

CAMERON COURT



FOR LEASE

4270 & 4290

CAMERON STREET

LAS VEGAS, NV 89103



JENNIFER LEVINE, CCIM

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NV-RE License: B.0145723

LISTING LEAD

ELIZABETH MOORE

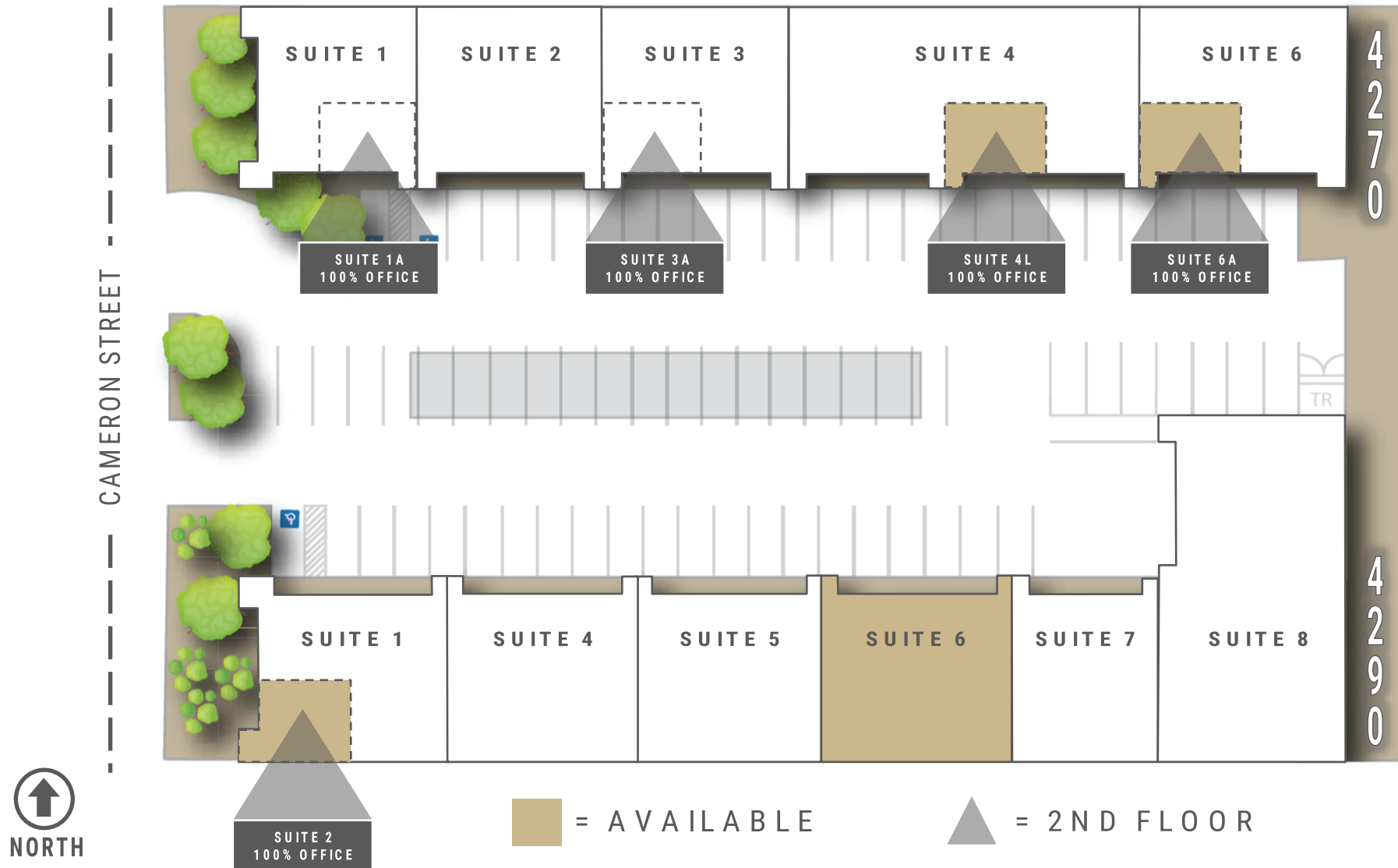
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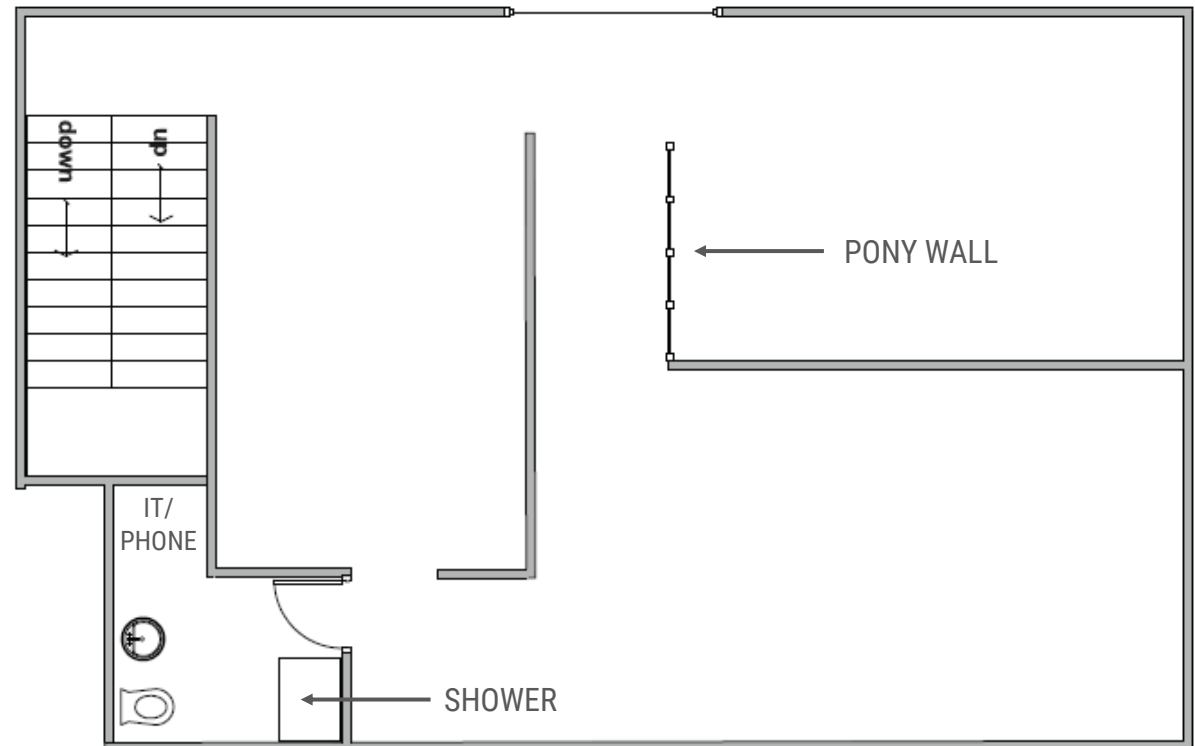
4270 CAMERON STREET

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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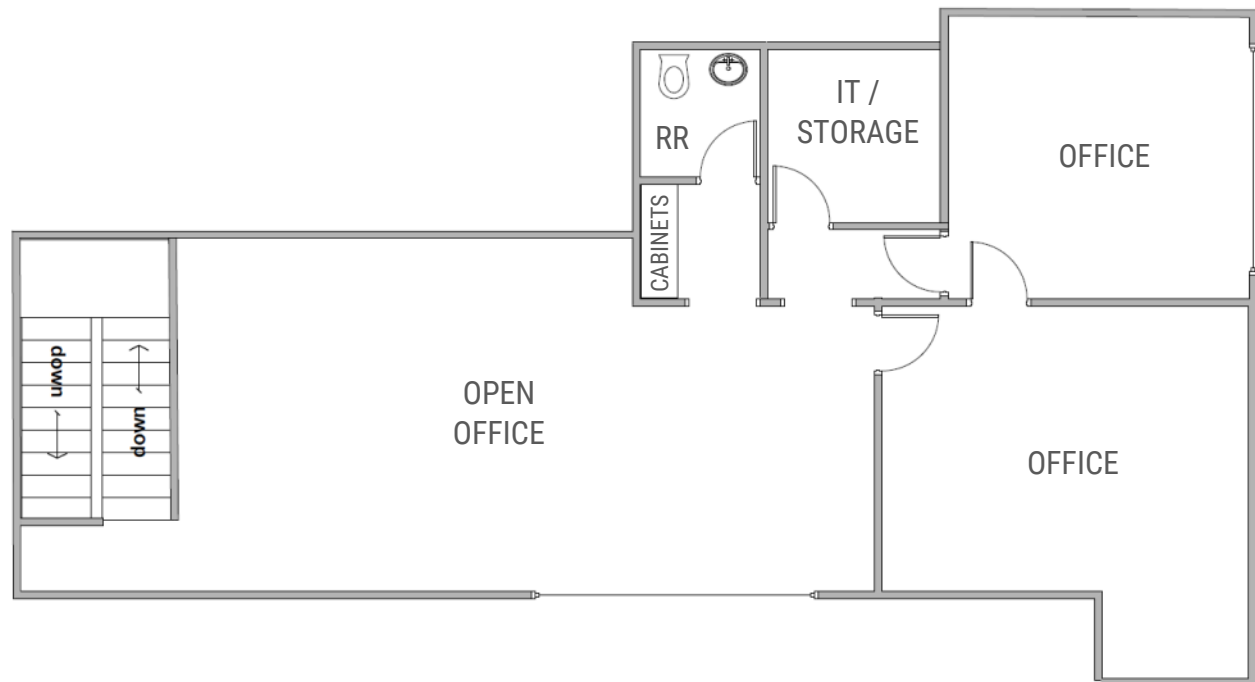
4270 CAMERON STREET

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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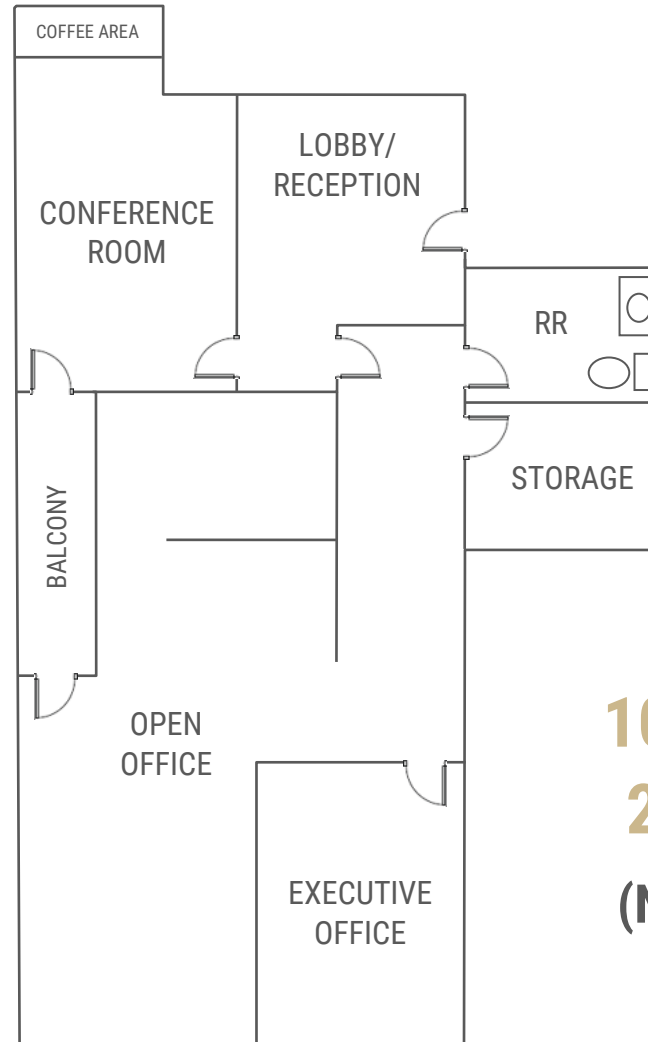
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4290 CAMERON STREET

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***
* = Plus Utilities



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

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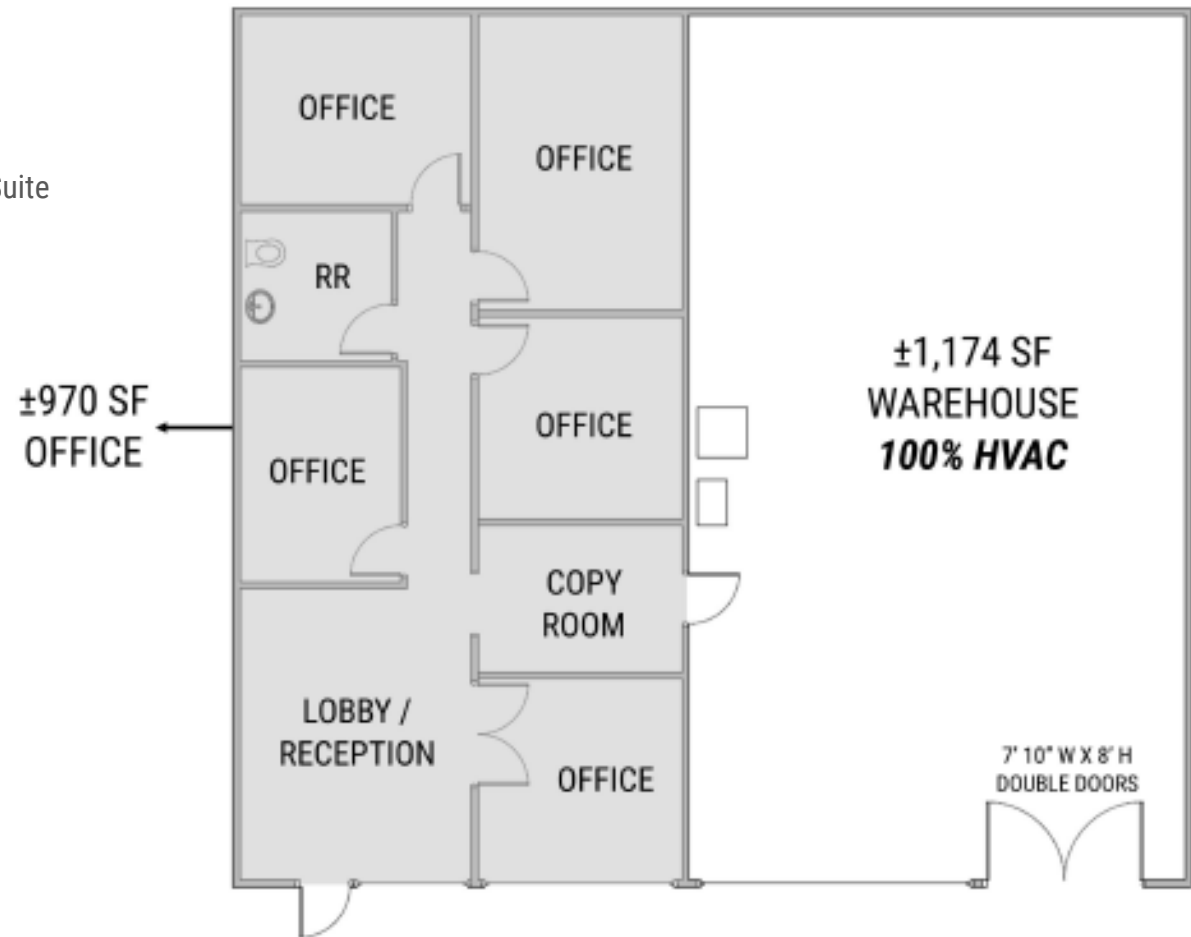
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4290 CAMERON STREET

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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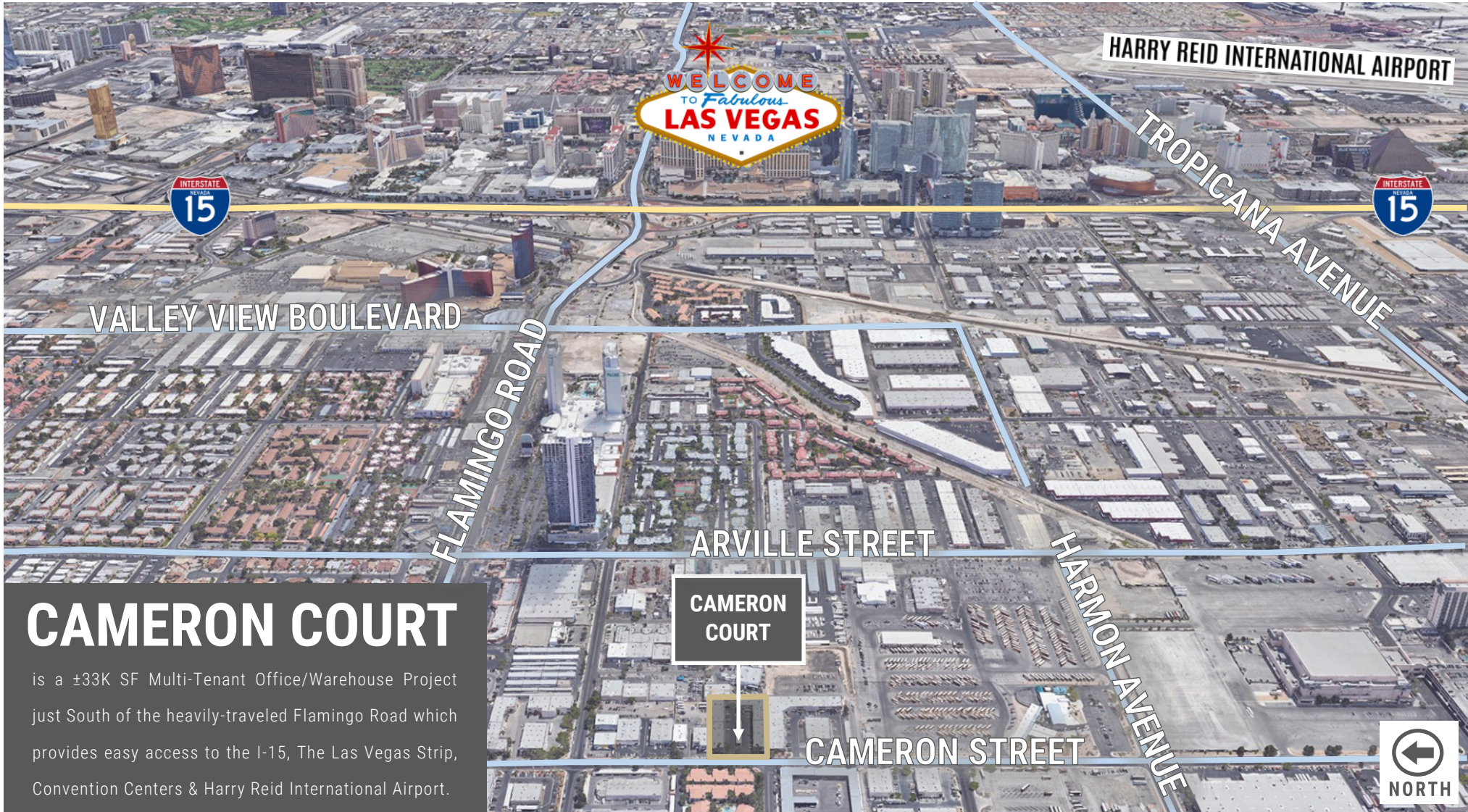
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CAMERON COURT

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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