

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

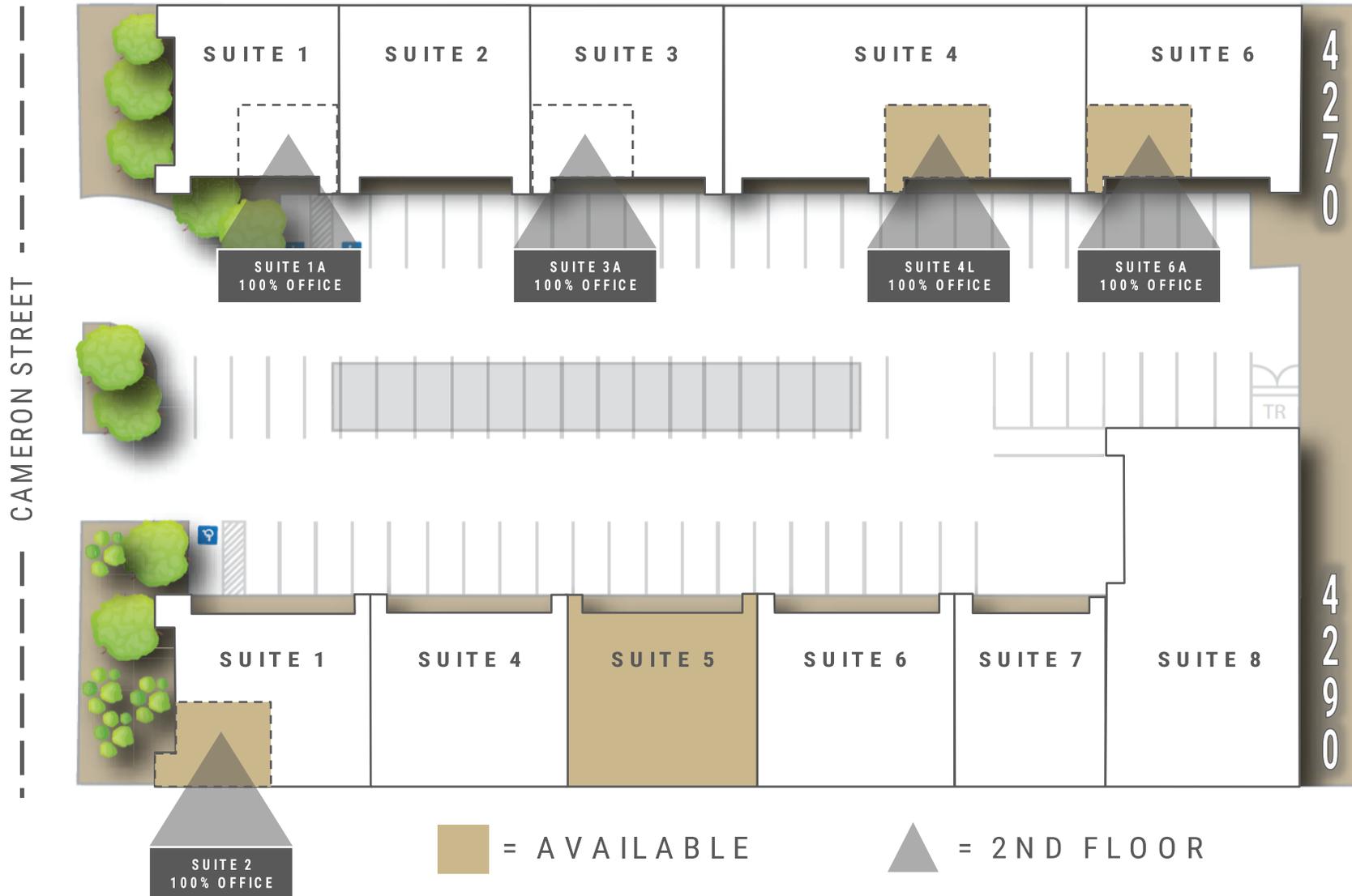
(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE



JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

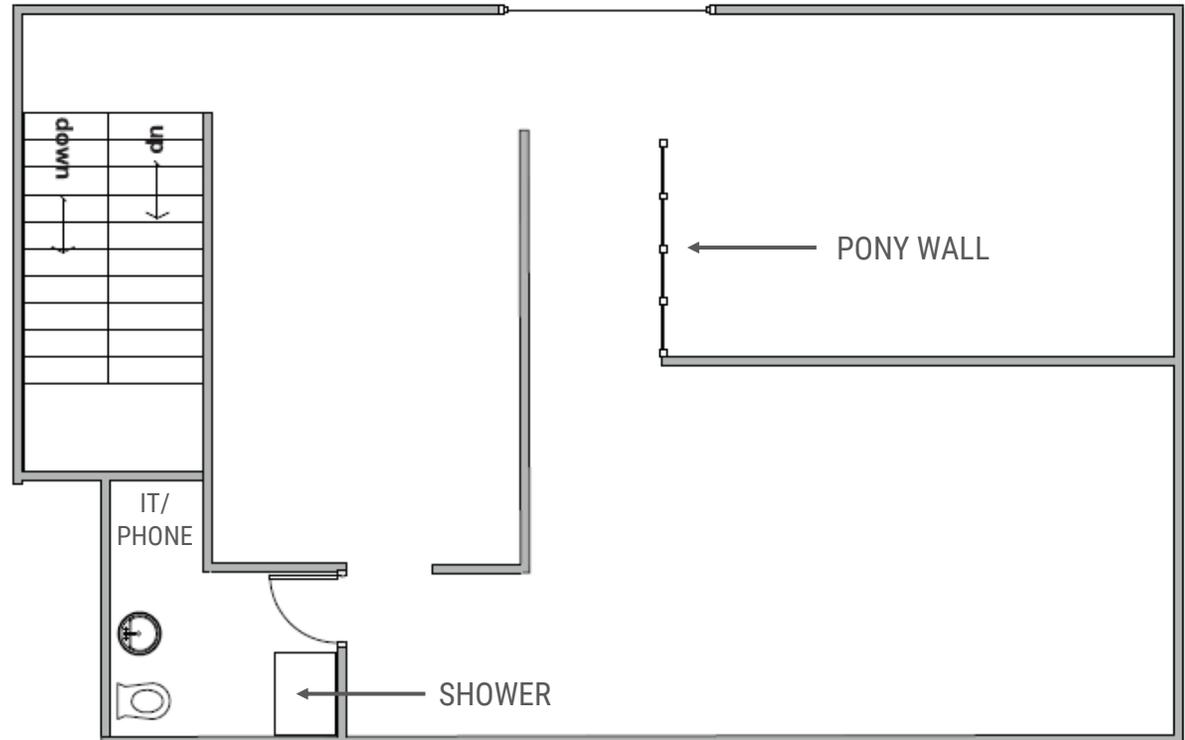
FOR LEASE

4270 CAMERON STREET
SUITE 4L

100% OFFICE - 2ND FLOOR
(NO ELEVATOR)

- ±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*



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.

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE

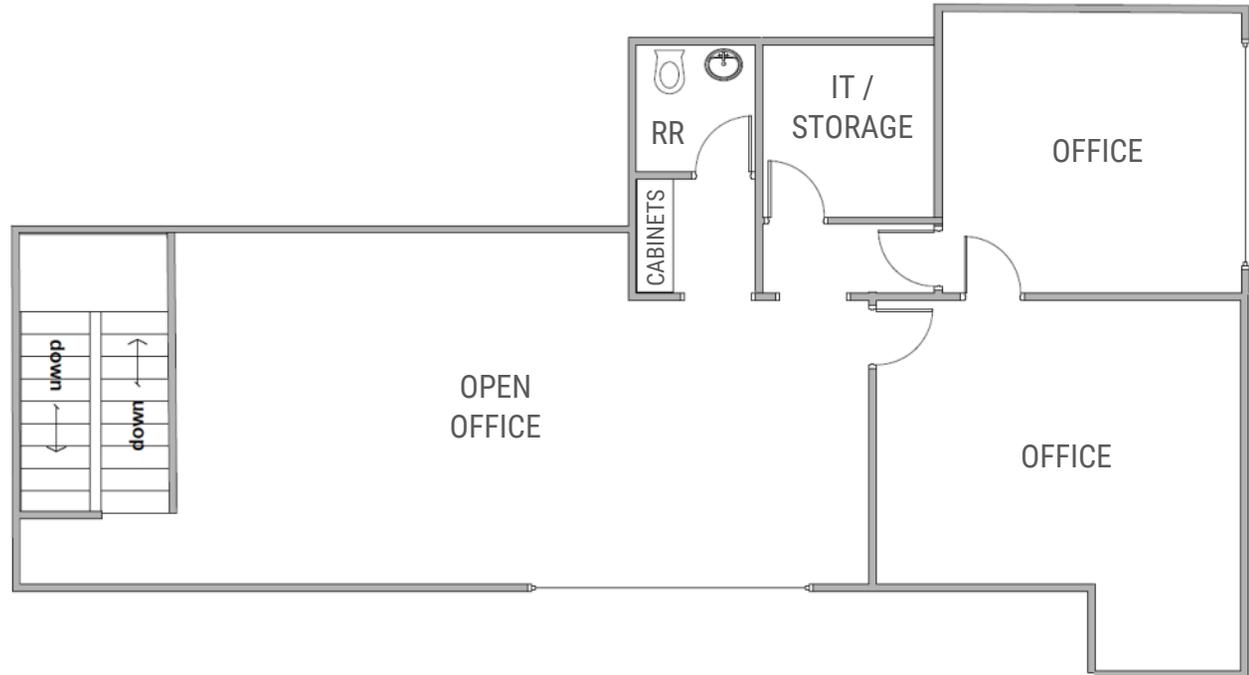
4270 CAMERON STREET
SUITE 6A

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***

** = Plus Utilities*



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.

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com

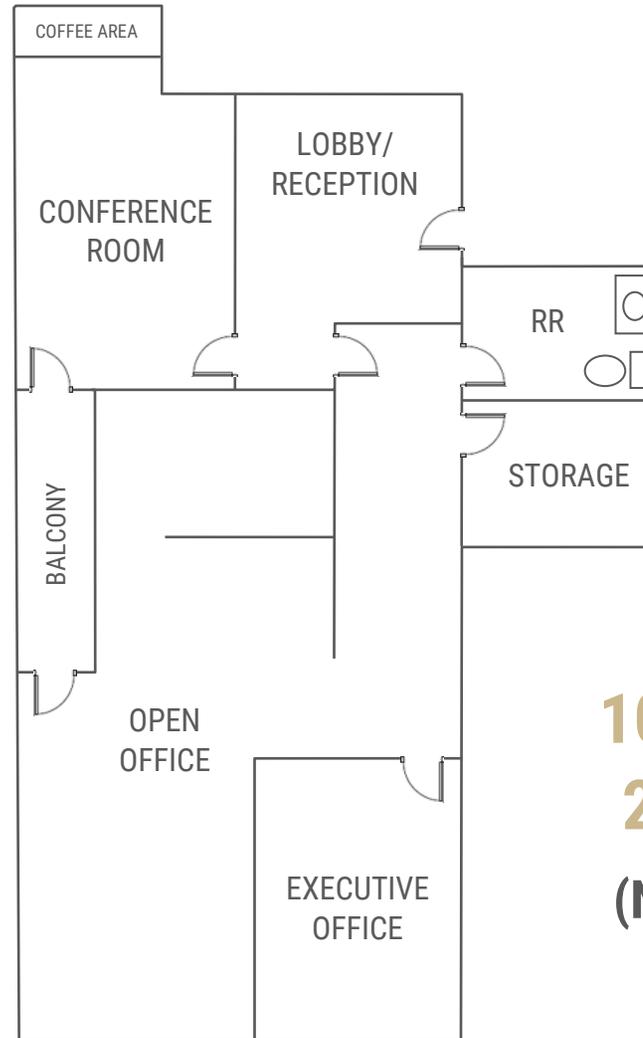


4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE

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)**

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.

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



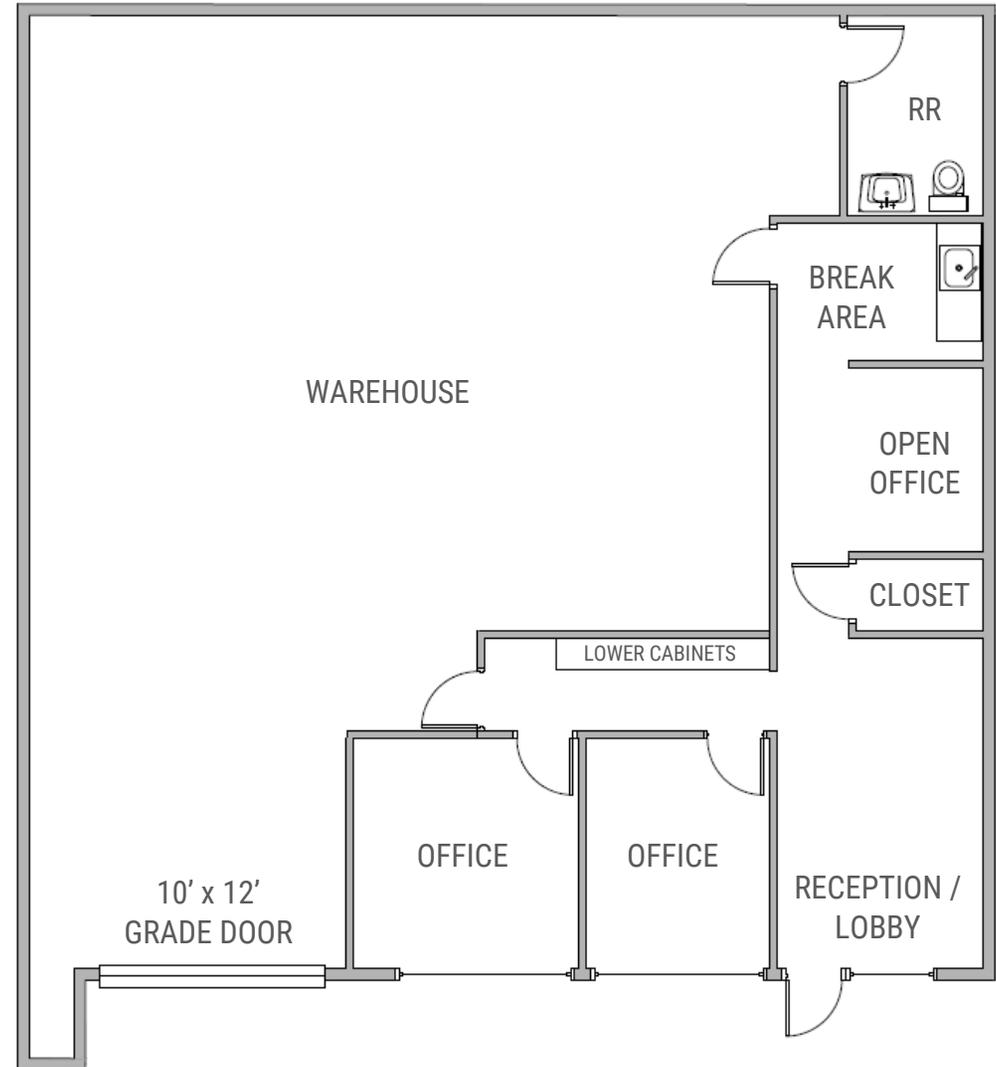
4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE

4290 CAMERON STREET SUITE 5

- ±1,952 SF Office / Warehouse - 1st Floor Suite
 - ±650 SF Office
 - ±1,302 SF Evaporative Cooled Warehouse
- Five (5) - 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: \$2,996**
 - ◇ **Monthly Base Rent: \$1.27/SF (NNN)**
 - ◇ **Monthly NNN / CAM: \$0.265/SF***

* = Plus Utilities



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.

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

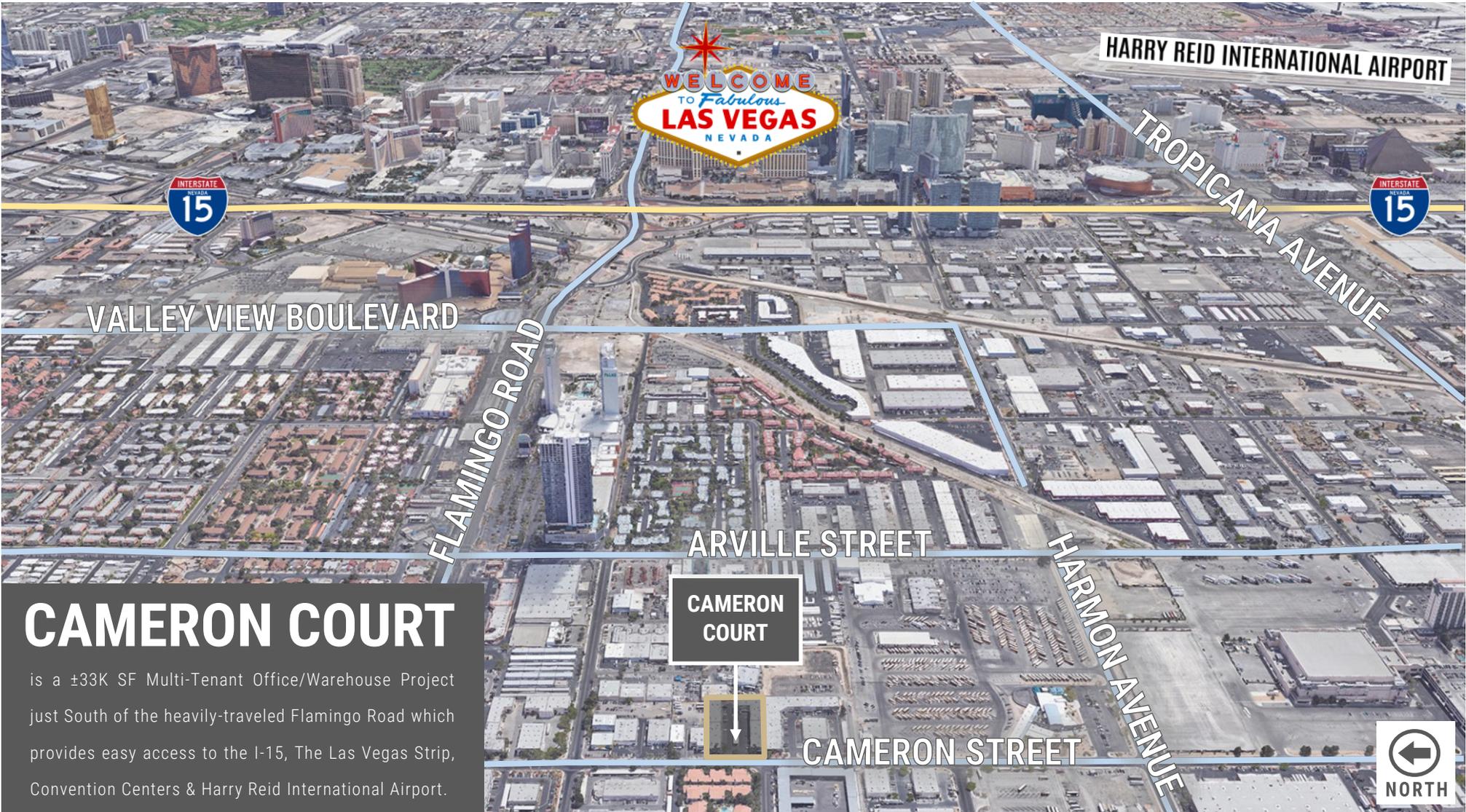
(702) 515-1010

www.rcadvs.com



4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE



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.

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

REALCOMM ADVISORS

770 E. Warm Springs Road
Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com

