

**4175 Cameron Street**

LAS VEGAS, NEVADA 89103

**FOR SUBLEASE**

**±1,756 - 8,734 SF Industrial Space**

***Fully HVAC Equipped!***



**Located at Cameron West Business Park**



**LIZA FONG 方麗珊**

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**BS.0146507**

**LICENSED IN NV, CA, OR, & WA**

 **Windermere**  
COMMERCIAL

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## Property Overview

### CAMERON WEST BUSINESS PARK

Cameron West Business Park boasts a prime Southwest location near the intersection of W. Flamingo Road and S. Decatur Boulevard, providing excellent connectivity to the Las Vegas Strip, Harry Reid International Airport, and convenient access to both the I-15 and I-215 freeways.

### BUILDING HIGHLIGHTS

- Office / Warehouse Industrial Suites Available
- Immediate proximity to the Las Vegas Strip
- Convenient I-15 access via Flamingo Road
- High-image building with available covered parking
- Zoned IP (Industrial Park – Clark County)
- Parking ratio: 2.4 spaces per 1,000 SF



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### BUILDING FEATURES (WAREHOUSE)

- Evaporative-cooled warehouse spaces
- ±18' clear height ceilings
- 200 amps, 120/208 volt, 3-phase power (per suite)
- 10' x 12' grade-level loading doors (per suite)

### BUILDING FEATURES (OFFICE)

- Prominent monument signage
- 100% high-image interiors with:
  - Ceiling Height: 30' clear
  - Term: Expires March 31, 2027



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### SUITE 5

- Available: ±2,130 SF - 100% HVAC! Approximately
- ±500 SF Office
- ±1,630 SF Warehouse
- \$1.35 Monthly Rate Per Square Feet
- \$0.30 PSF/Mo. for 2025 approx. NNN
- One 10' x 12' Grade Level Loading Door
- 1 Storage, 1 Restroom, 2 Offices

### SUITE A-1

- Available: ±2,034 SF Approximately
- ±2,034 SF Office
- \$1.25 Monthly Rate Per Square Feet
- \$0.30 PSF/Mo. for 2025 approx. NNN
- One 10' x 12' Grade Level Loading Door
- 3 Open Office, Storage, Reception area, 2 Restrooms



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### SUITE A-2

- Available: ±2,814 SF - 100% OFFICE
- ±2,814 SF Office
- \$1.25 Monthly Rate Per Square Feet
- \$0.30 PSF/Mo. for 2025 approx. NNN
- Reception Area, Open Office Area, Conference Room, 3 Private Office, 2 other Rooms and 1 Restroom

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### SUITE C

- Available: ±1,756 SF Approx. - 100% OFFICE
- ±1,756 SF Office
- \$1.25 Monthly Rate Per Square Feet
- \$0.30 PSF/Mo. for 2025 approx. NNN
- Reception Area, Conference Room, 2 Private Office, Break Room, Copy Room and 2 Restrooms



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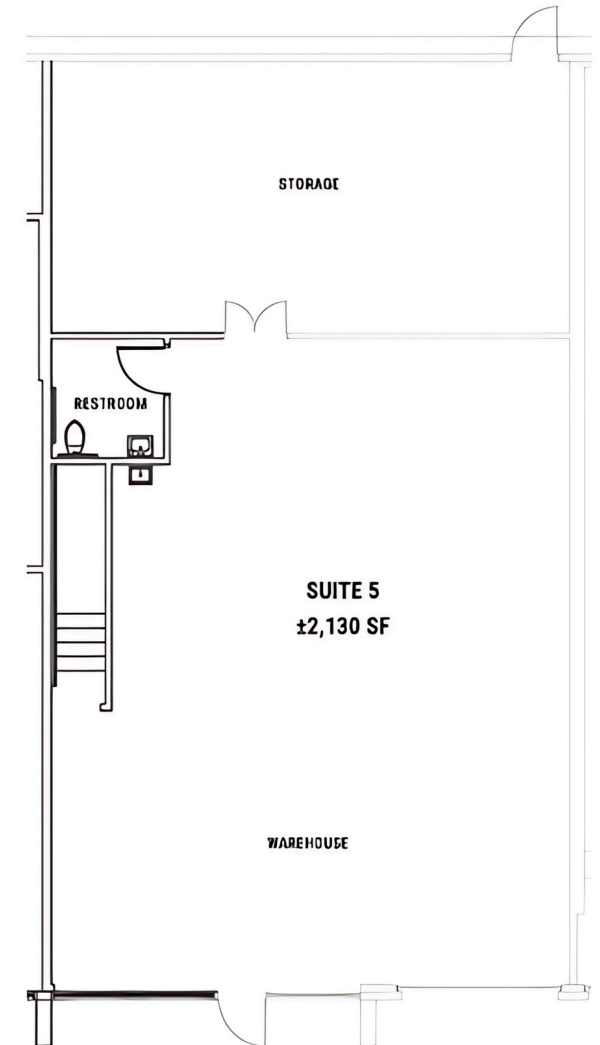
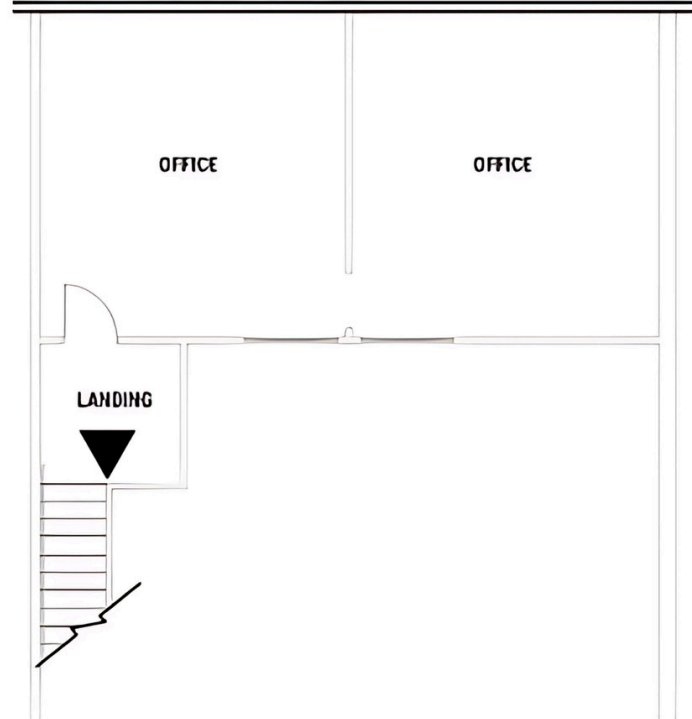
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## Floor Plan

### **SUITE 5 ± 2,130 RSF**

#### 2ND FLOOR OFFICE



Note: Tenant to verify the actual floor plan scale/size



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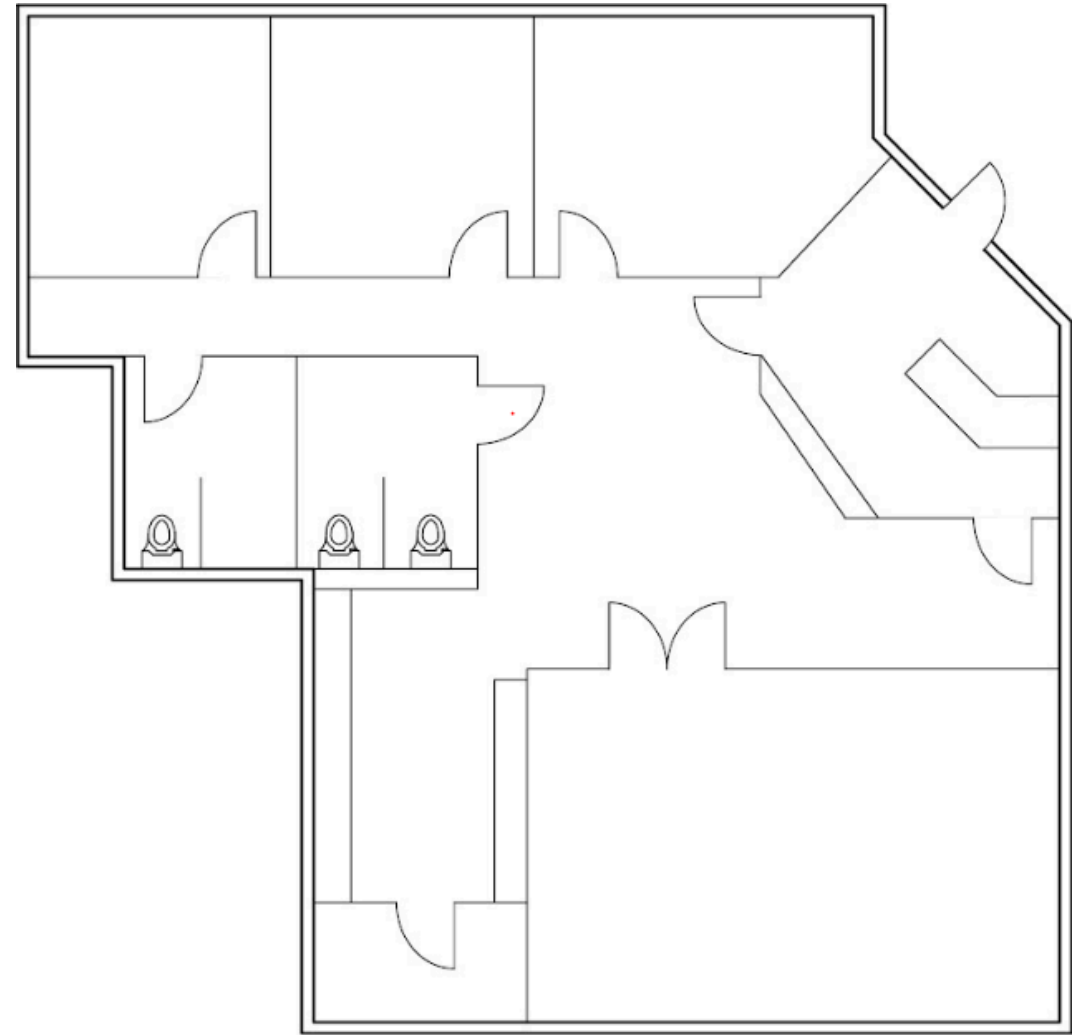
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## Floor Plan

### SUITE A-1 \* ±2,034 RSF



\* - Office Space only.

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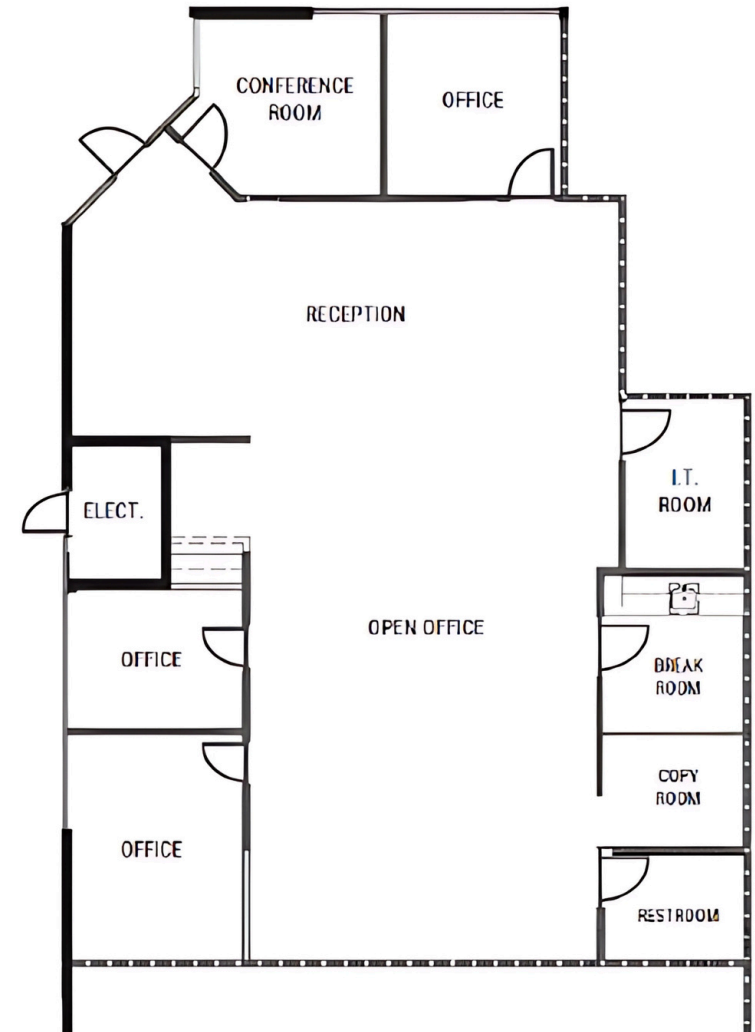


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## Floor Plan

**SUITE A-2\* ± 2,814 RSF**



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## Floor Plan

**SUITE C\*    ± 1,756 RSF**



\* - Office Space only.

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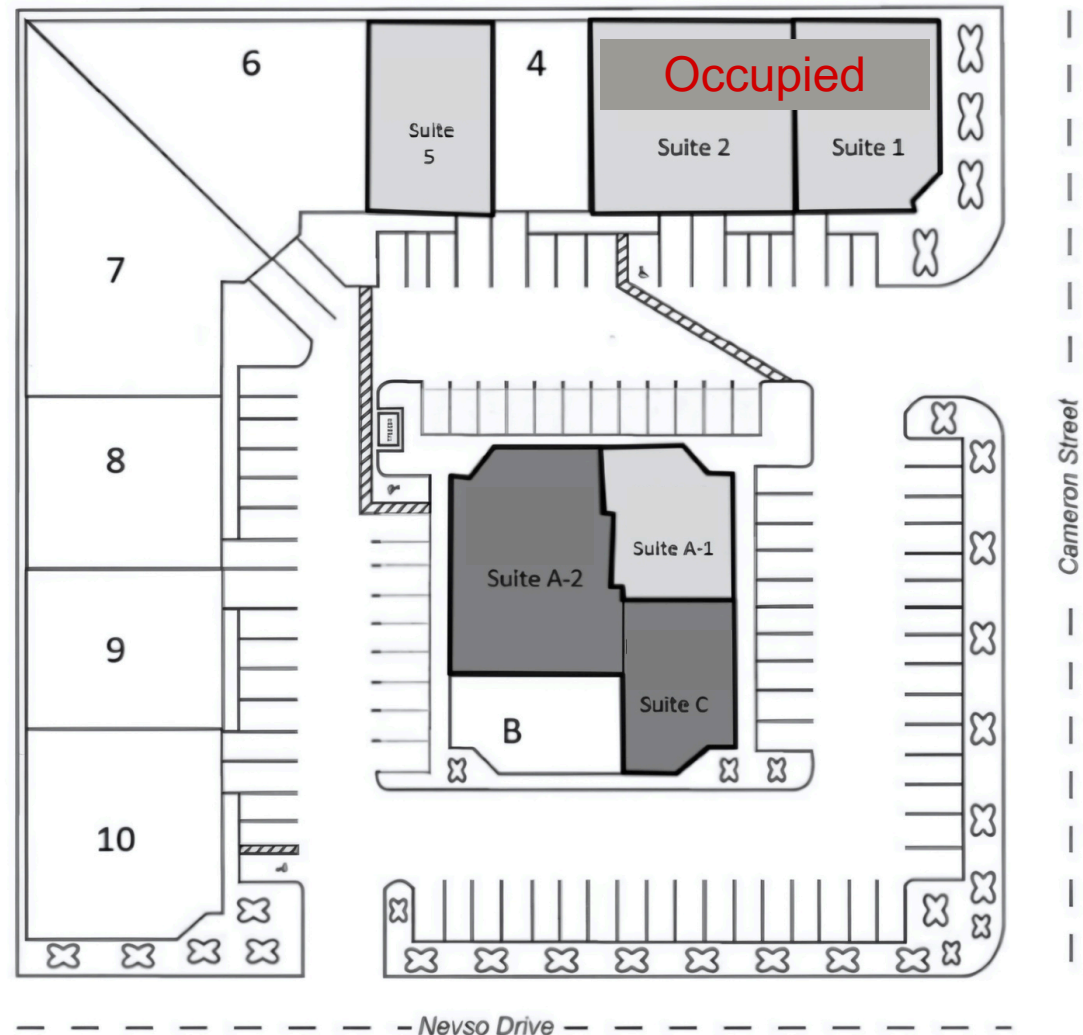
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## Floor Plan

Note: Tenant to verify the actual floor plan scale/size

<b>Suite 5</b>	<b>± 2,130 RSF</b>
<b>Suite A-1 *</b>	<b>±2,034 RSF</b>
<b>Suite A-2 *</b>	<b>± 2,814 RSF</b>
<b>Suite C *</b>	<b>± 1,756 RSF</b>

\* - Office Space only.



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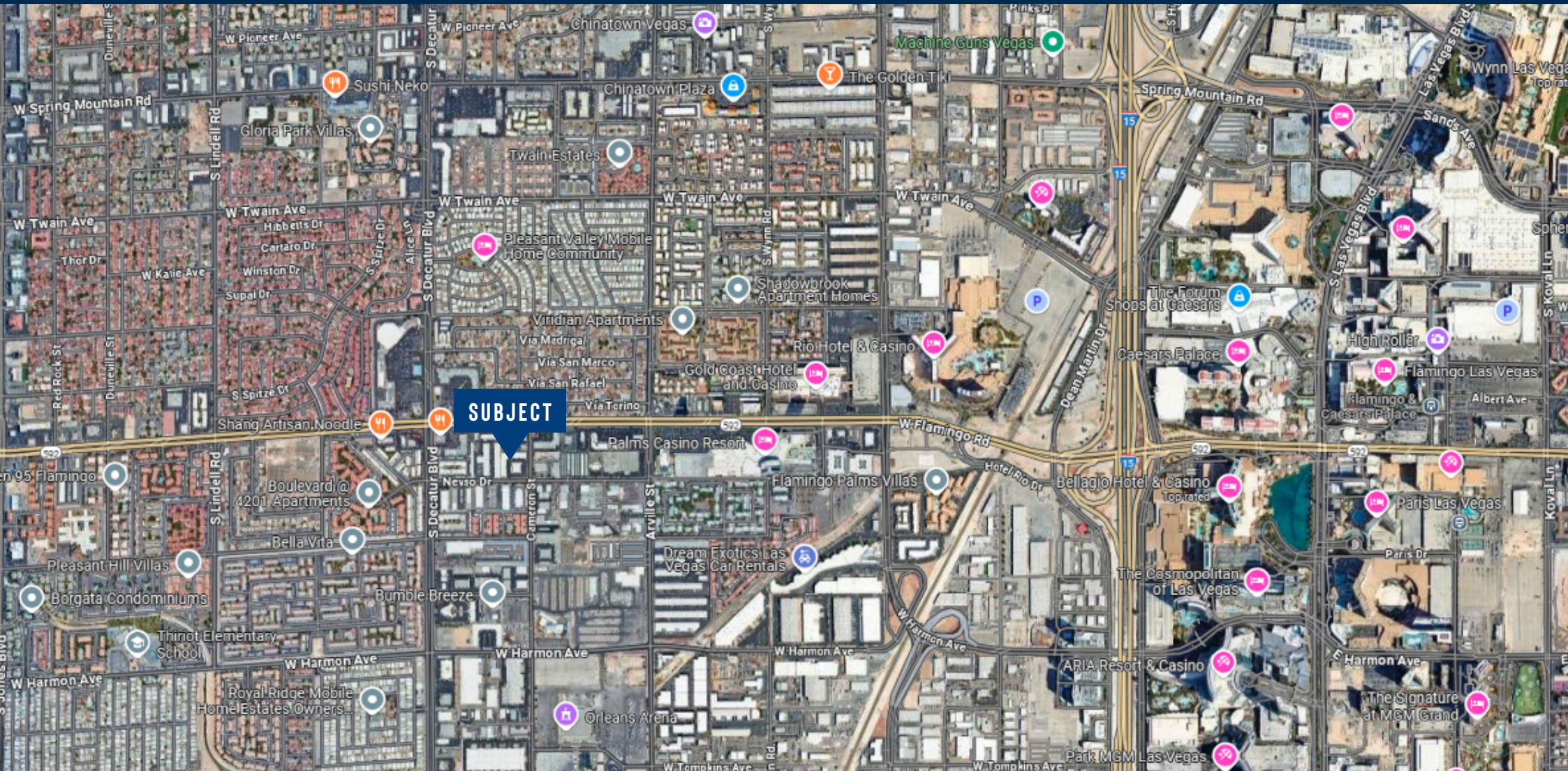
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## Aerial Photo



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**Aerial Photo**

**SPRING VALLEY AREA**

**CHINATOWN AREA**

**SUBJECT**



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## 89103 LAS VEGAS

### High Demand:

The area continues to experience strong demand. There's a consistent demand for retail, office, and service-based business spaces due to the area's foot traffic and mixed-use developments.

### Geographic Advantage:

Just a few miles from Las Vegas Boulevard, which draws 40+ million visitors annually. This helps businesses tap into both tourist and local customer bases. Easy access to I-15, I-215, and McCarran International Airport (now Harry Reid International Airport) — ideal for logistics, travel, and commuting.

### Attractive Business Incentives:

The Governor's Office of Economic Development (GOED) and Las Vegas Global Economic Alliance (LVGEA) actively support business expansion has offered various economic incentives to attract businesses. These include tax abatements and grants aimed at reducing operational costs for new and expanding companies.

### Infrastructure Investments:

The city has been investing heavily in infrastructure improvements to support industrial growth. Mixed-use developments that blend retail, office, and residential units, particularly around Chinatown Plaza and the Spring Valley corridor.

### Emerging Tenants:

There's a noticeable growth in Healthcare facilities and medical office tenants. Logistics and warehousing, due to e-commerce growth and proximity to major highways. There's also a surge in boutique hospitality, wellness, and experience-based retail, capitalizing on overflow from tourist-heavy zones.

### Variety of Spaces Available:

The market caters to a wide range of industries, including manufacturing, e-commerce, and logistics. This diversity gives businesses of all sizes — from startups to large chains — a chance to find something that fits both budget and brand.



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## LAS VEGAS STATISTICS

### Favorable Tax Climate:

Nevada boasts one of the most business-friendly tax climates in the nation, with no personal income tax, corporate income tax, inventory tax, franchise tax, inheritance tax, estate tax, or unitary tax. This tax structure allows businesses to retain more of their profits, making it an appealing location for investment.

### Generous State Incentive Programs:

Nevada provides a range of state incentive programs designed to support businesses and encourage economic development. These incentives include tax abatements, job training programs, employee hiring incentives, and support for intellectual property development.

### Business Relocations and Expansions:

The fact that thirty-six companies relocated or expanded to Southern Nevada in 2017 underscores the region's appeal to businesses. This influx of companies demonstrates confidence in the area's economic prospects and presents opportunities for investors to capitalize on growing industries.

### Employment Growth and Low Labor Costs:

With Nevada ranked #1 in the nation for employment growth from 2016-2017, investors can tap into a thriving workforce. Additionally, the state's low labor costs in the region further enhance its attractiveness for businesses looking to optimize operational expenses.



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