

CAMERON
COURT



4270 & 4290
CAMERON STREET

LAS VEGAS, NV 89103



FOR LEASE

JENNIFER LEVINE, CCIM

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NV-RE License: B.0145723

LISTING LEAD

ELIZABETH MOORE

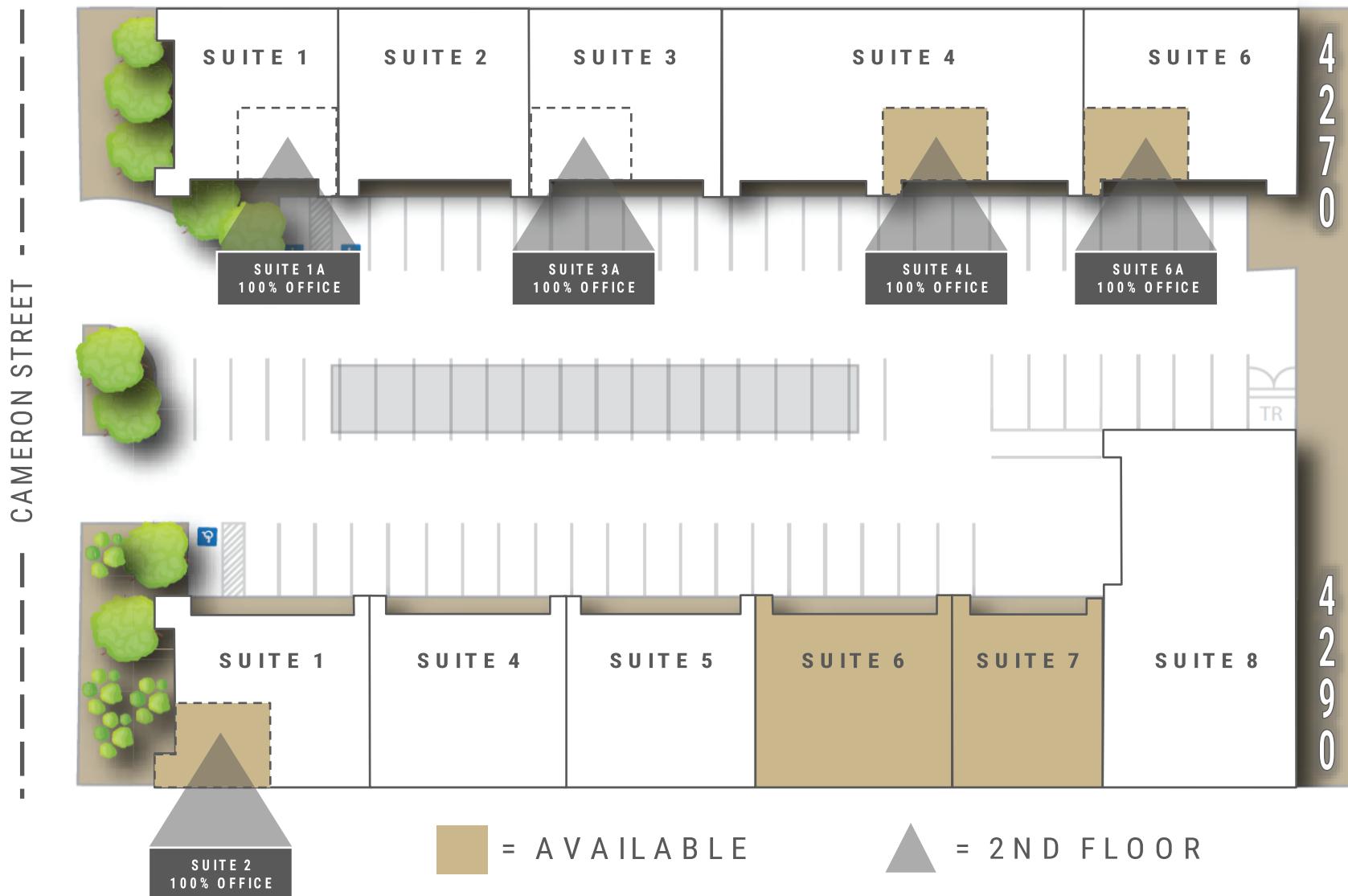
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REALCOMM ADVISORS

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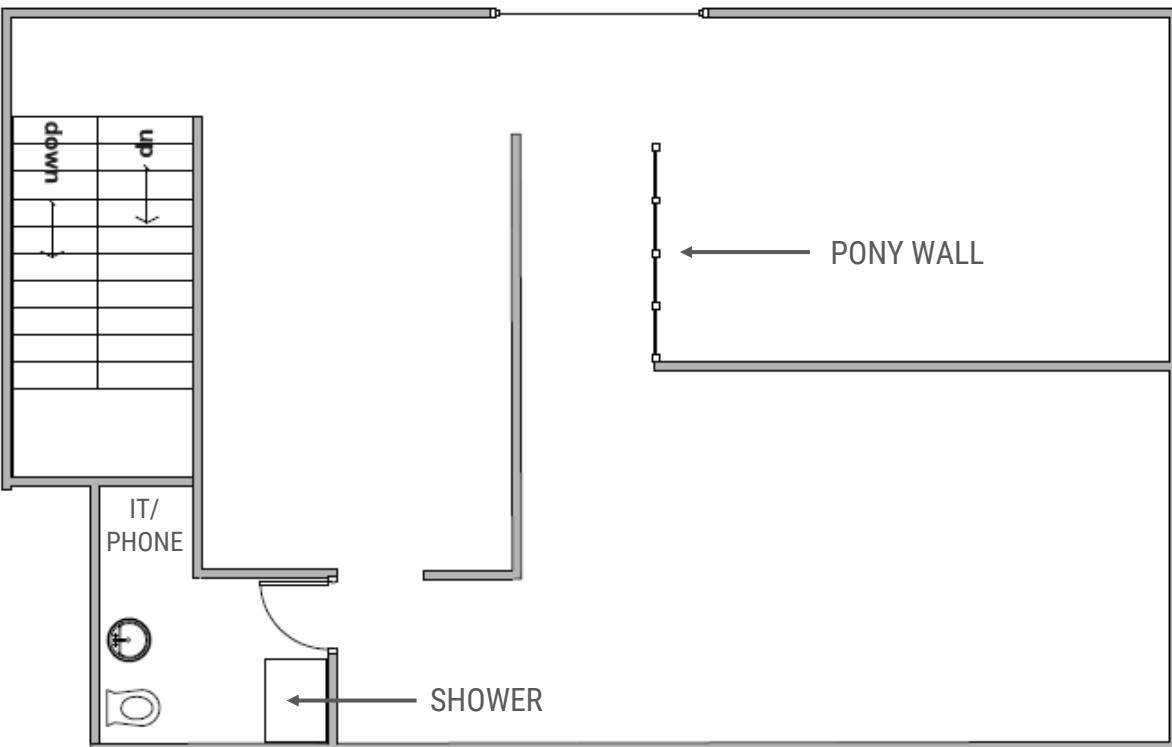
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4270 CAMERON STREET
SUITE 4L

- ±1,136 SF Office (100% HVAC)
- Three (3) - Reserved Parking Spaces (2 Covered & 1 Uncovered)
- No Fire Sprinklers
- Private Restroom
- Monument Signage
- Zoning: IL - Clark County (Within EM Land Use)
- **TOTAL MONTHLY:** **\$1,664**
 - ◊ Monthly Base Rent: **\$1.20/SF (NNN)**
 - ◊ Monthly NNN / CAM: **\$0.265/SF***

**100% OFFICE - 2ND FLOOR
(NO ELEVATOR)**



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.

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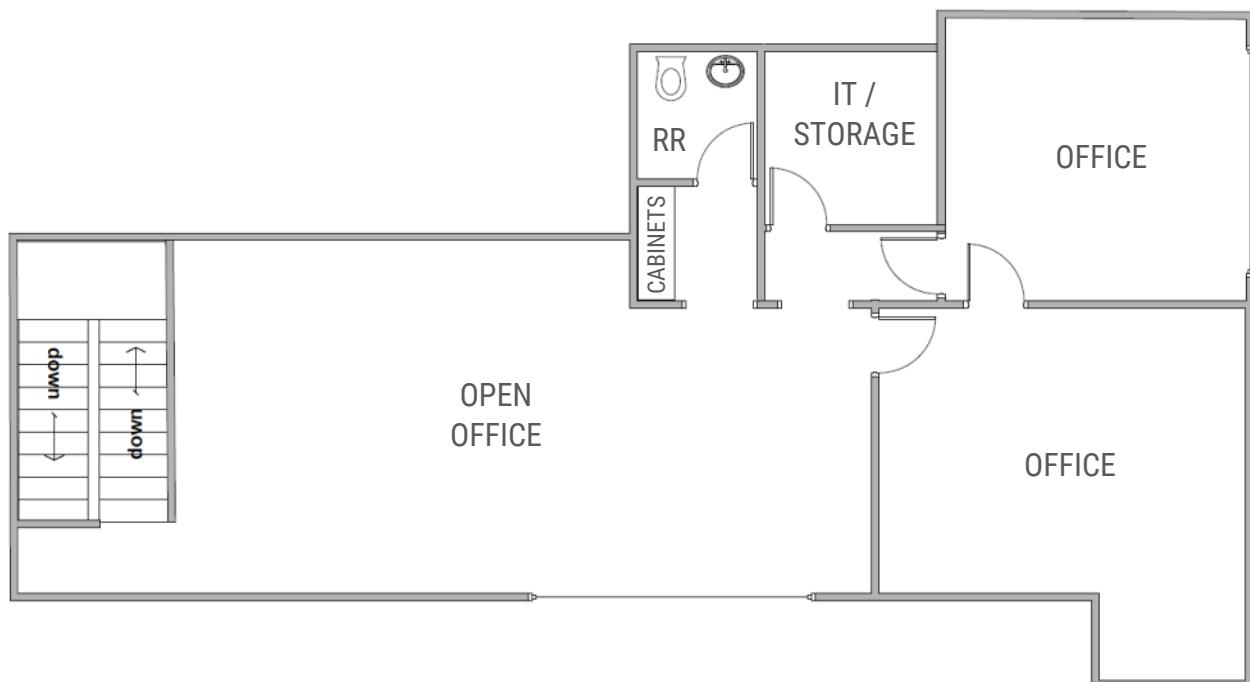


4270 CAMERON STREET
SUITE 6A

- ±1,389 SF Office (100% HVAC)
- Four (4) - Reserved Parking Spaces (Uncovered)
- No Fire Sprinklers
- Private Restroom
- Monument Signage
- Zoning: IL - Clark County (Within EM Land Use)
- **TOTAL MONTHLY:** \$2,035
 - ◊ Monthly Base Rent: \$1.20/SF (NNN)
 - ◊ Monthly NNN / CAM: \$0.265/SF *

* = *Plus Utilites*

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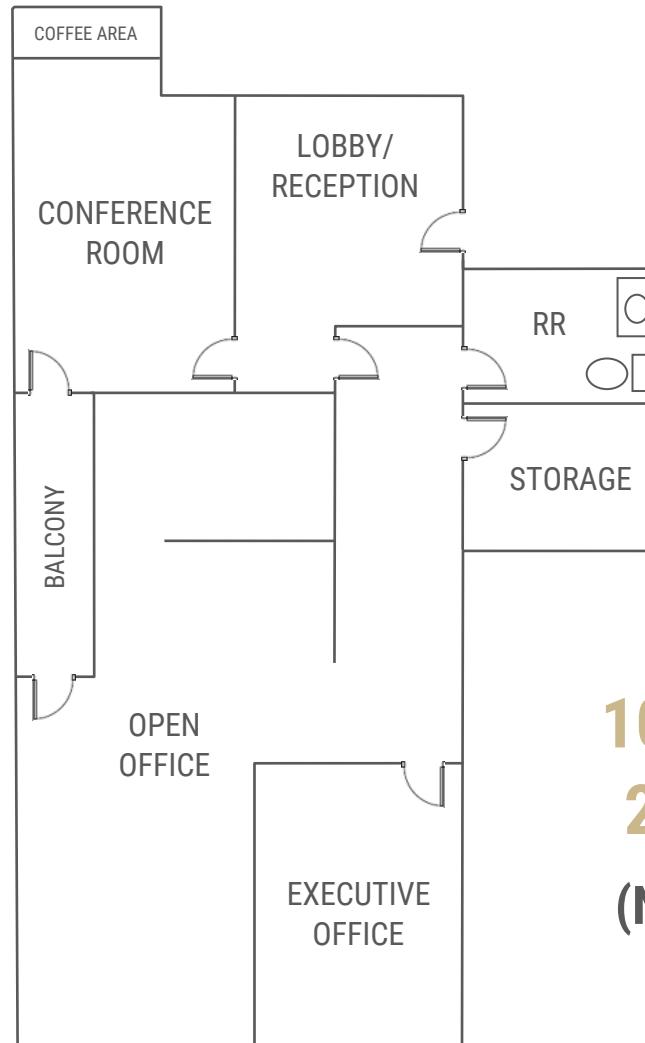
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4290 CAMERON STREET SUITE 2

- ±1,174 SF Office (100% HVAC)
- Three (3) - Reserved Parking Spaces (1 Covered & 2 Uncovered)
- Skylights
- Private Balcony
- Monument Signage
- Zoning: IL - Clark County (Within EM Land Use)
- **TOTAL MONTHLY:** \$1,720
 - ◊ Monthly Base Rent: \$1.20/SF (NNN)
 - ◊ Monthly NNN / CAM: \$0.265/SF*

* = *Plus Utilities*



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2ND FLOOR
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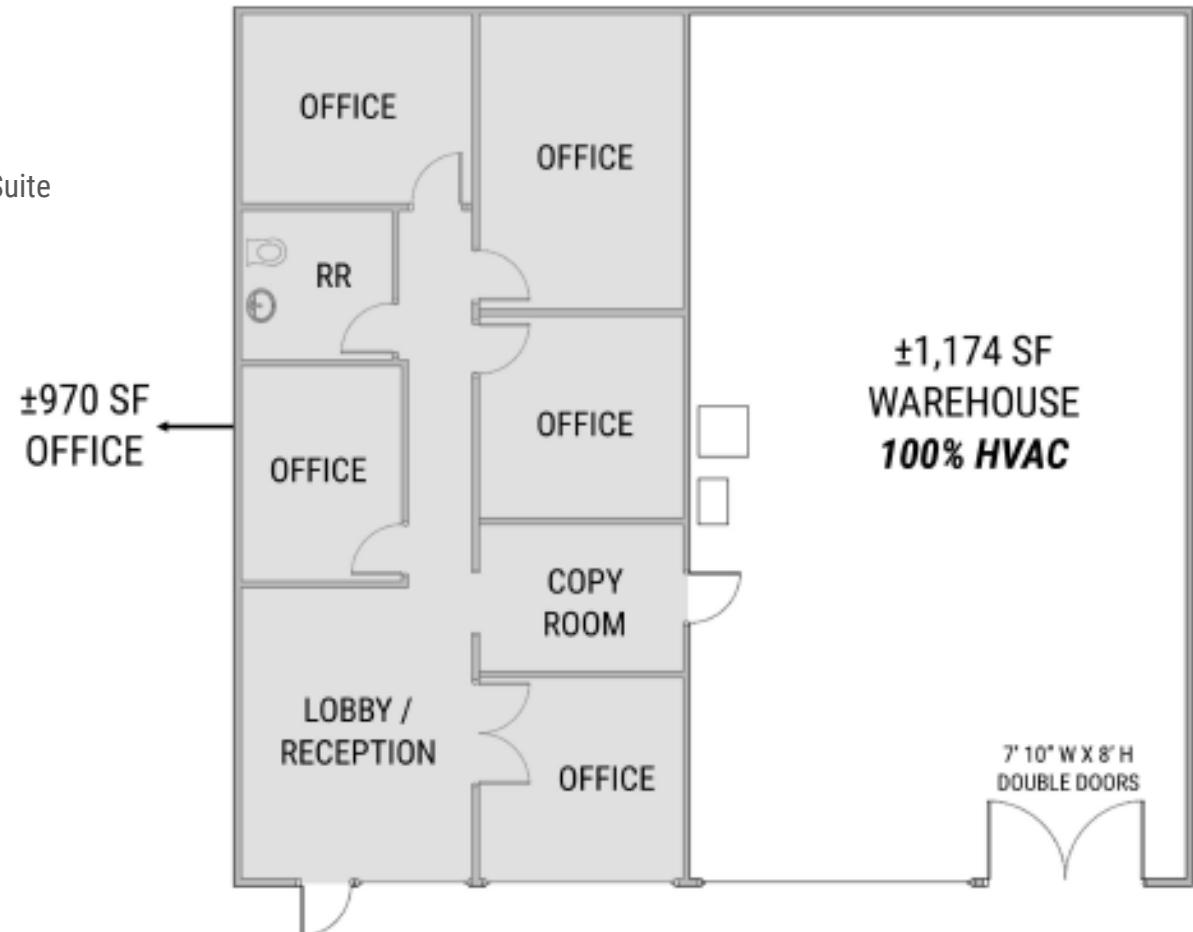


4290 CAMERON STREET

SUITE 6

- **±2,144 SF Office / Warehouse (100% HVAC)** - 1st Floor Suite
 - **±970 SF Office**
 - **±1,174 SF Warehouse**
- Four (4) - Reserved Parking Spaces (Uncovered)
- 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
- Monument Signage
- Zoning: IL - Clark County (Within EM Land Use)
- **TOTAL MONTHLY: \$3,291**
 - ◊ **Monthly Base Rent: \$1.27/SF (NNN)**
 - ◊ **Monthly NNN / CAM: \$0.265/SF***

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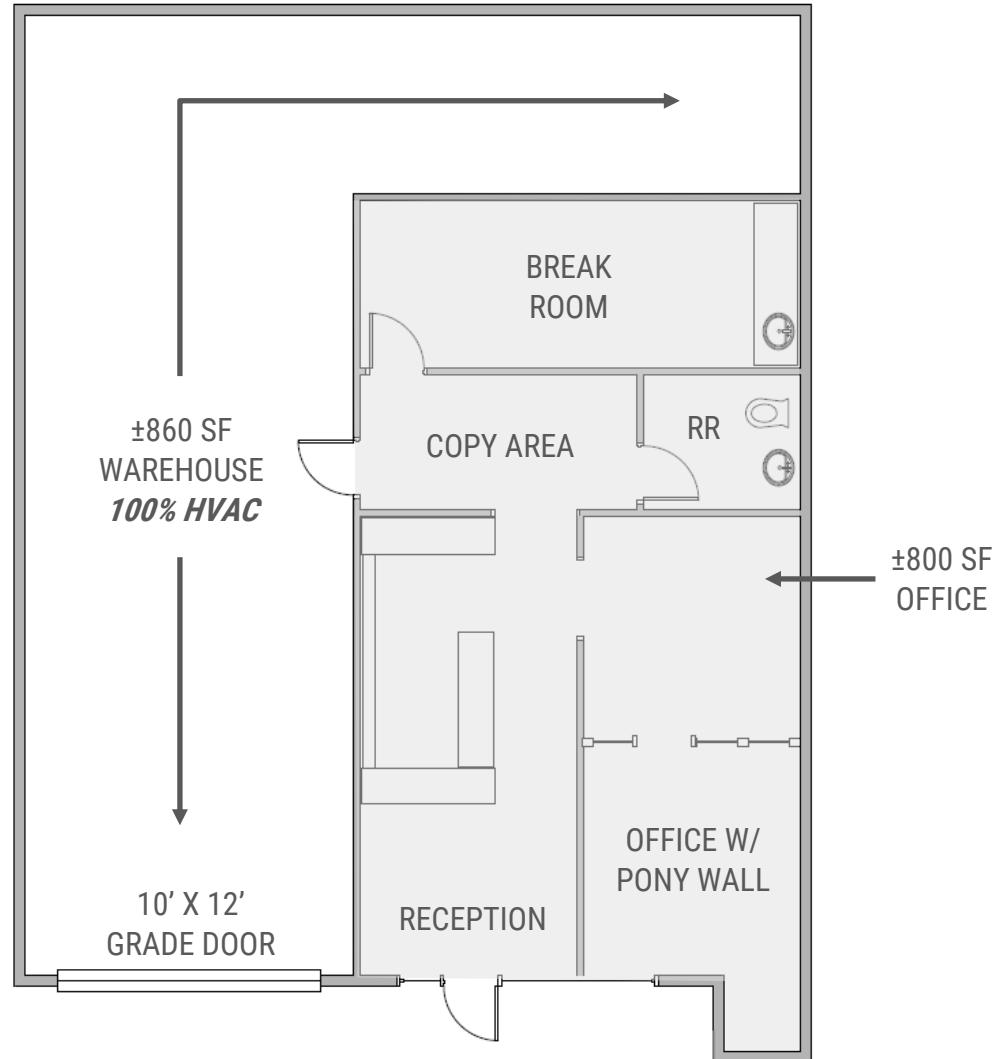
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4290 CAMERON STREET SUITE 7

- **±1,660 SF Office / Warehouse (100% HVAC)** - 1st Floor Suite
 - ±800 SF Office
 - ±860 SF Warehouse
- Three (3) - Reserved Parking Spaces (Uncovered)
- 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
- Monument Signage
- Zoning: IL - Clark County (Within EM Land Use)
- **TOTAL MONTHLY: \$2,548**
 - ◊ **Monthly Base Rent: \$1.27/SF (NNN)**
 - ◊ **Monthly NNN / CAM: \$0.265/SF***

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