



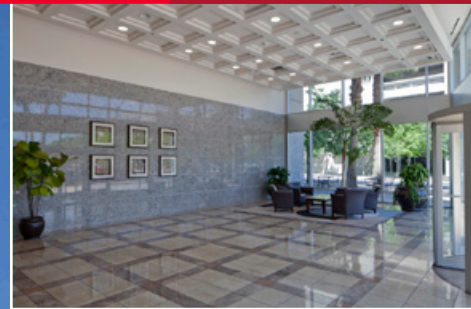
**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

## City Centre Place

400 South 4th Street Suite 600  
Las Vegas, NV 89101

JUST REDUCED TO \$2.40 FSG!!!



For sublease is a portion of Suite 600 at 400 South 4th Street - a  $\pm 2,325$  RSF office suite located in the highly desirable Class A office building, City Centre Place. The suite offers natural light throughout and comes with access to the breakroom, workroom and conference rooms. The sublease consists of a large built in secretaries area, one (1) executive office, four (4) private offices, one (1) storage/file area, and gorgeous views of Downtown.

City Centre Place is a Class A office building consisting of 104,253 SF, 6 story steel and glass and is located in the center of Downtown Las Vegas. Situated directly across the street from the Clark County Regional Justice Center and walking distance to all the federal and state courts. Amenities include: two restaurant options on the ground floor, onsite security and building engineer. Near Container Park and the Downtown Arts District. Zappos HQ and World Market Center are also nearby.

### Property Highlights

- \$2.40/SF FSG
- Sublease ending 2/28/2024
- Suite comes with access to the workroom and breakroom
- Class A Building in the Center of Downtown
- Gorgeous Views
- Many onsite amenities

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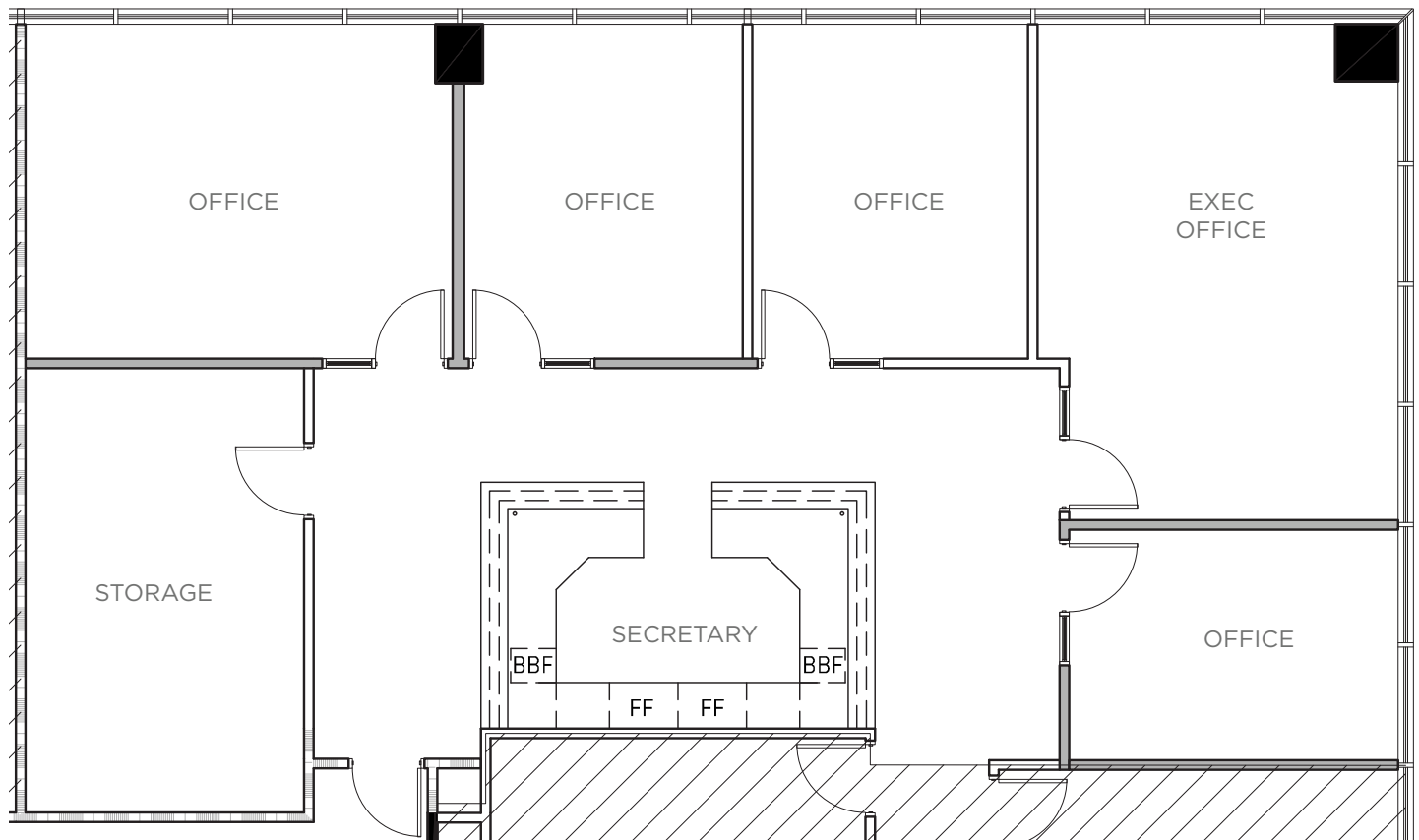
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Suite 600 - 2,027 USF/2,325 RSF



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