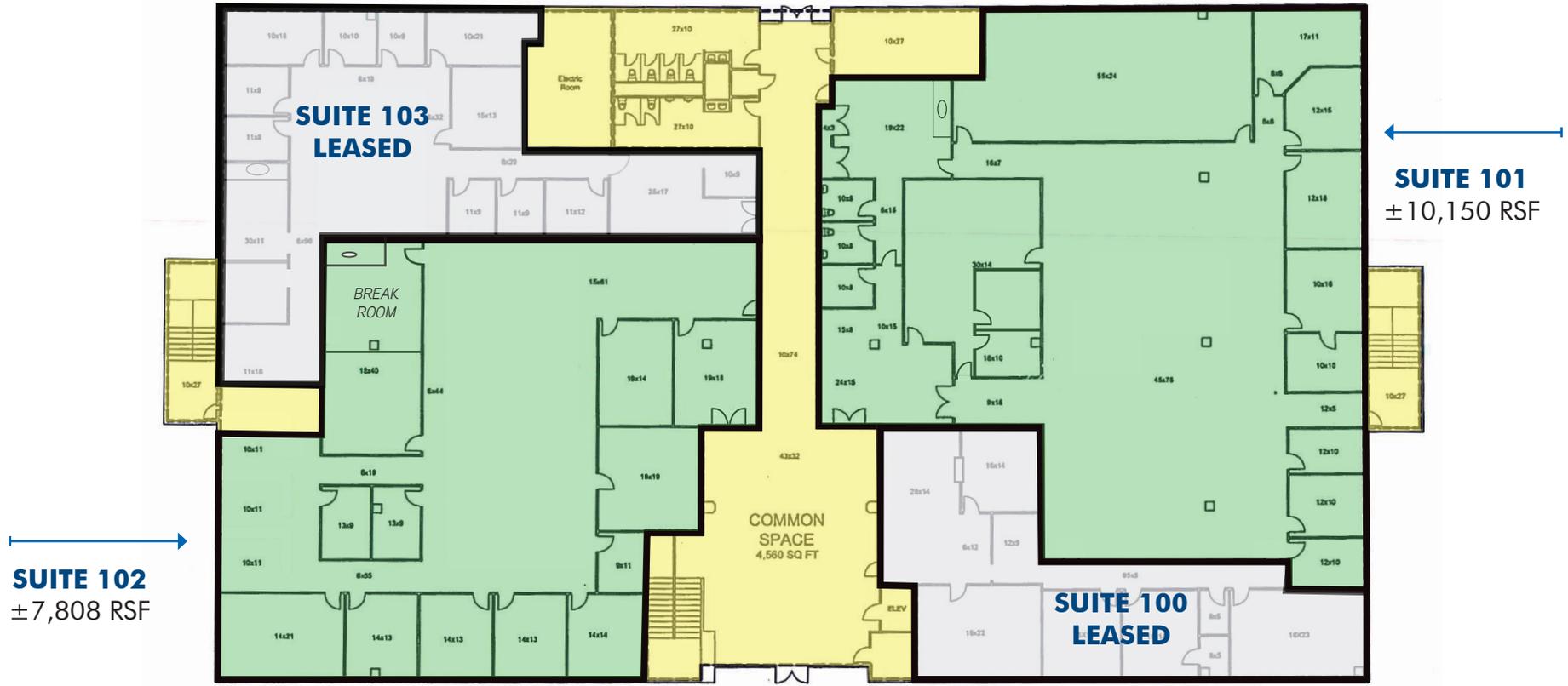
4530 S. DECATUR BOULEVARD | LAS VEGAS, NEVADA 89103



## First Floor

- = LEASED
- = AVAILABLE
- = COMMON AREA

**COMMON RESTROOMS**



-----  
DECATUR BOULEVARD  
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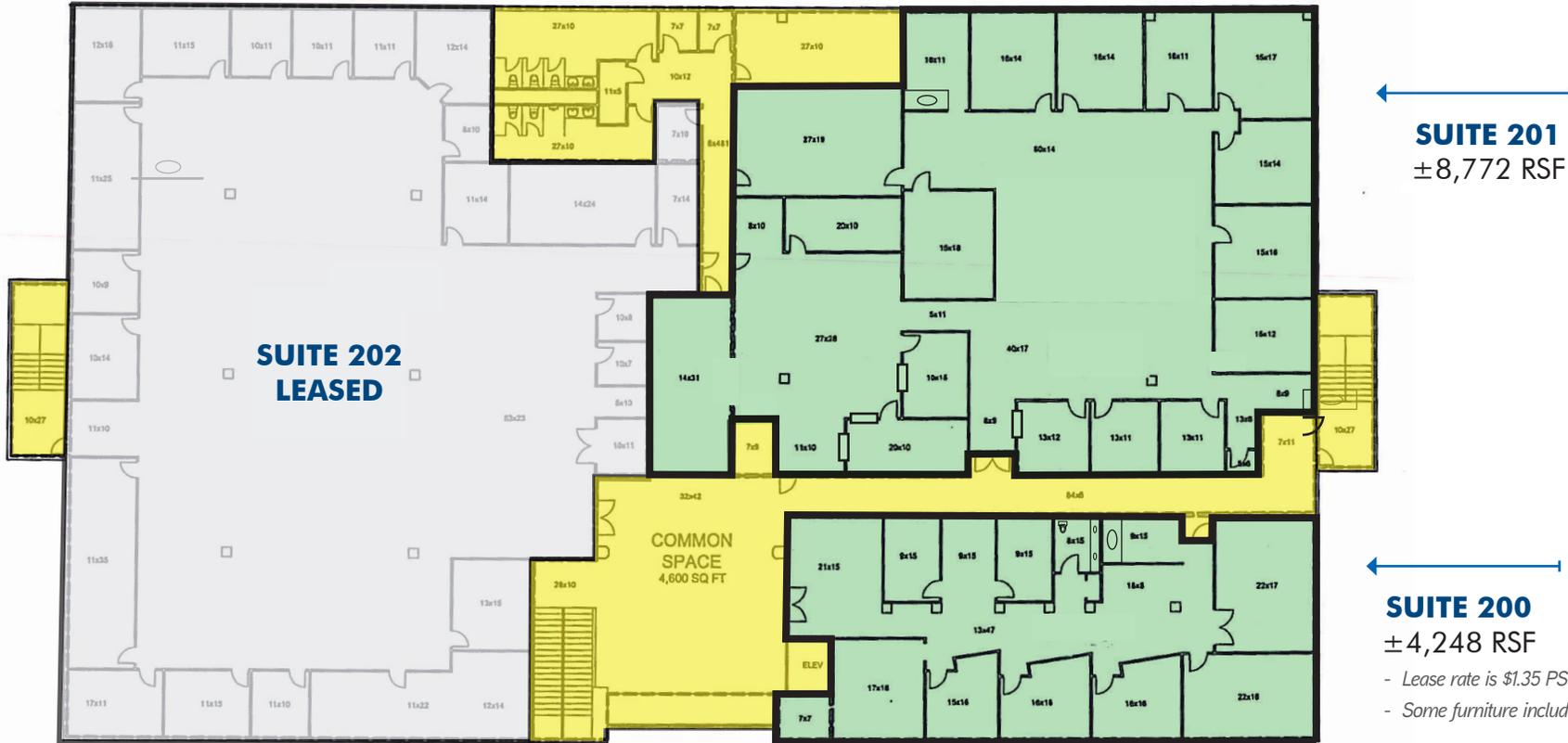
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## Second Floor

COMMON RESTROOMS  
↓

- = LEASED
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DECATUR BOULEVARD

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SUBJECT PROPERTY

LOCATED IN THE HEART OF LAS VEGAS WITH IMMEDIATE ACCESS TO LAS VEGAS BOULEVARD & ALL MAJOR CONVENTION CENTERS

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