

BANK OF AMERICA PLAZA

300 S. Fourth Street, Las Vegas, NV 89101



CITY CENTER
REALTY PARTNERS



Exclusively marketed by:

Jayne Cayton

Senior Director

702.688.6916

jcayton@comre.com

Matt Kreft

Senior Associate

702.688.6900

mkreft@comre.com



3773 Howard Hughes Pkwy., Suite 100 S ■ Las Vegas, NV 89169 ■ www.comre.com

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Located in the thriving Downtown financial and business district, Bank of America Plaza is a sixteen-story, Class A, office building consisting of $\pm 270,254$ square feet. This landmark office building offers a much desired downtown location near the Regional Justice Center, Federal Courthouse, government buildings, numerous amenities and convenient freeway access for employees and customers.

PROPERTY HIGHLIGHTS

- Premier Class “A” office building
- Desirable downtown location
- Convenient access to major freeways, U.S. 95 and I-15
- On-site amenities including Starbucks, banking, additional VIP services and professional property management
- Seven-story attached parking structure with customer, reserved and open parking spaces
- State-of-the-art “On Call” elevator system Citywide views
- Competitive Full Service Gross lease rates
- Suites available from $\pm 2,524$ RSF to $\pm 16,381$ RSF with full floors available
- Specs suites complete
- Free Wi-Fi in the lobby

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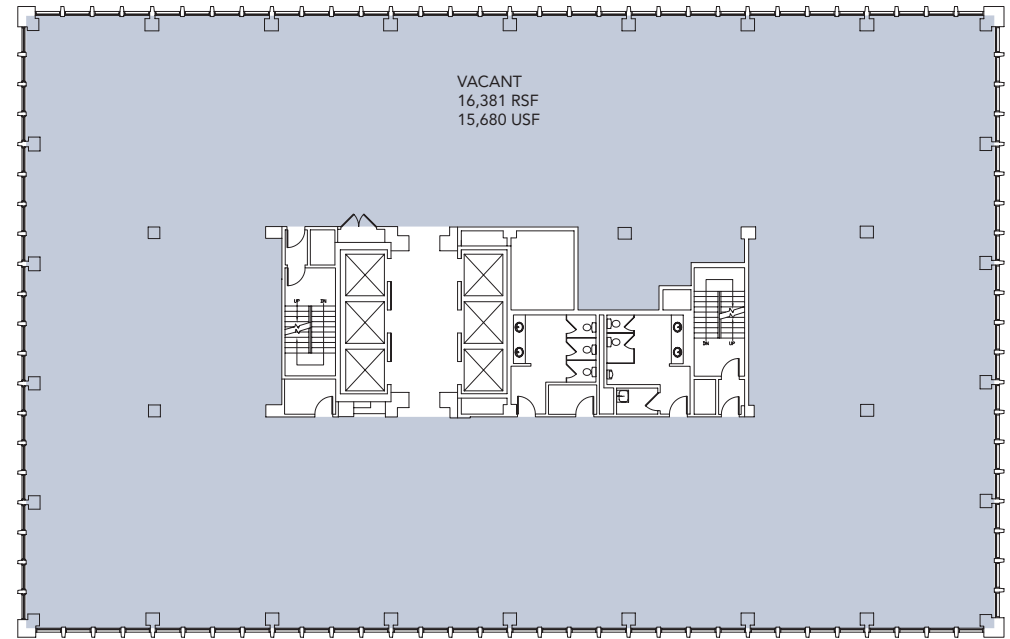
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AVAILABLE SPACE

Floor No.	Suite No.	Suite Sizes	Rate/SF
3rd	310	±6,300 RSF	\$2.65
4th	410	± 9,412 RSF	\$2.65
5th	500	± 16,381 RSF	\$2.65
6th	601	± 6,541 RSF	\$2.65
8th	820	± 2,524 RSF	\$2.65
9th	901	± 4,008 RSF	\$2.65
10th	1015	±2,876 RSF	\$2.65
12th	1220	±3,172 RSF	\$2.65
15th	1500	±10,028 RSF	\$2.95
16th	1600	±16,381 RSF	\$2.95
17th	1700	±16,381 RSF	\$2.95

SAMPLE FULL FLOOR PLAN



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DOWNTOWN MAP LEGEND

- ① Regional Justice Center
- ② Regional Transportation Center
- ③ Federal Courthouse
- ④ World Market Center
- ⑤ City Hall
- ⑥ The Smith Center for the Performing Arts
- ⑦ Cleveland Clinic Lou Ruvo Center for Brain Health
- ⑧ Zappos Headquarters

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