

CAMERON COURT



FOR LEASE

4270 & 4290

CAMERON STREET

LAS VEGAS, NV 89103



JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

LISTING LEAD

ELIZABETH MOORE

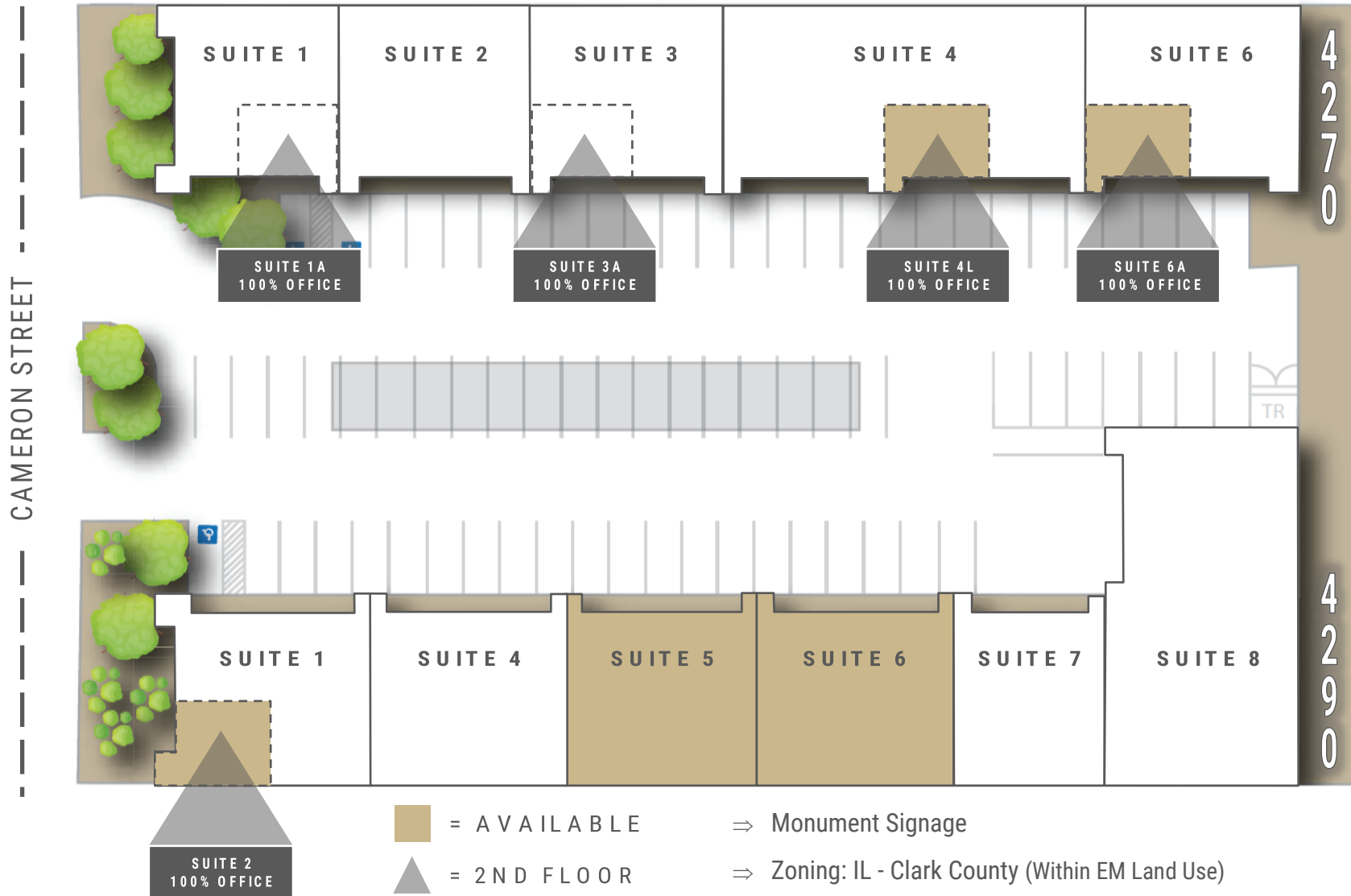
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EMoore@rcadvs.com

NV-RE License: S.0062500

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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

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4270 CAMERON STREET

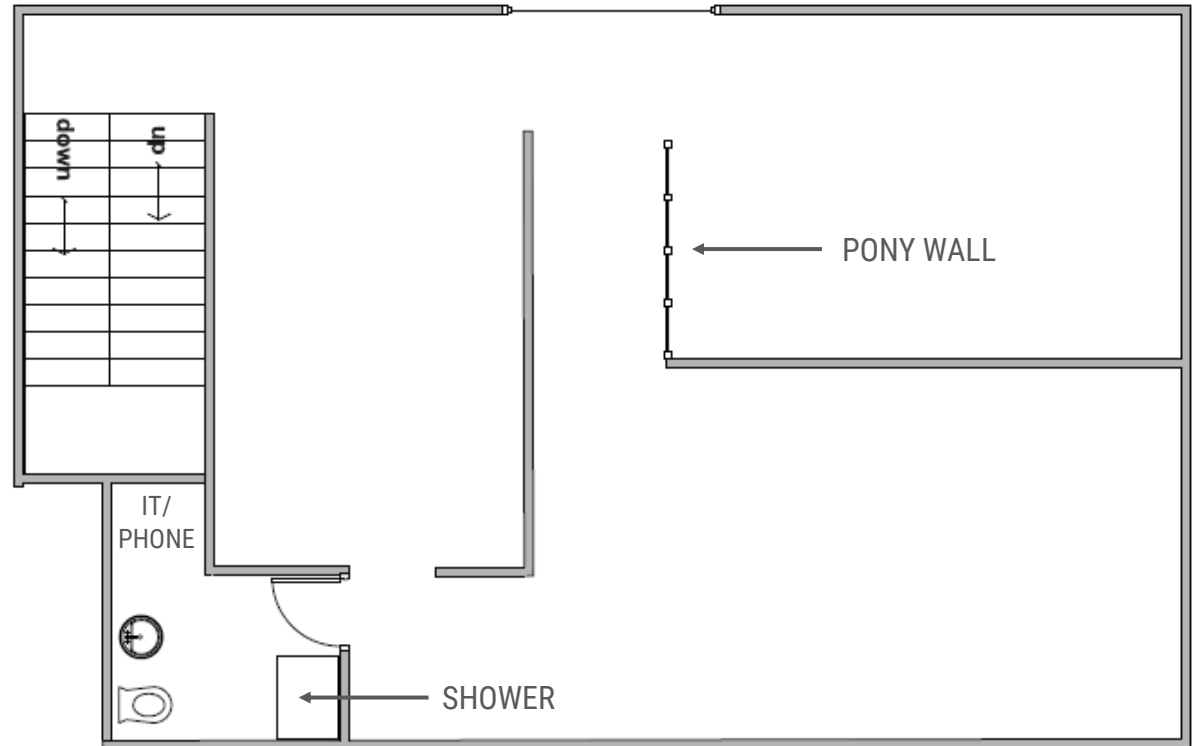
SUITE 4L

- ±1,136 SF Office (100% HVAC)
- No Fire Sprinklers
- Private Restroom

- **TOTAL MONTHLY:** **\$1,431**
 - ◇ Monthly Base Rent: \$1.00/SF (NNN)
 - ◇ Monthly NNN / CAM: \$0.26/SF*

* = Plus Utilities

100% OFFICE - 2ND FLOOR
(NO ELEVATOR)



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4270 CAMERON STREET

SUITE 6A

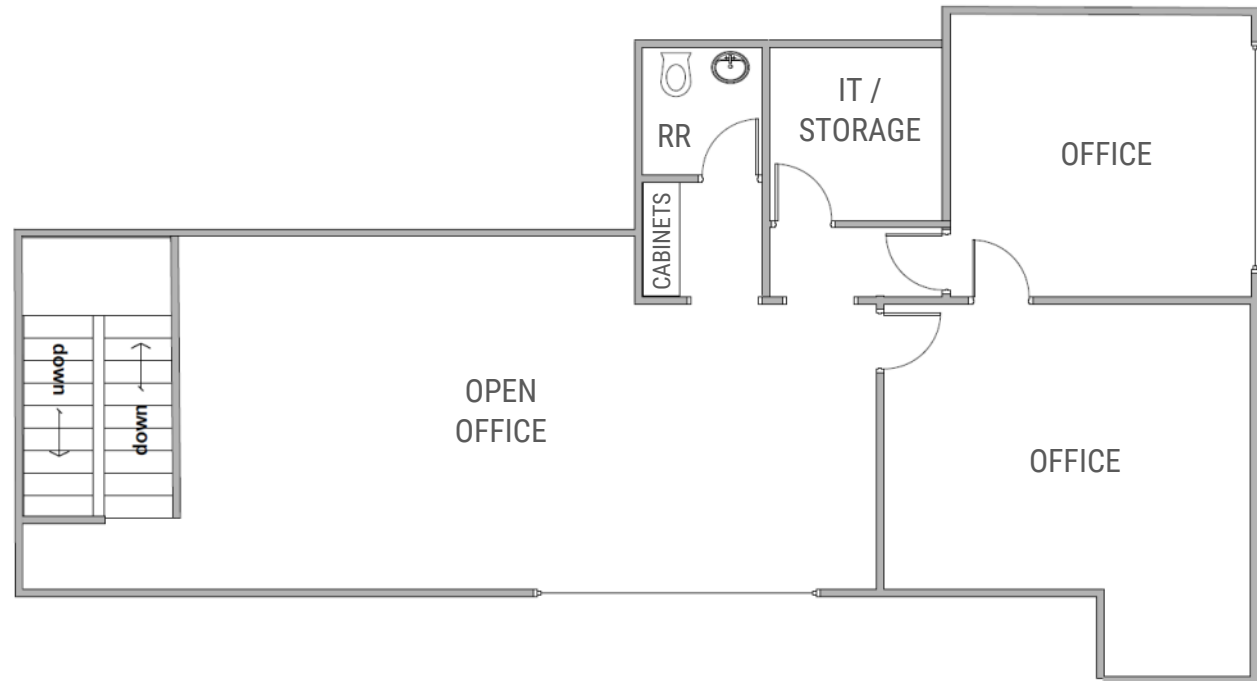
- ±1,389 SF Office (100% HVAC)
- No Fire Sprinklers
- Private Restroom

- **TOTAL MONTHLY:** **\$1,750**
 - ◇ Monthly Base Rent: \$1.00/SF (NNN)
 - ◇ Monthly NNN / CAM: \$0.26/SF*

* = Plus Utilites

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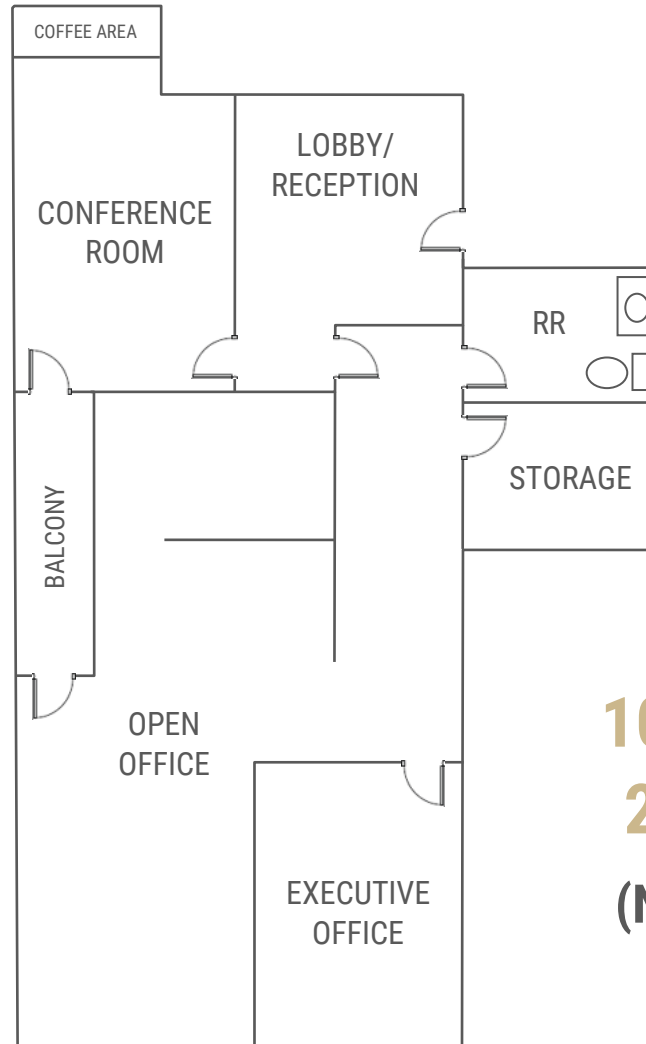
FOR LEASE

4290 CAMERON STREET SUITE 2

- ±1,174 SF Office (100% HVAC)
- Skylights
- Private Balcony

- **TOTAL MONTHLY:** **\$1,479**
 - ◇ Monthly Base Rent: \$1.00/SF (NNN)
 - ◇ Monthly NNN / CAM: \$0.26/SF*

* = Plus Utilities



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2ND FLOOR
(NO ELEVATOR)

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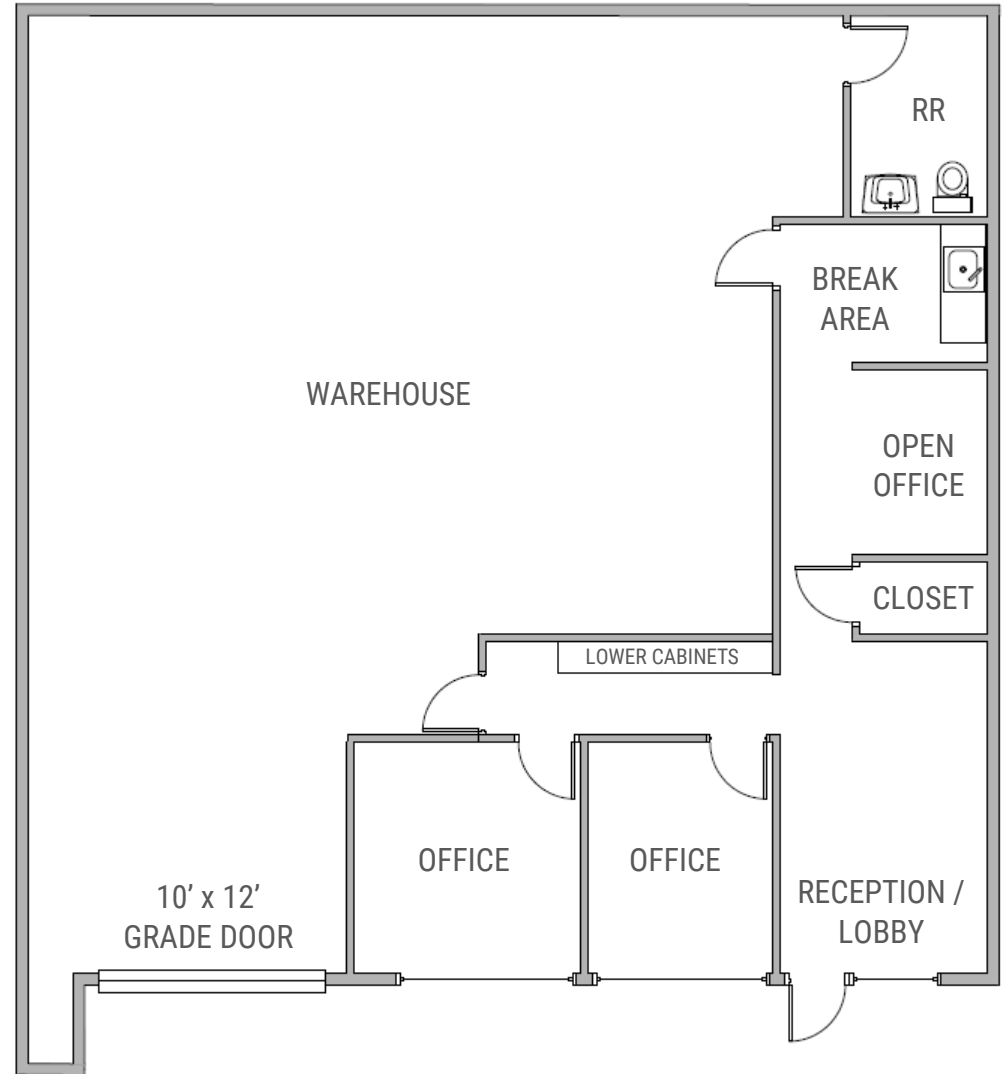
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4290 CAMERON STREET SUITE 5

- ±1,952 SF Office / Warehouse - 1st Floor Suite
 - ±650 SF Office
 - ±1,302 SF Evaporative Cooled Warehouse
- One (1) - 10' x 12' Grade Level Loading Door
- ±19' Clear Height
- 120/208 Volt, 3-Phase Power (To Be Verified)
- No Automotive or Fire Sprinklers
- **TOTAL MONTHLY: \$2,850**
 - ◇ **Monthly Base Rent: \$1.20/SF (NNN)**
 - ◇ **Monthly NNN / CAM: \$0.26/SF***

* = Plus Utilities



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4290 CAMERON STREET

SUITE 6

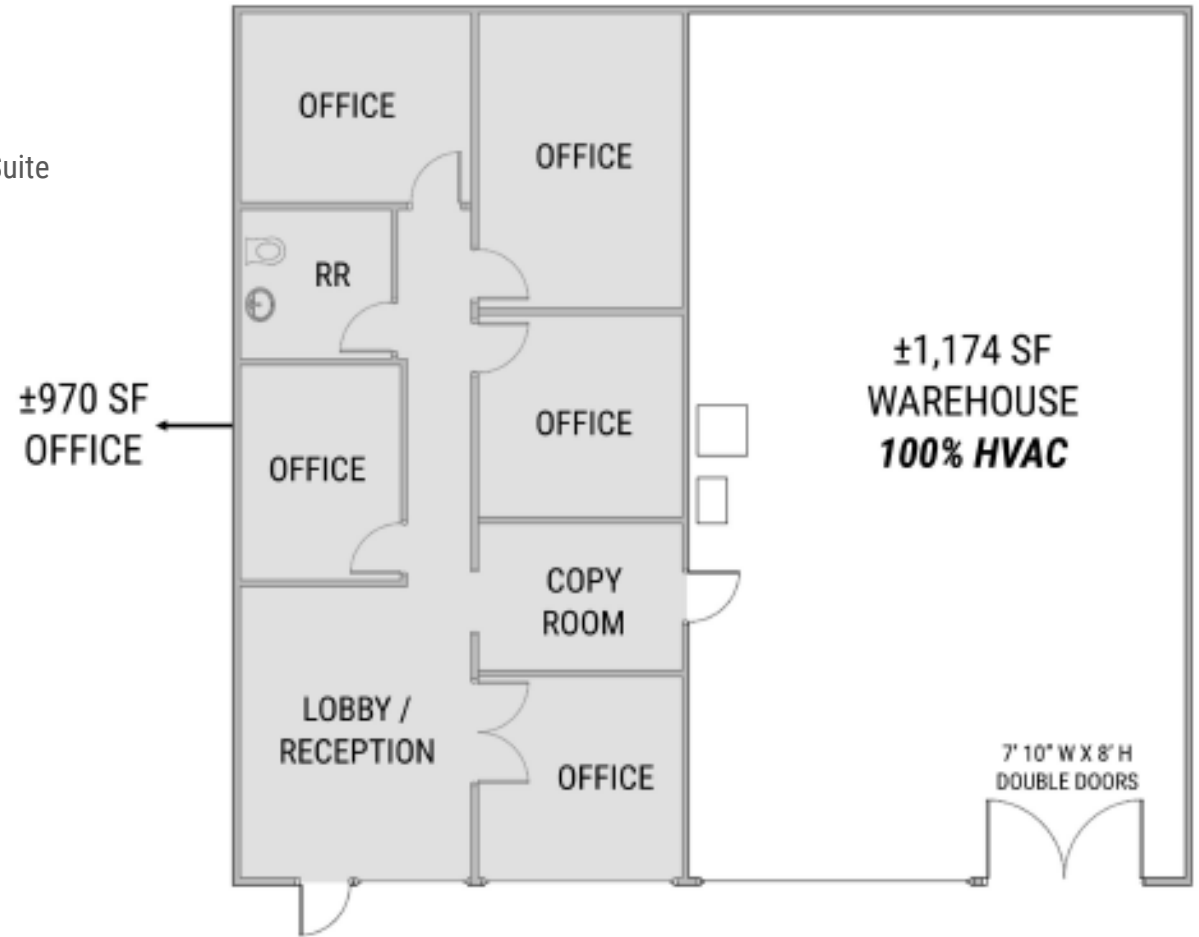
- ±2,144 SF Office / Warehouse (**100% HVAC**) - 1st Floor Suite

- ±970 SF Office
- ±1,174 SF Warehouse

- Grade Level Loading (W = 7' 10" x H = 8' Double Doors)
- ±19' Clear Height
- 120/208 Volt, 3-Phase Power (To Be Verified)
- No Automotive or Fire Sprinklers

- **TOTAL MONTHLY:** **\$3,291**
 - ◇ **Monthly Base Rent:** **\$1.20/SF (NNN)**
 - ◇ **Monthly NNN / CAM:** **\$0.26/SF***

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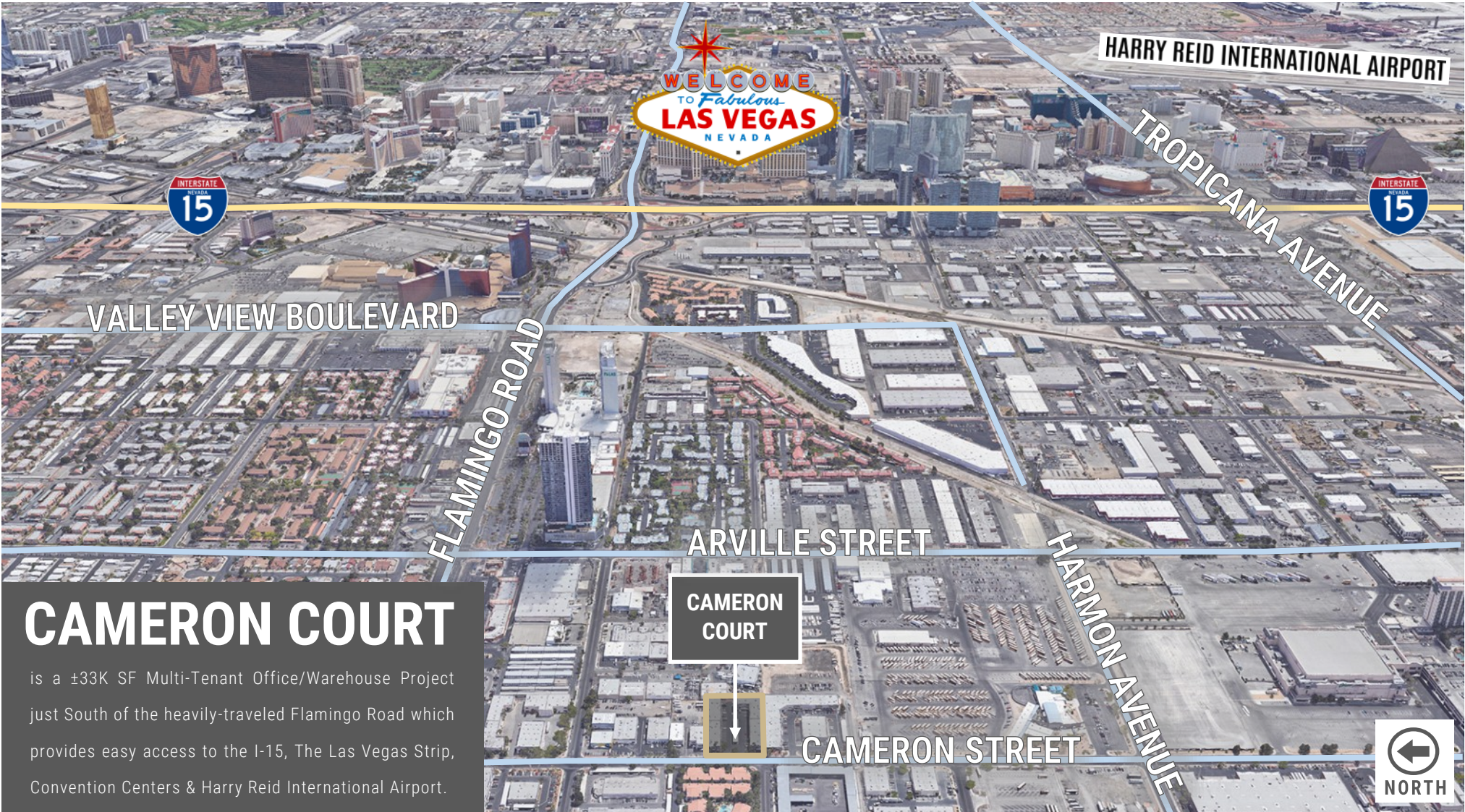
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CAMERON COURT

is a ±33K SF Multi-Tenant Office/Warehouse Project just South of the heavily-traveled Flamingo Road which provides easy access to the I-15, The Las Vegas Strip, Convention Centers & Harry Reid International Airport.

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