

CAMERON  
COURT



FOR LEASE

4270 & 4290

CAMERON STREET

LAS VEGAS, NV 89103



**JENNIFER LEVINE, CCIM**

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LISTING LEAD

**ELIZABETH MOORE**

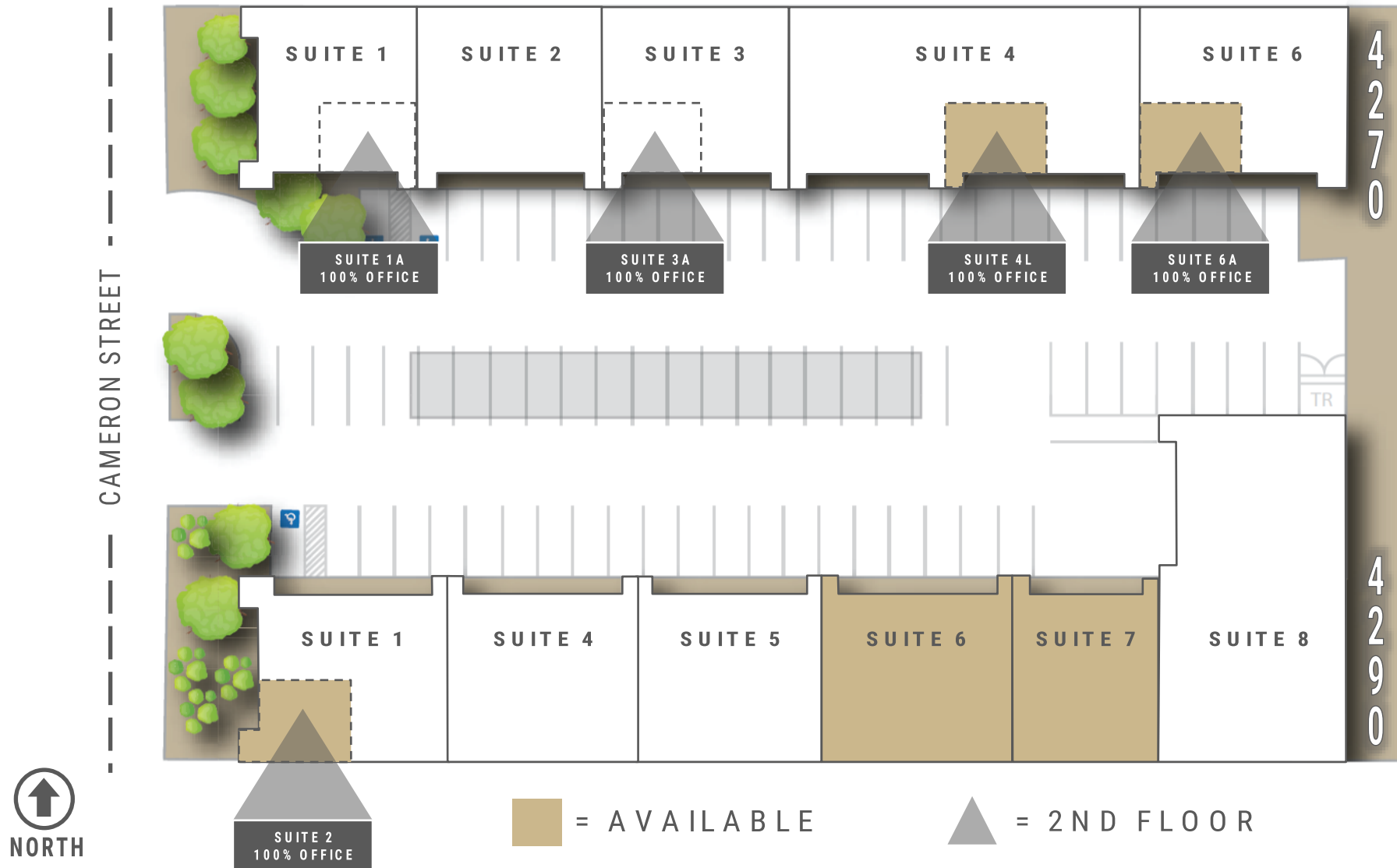
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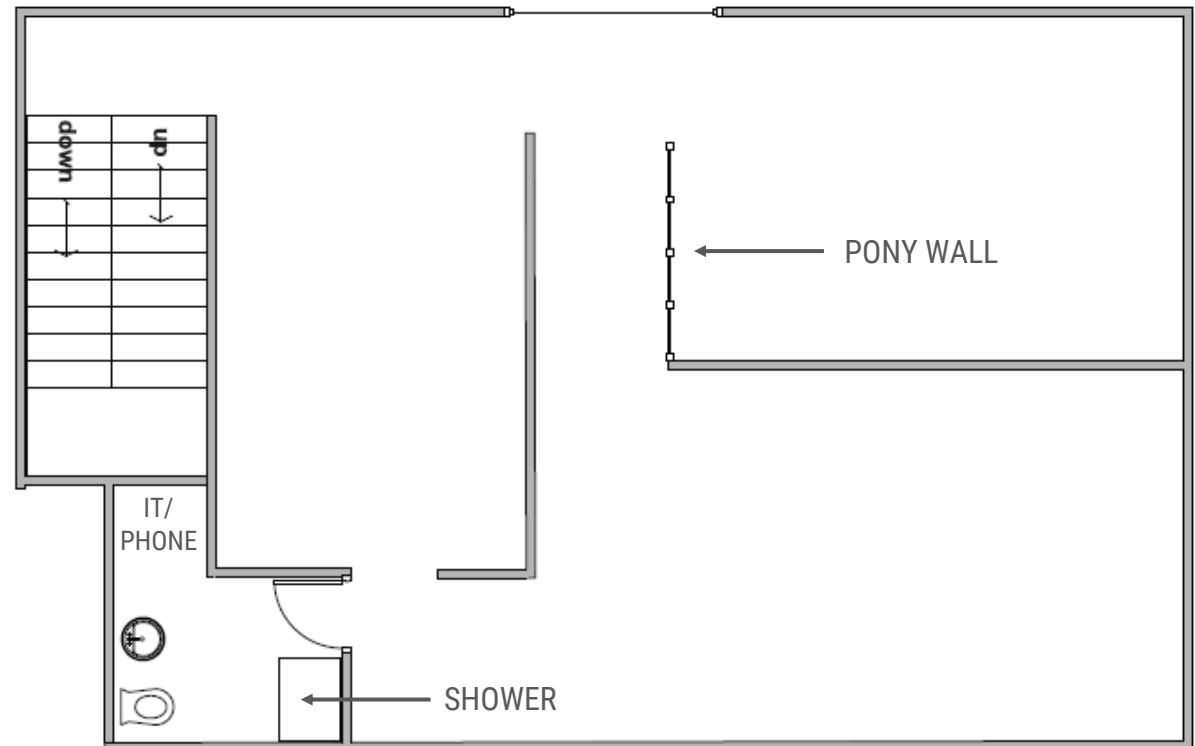
**4270 CAMERON STREET**

## 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 \***  
\* = Plus Utilities

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



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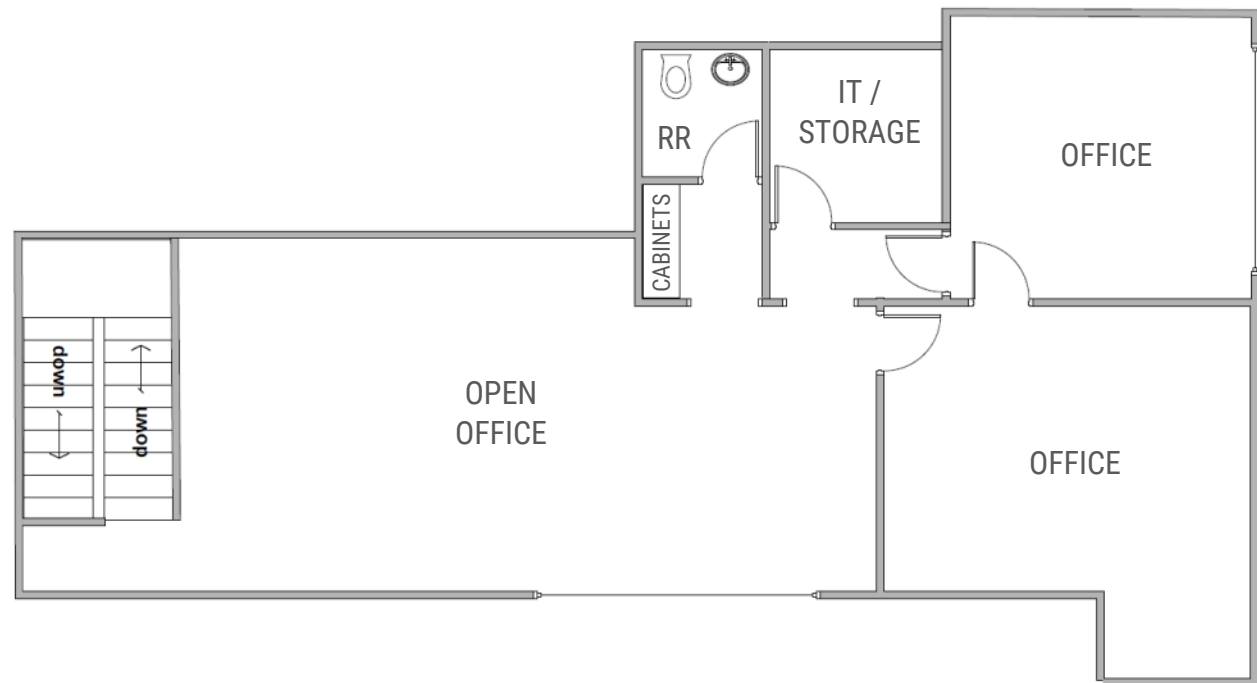
**4270 CAMERON STREET**

**SUITE 6A**

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

- ±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 \***
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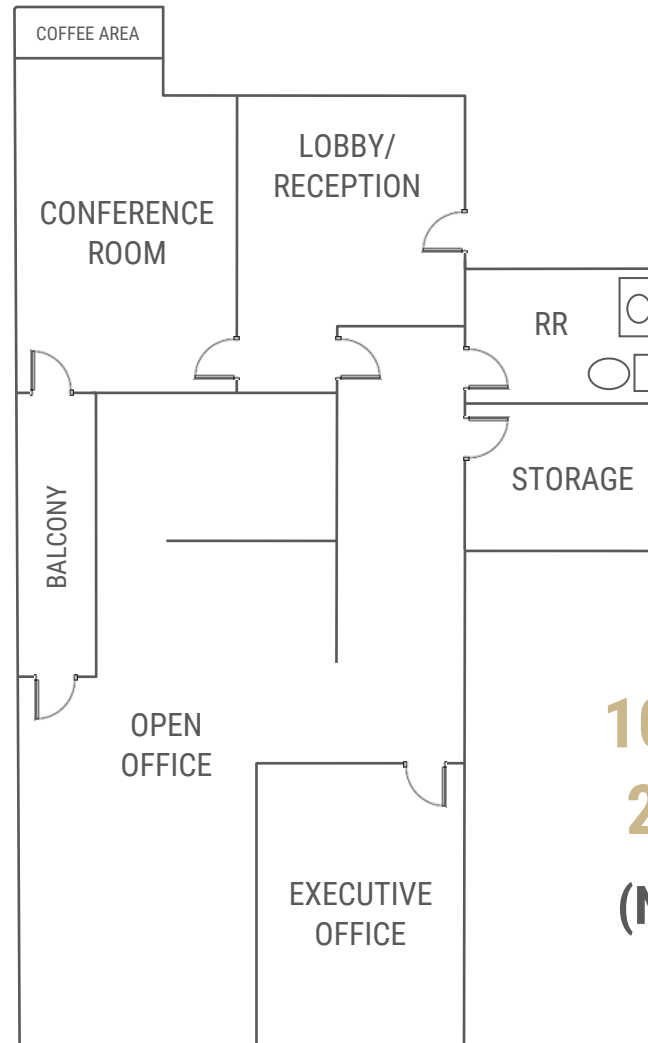
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## 4290 CAMERON STREET

# 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 \*

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

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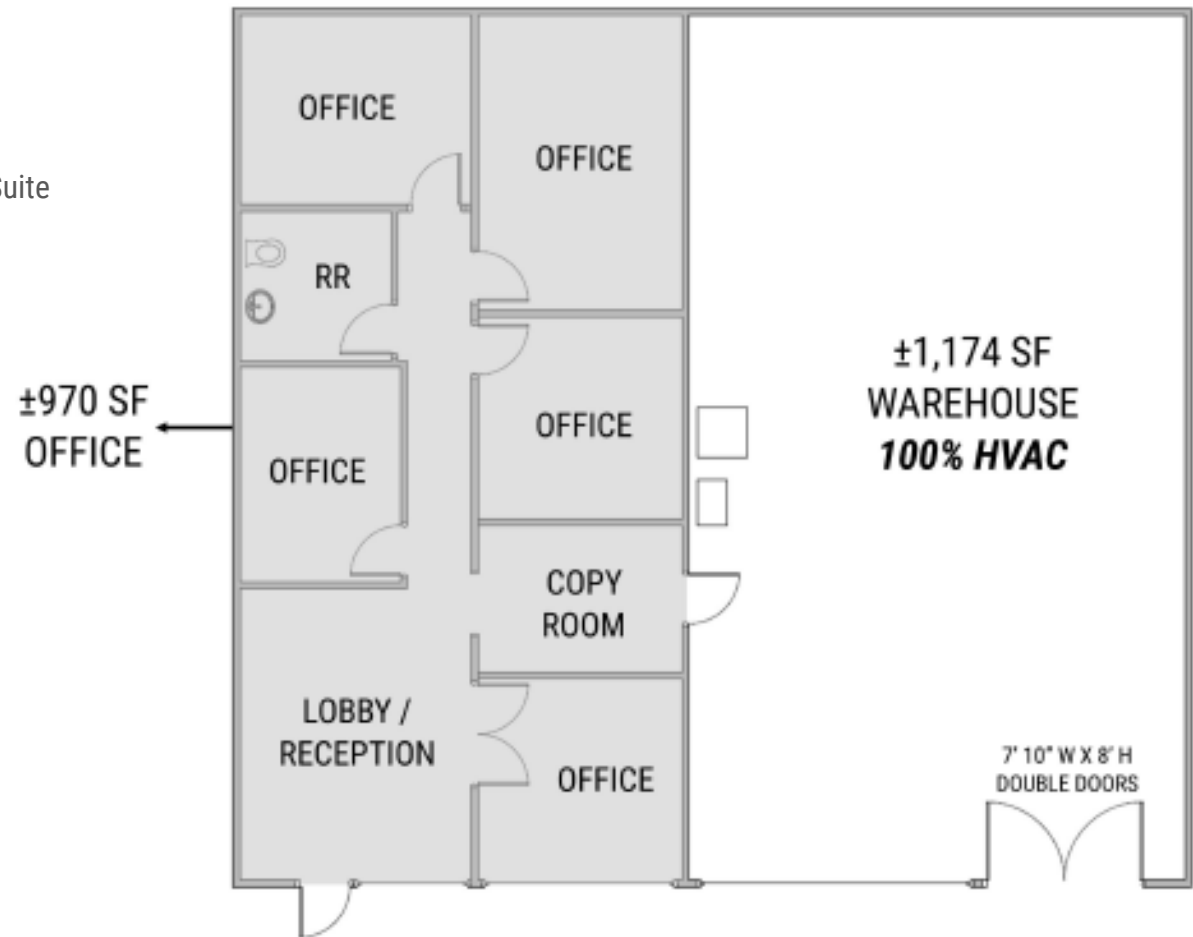
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## 4290 CAMERON STREET

# 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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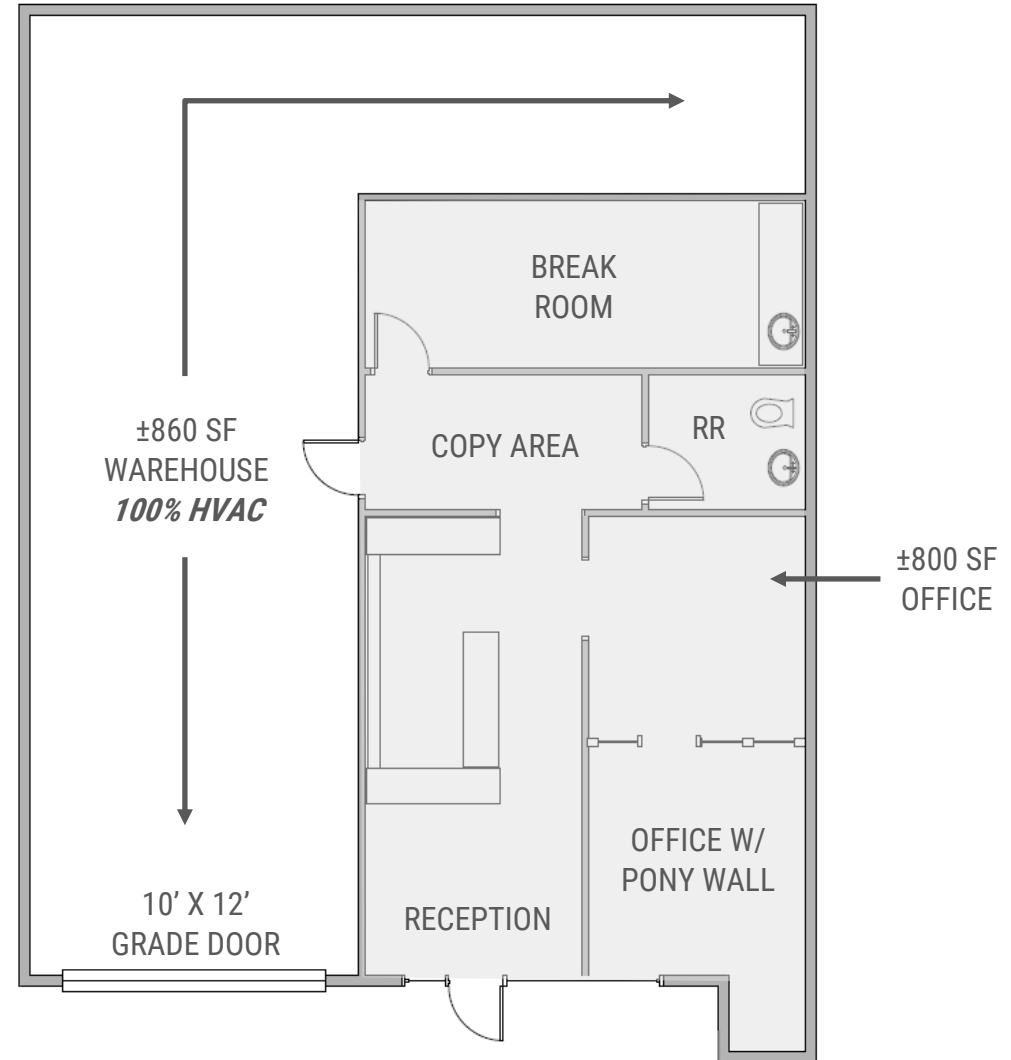
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## 4290 CAMERON STREET

# 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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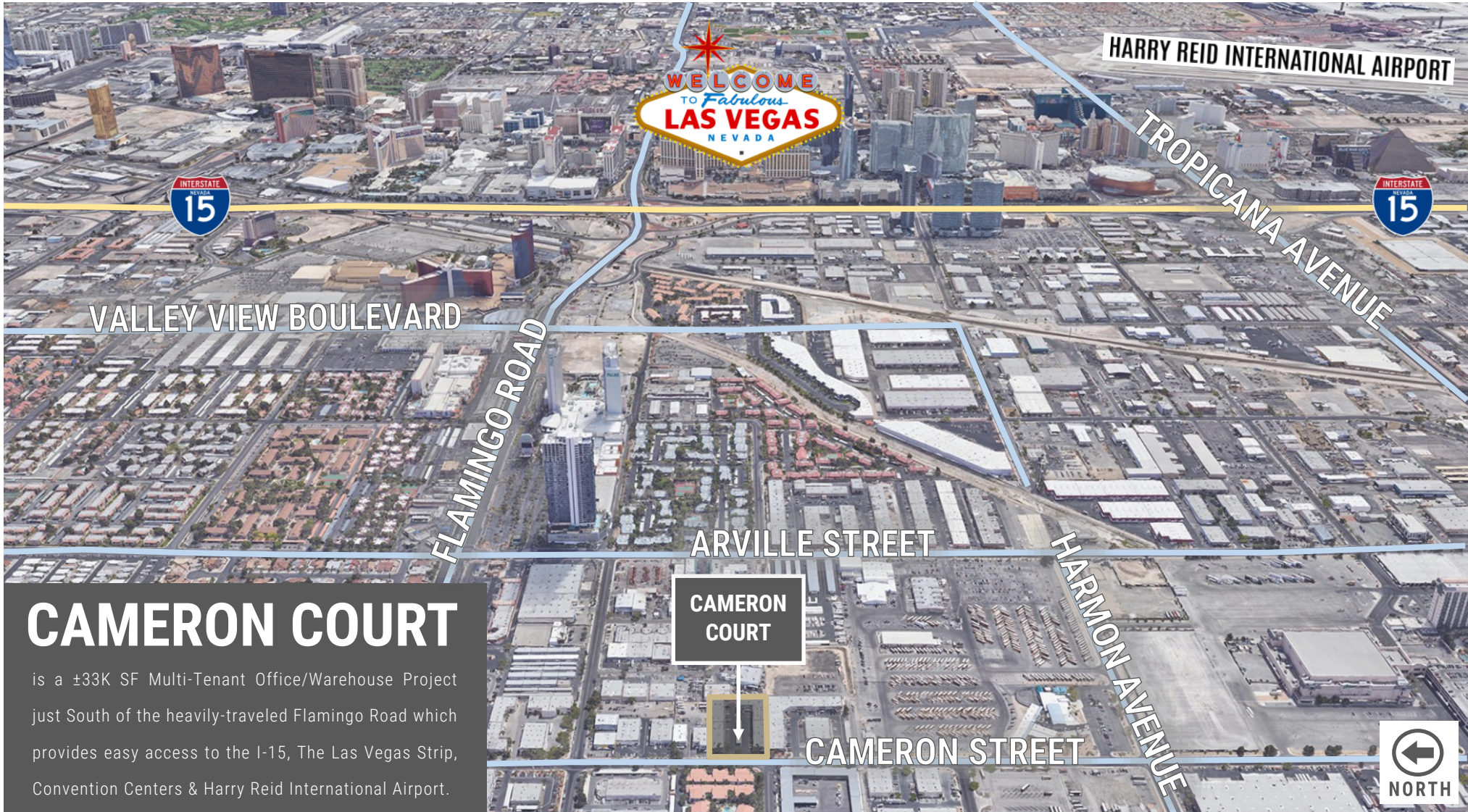
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## CAMERON COURT

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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