



CLASS "A" OFFICE SUITES - MINUTES TO THE LAS VEGAS STRIP, AIRPORT & DOWNTOWN

FOR LEASE

4000 & 4040 S. EASTERN AVENUE | LAS VEGAS, NV 89119

Pointe Flamingo is a Class "A" office project consisting of Two 3-story buildings totaling ±98,500 SF. Strategically located at the signalized intersection on Flamingo Road and Eastern Avenue, this is one of the nicest office properties in the East Flamingo Business Corridor. The landlord is a deal maker, quick and easy to get a deal done.

BOB HAWKINS,  **SIR**
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NV-RE License S.0072999

REALCOMM ADVISORS
770 E. Warm Springs Road, Suite 120
Las Vegas, NV 89119
(702) 515-1010
www.realcommadvisors.com



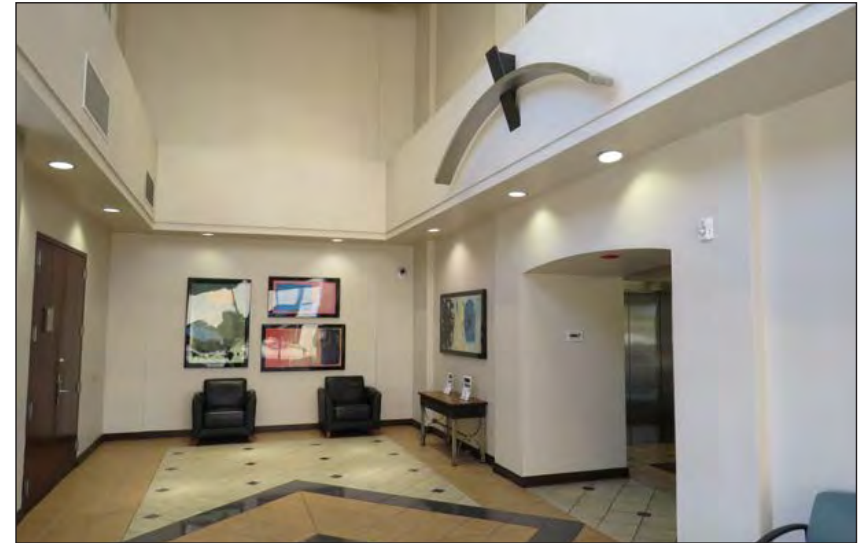
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PROPERTY DETAILS

- Suites From $\pm 1,123$ RSF up to $\pm 4,585$ RSF
- Abundant Surface & Subterranean Parking
- Multiple RTC Bus Routes Near the Property
- Within Walking Distance to Nearby Retail Amenities
- On-Site Property Management, Security & Building Engineer
- Multiple Outdoor Seating/Congregating Areas
- Full Service Lease, Includes CAM, Electrical & 5 Day Janitorial
- Monthly Base Rent: **\$1.70/SF FSG**



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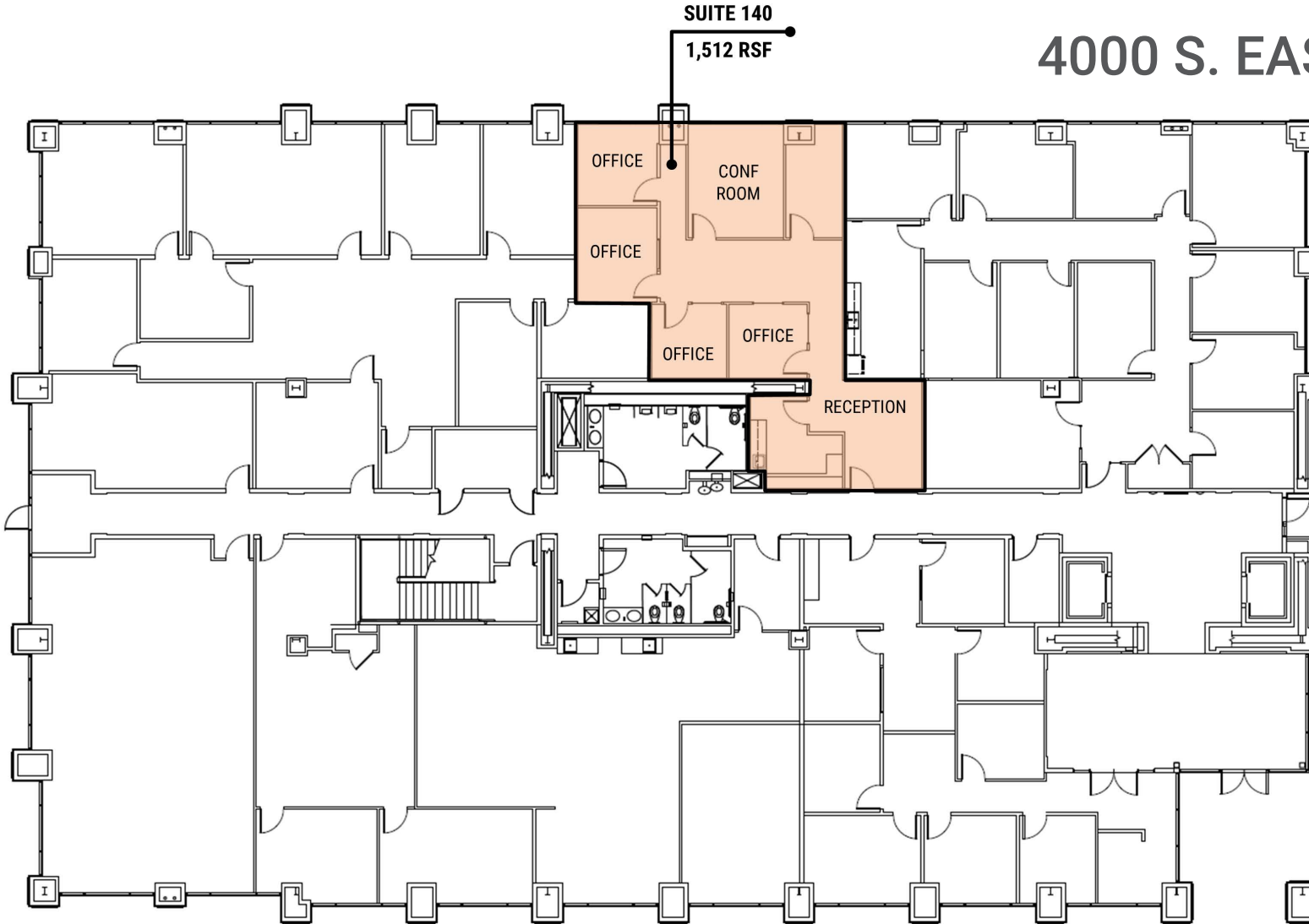


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4000 S. EASTERN AVENUE FIRST FLOOR



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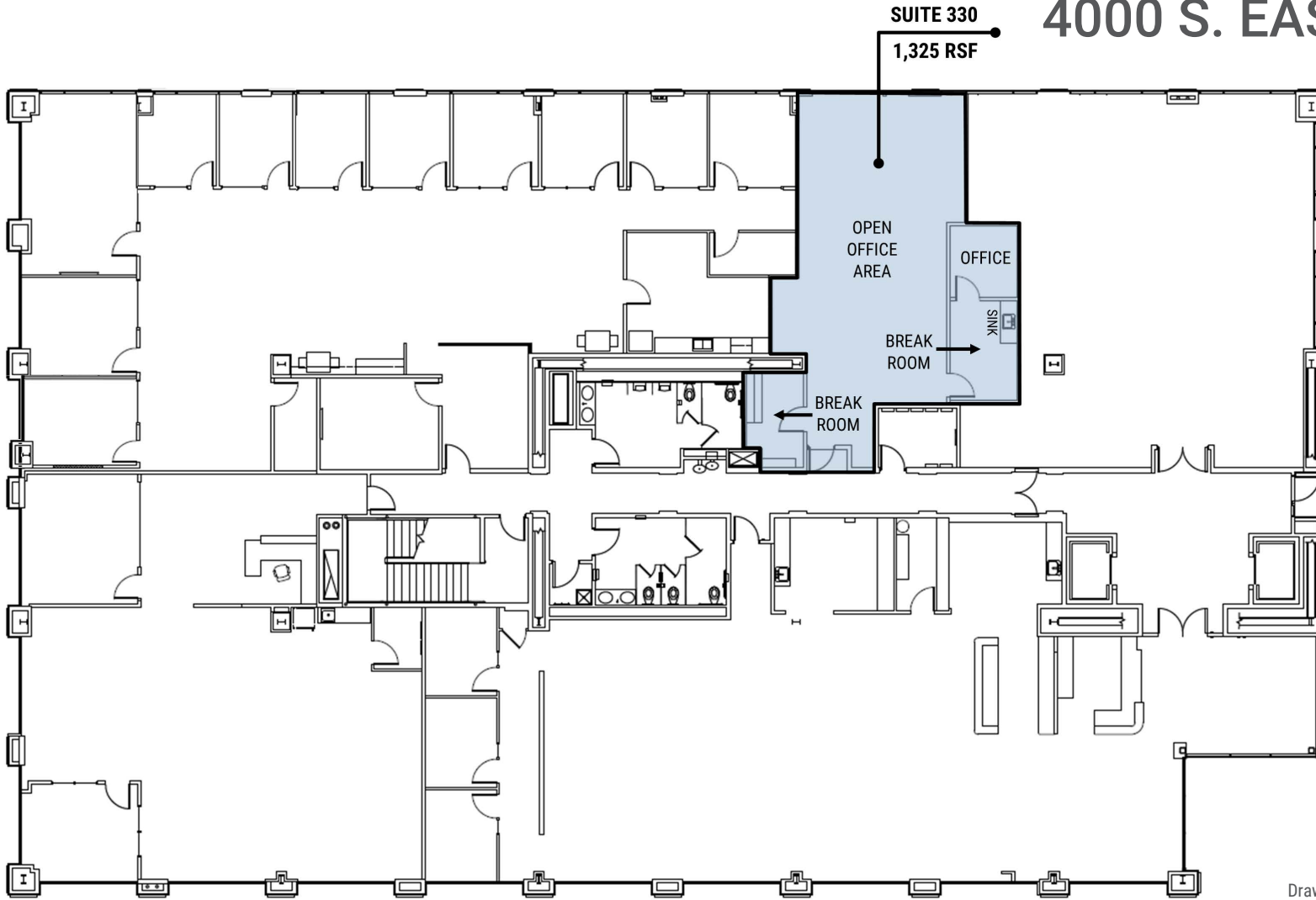


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4000 S. EASTERN AVENUE THIRD FLOOR



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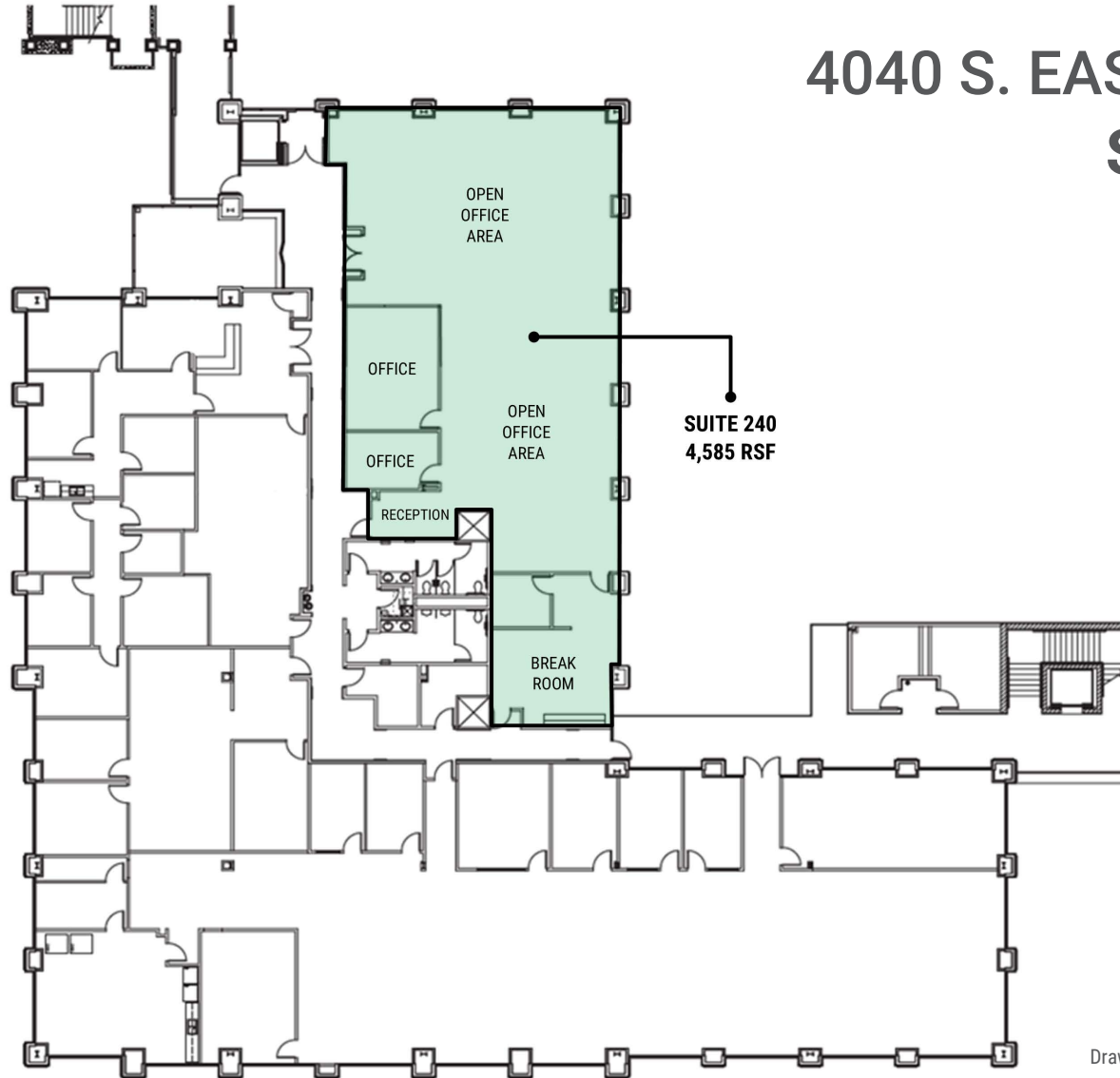
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4040 S. EASTERN AVENUE SECOND FLOOR



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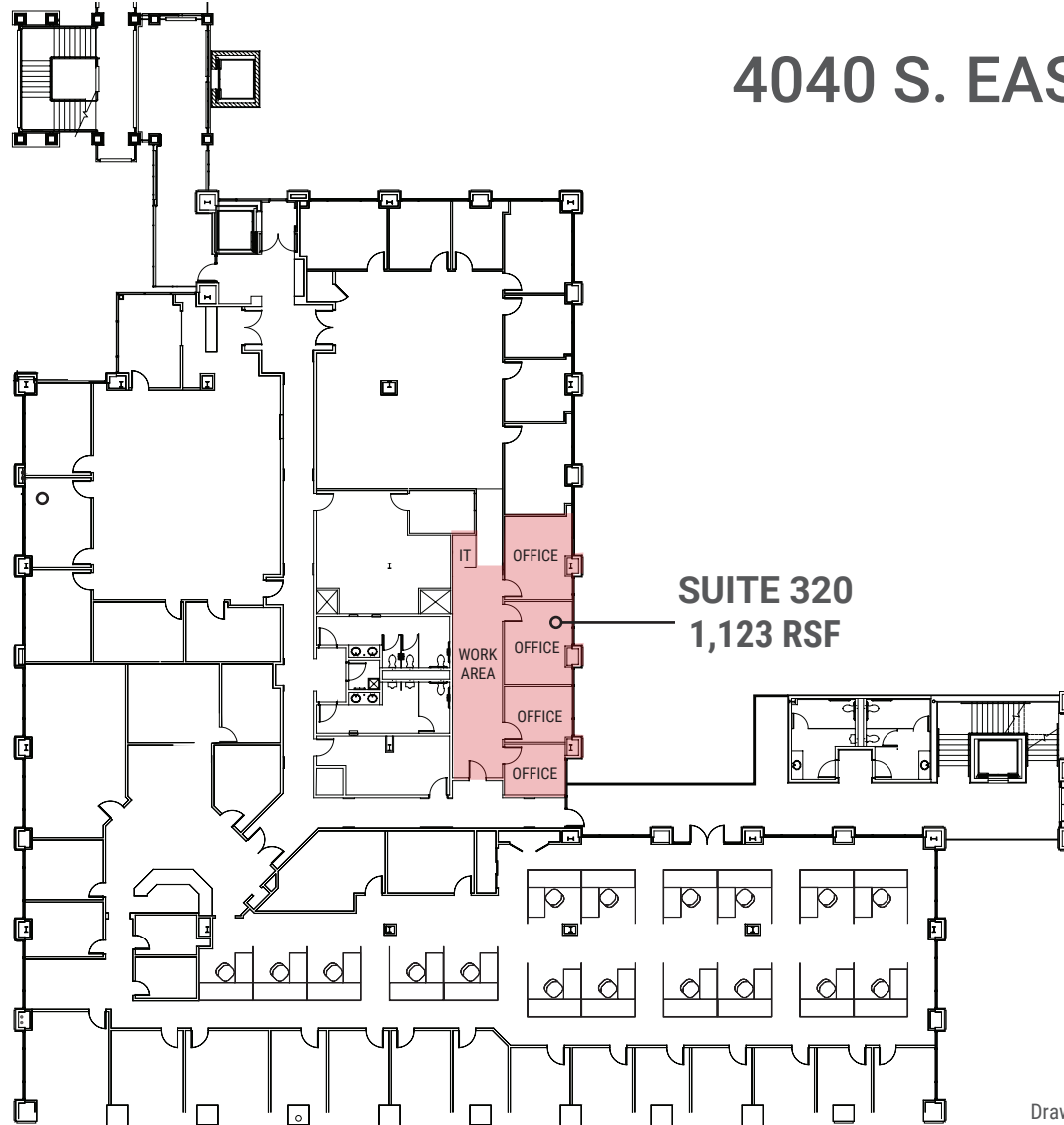


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