

FOR LEASE

CLASS "A" OFFICE SUITES



4000 & 4040 S. EASTERN AVENUE

LAS VEGAS, NV 89119

BOB HAWKINS,  SIOR®

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



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POINTE FLAMINGO

is a Class "A" office project consisting of two (2) 3-story buildings totaling ±98,500 SF. Strategically located at the signalized intersection on Flamingo Road & Eastern Avenue, this is one of the nicest office properties in the East Flamingo Business Corridor.



- ⇒ 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: **\$1.80/SF (FSG)**

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REALCOMM ADVISORS

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Suite 120

Las Vegas, NV 89119

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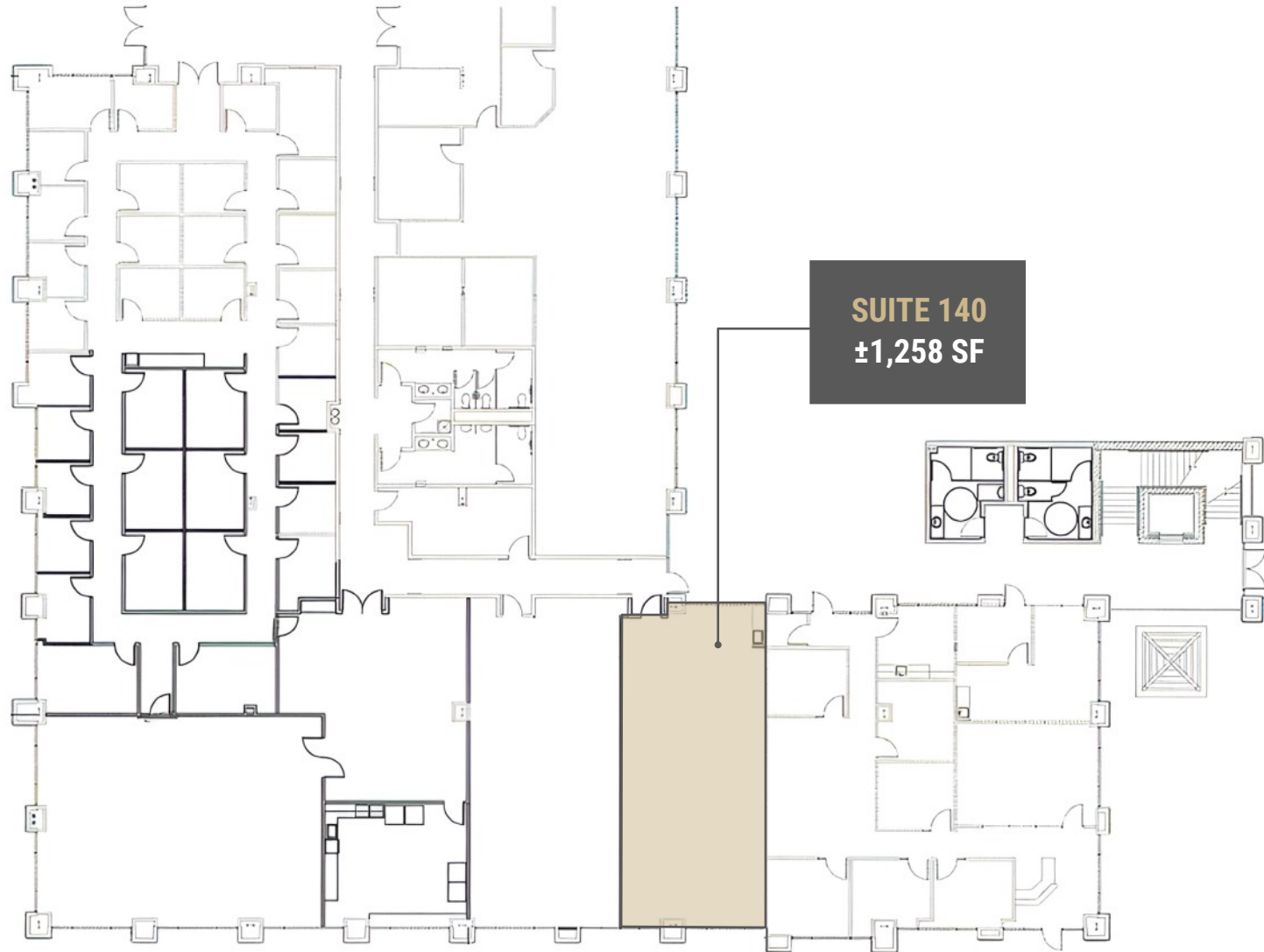


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4040

1ST FLOOR



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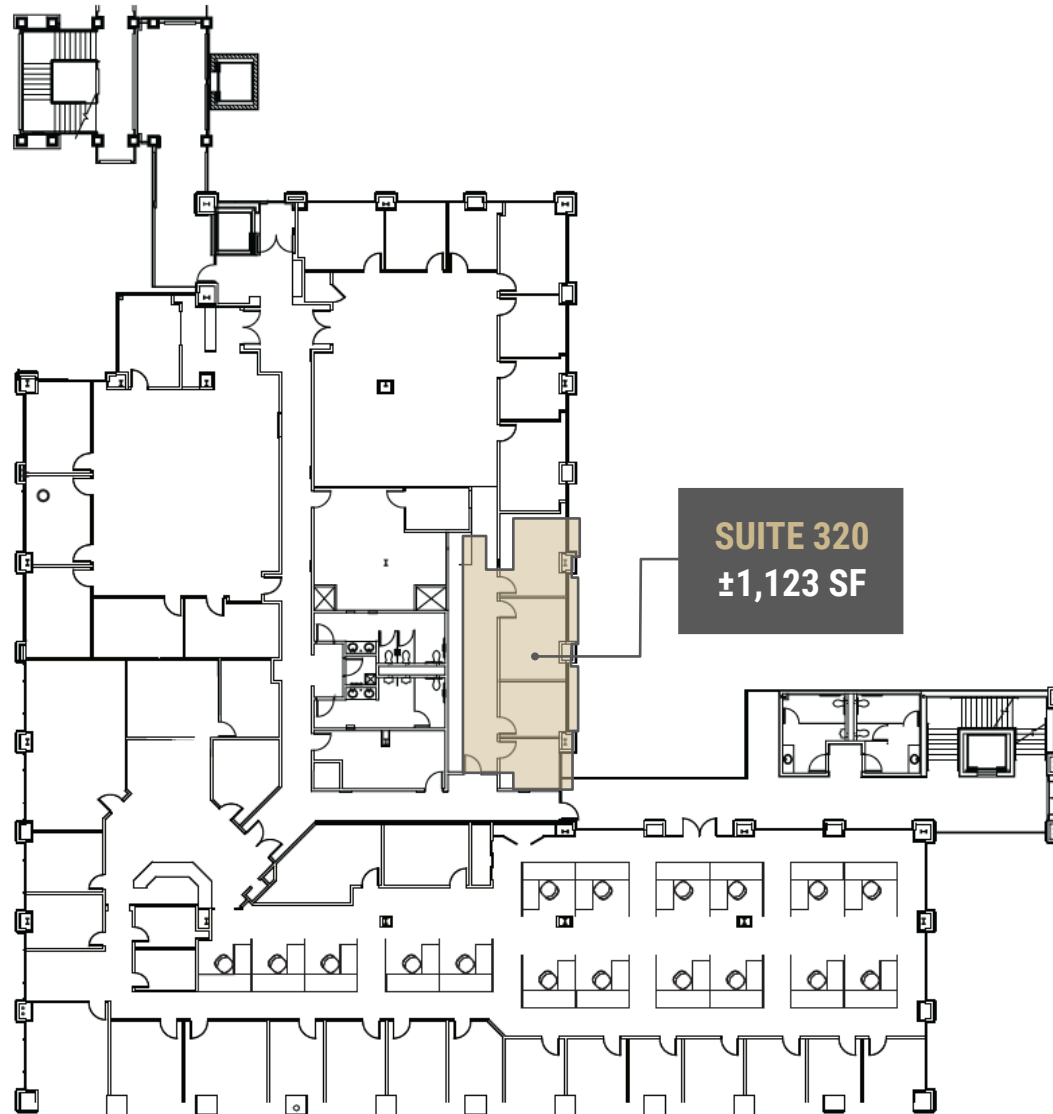


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FOR LEASE

4040

3RD FLOOR



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