

Office Space



Brokers Protected



Flamingo
Bus Route 202

4045-4055 Spencer Street, Las Vegas

- ◆ Professional offices, bright, central atrium
- ◆ Full Service Lease includes electricity and janitorial service 5 days per week
- ◆ Easy access to UNLV, the Las Vegas Strip, I-15 and US-95
- ◆ Huge front and rear parking lot. 8 level Parking garage for Tenants
- ◆ Relaxing indoor & outdoor common seating areas
- ◆ Small vending/eating areas in each building
- ◆ Public transportation at East Flamingo Road
- ◆ In the heart of the new condo development area
- ◆ Conference/meeting room available
- ◆ Spaces ranging from 500 sq.ft. to 8,235 sq.ft.



New Lobby Renovations



702.737.3377



www.olymbec.com



info@olymbec.com



**OLYMBEC
USA**

USA Branch: 4045 Spencer Street, Suite 121, Las Vegas, NV, USA, 89119 | Tel.: 702-737-3377 Fax: 702-737-3334

Canada Head Office: 333 Decarie Boulevard, 5th floor, Montreal, Quebec, Canada, H4N 3M9 | Tel.: 514-344-3334 Fax: 514-344-8027

4045-4055 Spencer Street, Las Vegas



New Lobby Renovations



Common Break Room



702.737.3377



www.olymbec.com



info@olymbec.com



OLYMBEC
USA

USA Branch: 4045 Spencer Street, Suite 121, Las Vegas, NV, USA, 89119 | Tel.: 702-737-3377 Fax: 702-737-3334

Canada Head Office: 333 Decarie Boulevard, 5th floor, Montreal, Quebec, Canada, H4N 3M9 | Tel.: 514-344-3334 Fax: 514-344-8027