



100% HVAC ±2,144 SF OFFICE/WAREHOUSE

±1,100 SF 100% OFFICE UNITS

FOR LEASE

CAMERON COURT

4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

Just South of the heavily-traveled Flamingo Road, Cameron Court is a multi-tenant ±33K SF Office/Warehouse project with a location providing easy access to I-15, the Las Vegas Strip, Convention Centers & Harry Reid International Airport.

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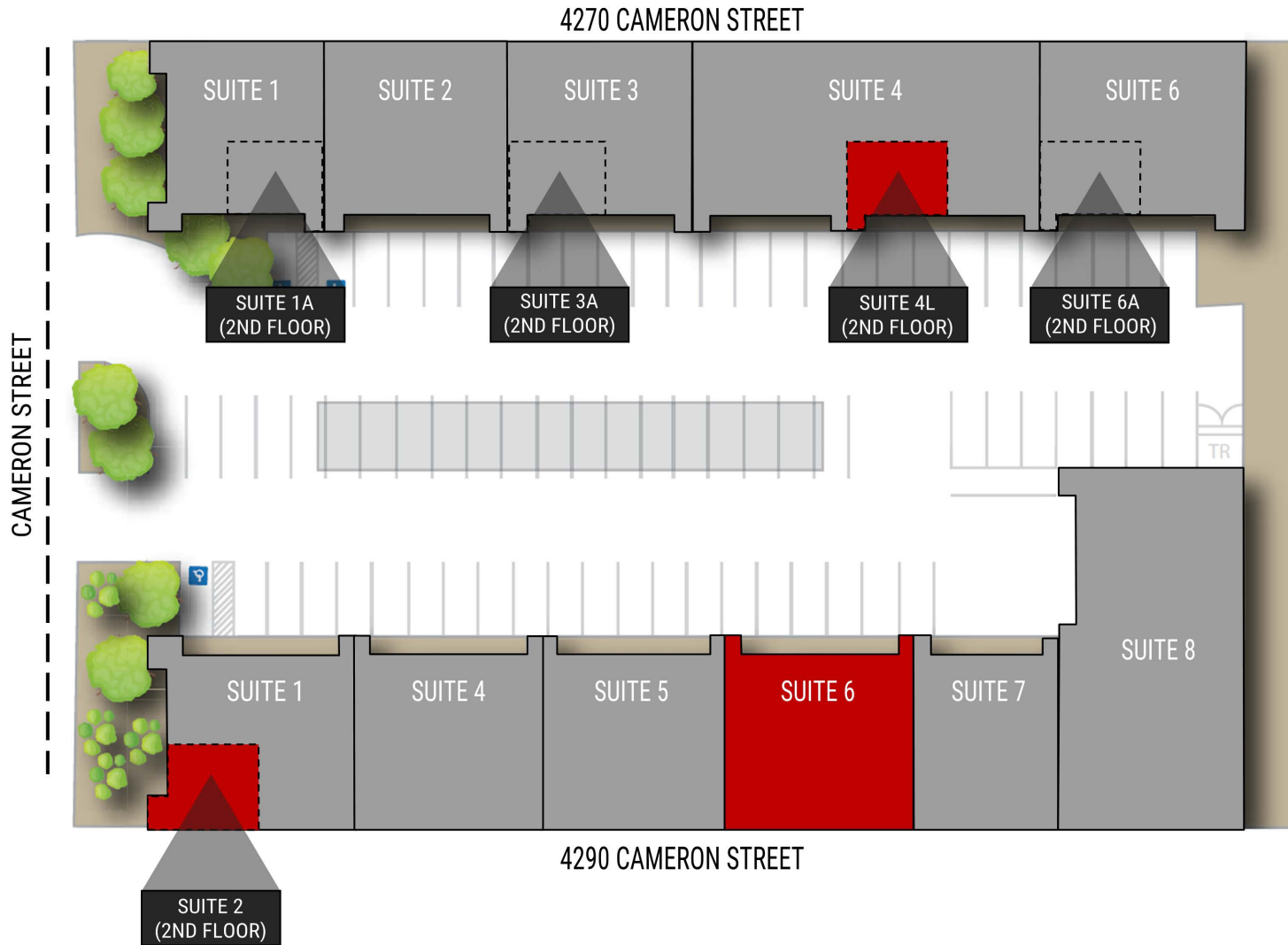
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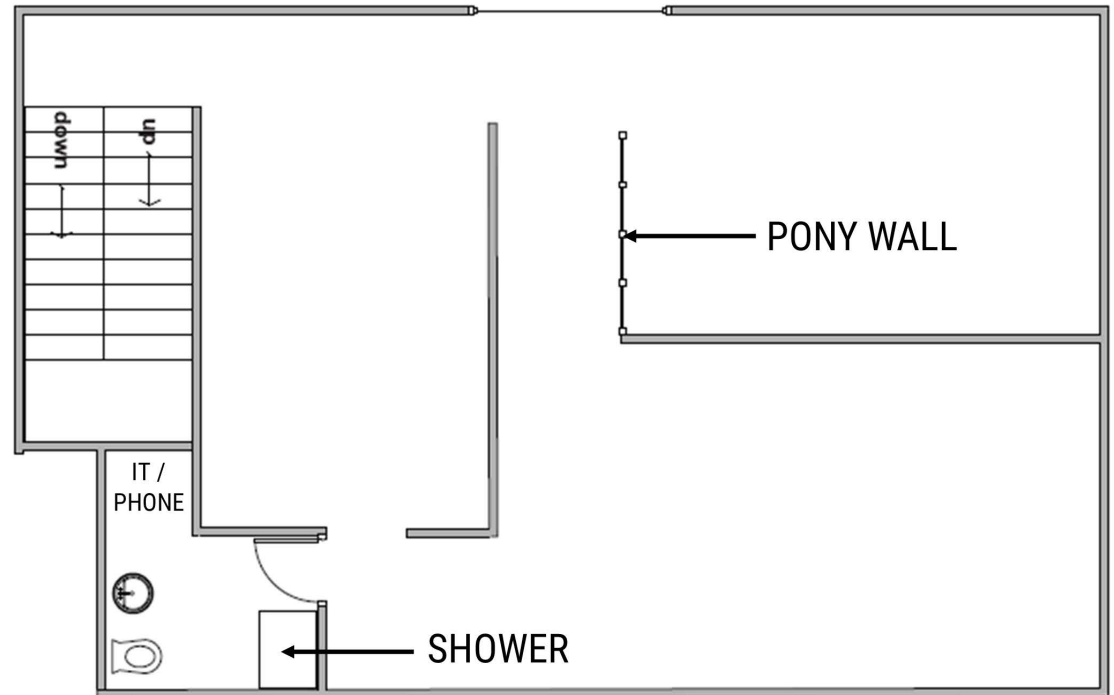
4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE

4270 CAMERON STREET, SUITE 4L

- ±1,136 SF **100% HVAC OFFICE**
- 2nd Floor Space (No Elevator)
- Private Restroom
- Three (3) Reserved Parking Spaces Total
(2 Covered, 1 Uncovered)
- Optional HVAC Maintenance by Landlord Available for an Additional \$147/Month
- No Fire Sprinklers
- Monument Signage
- Less than 2-Miles to I-15 & The Las Vegas Strip
- IL Zoning within EM Land Use (Clark County)

- **Total Monthly Rent:** **\$1,664** (Plus Utilities)
- **Base Rent/Month:** **\$1.20/SF NNN**
- **NNN Fees/Month:** **\$0.265/SF**



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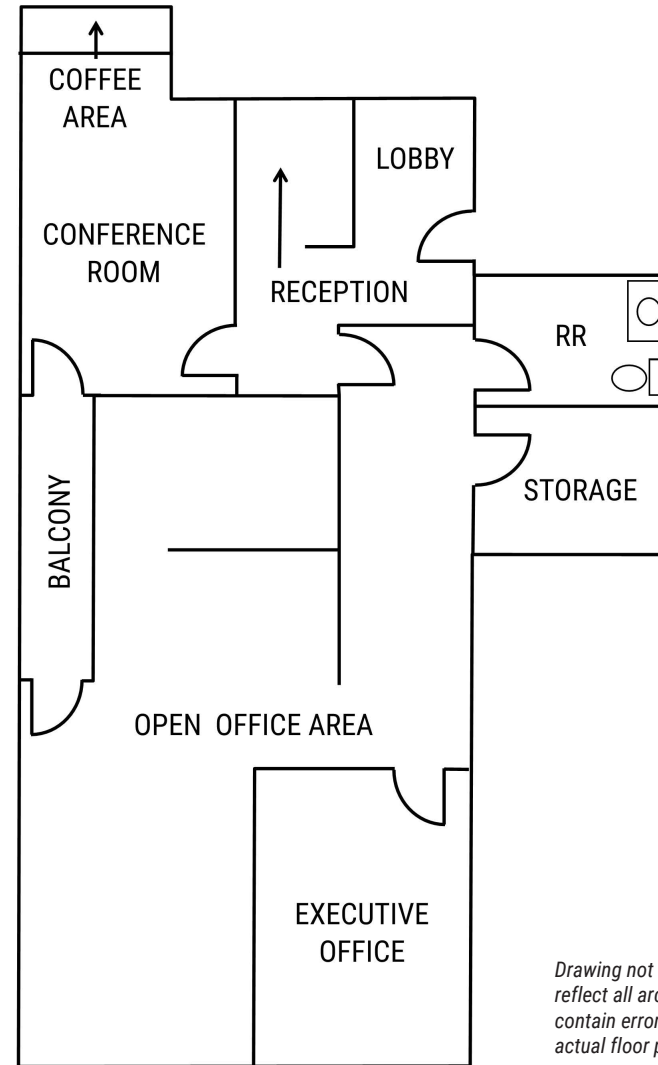
CAMERON COURT

4270 & 4290 CAMERON STREET | LAS VEGAS, NV 89103

FOR LEASE

4290 CAMERON STREET, SUITE 2

- ±1,174 SF **100% OFFICE**
- 2nd Floor Space (No Elevator)
- Three (3) Reserved Parking Spaces Total
(1 Covered, 2 Uncovered)
- Skylights
- Private Balcony
- Monument Signage
- Less than 2-Miles to I-15 & The Las Vegas Strip
- IL Zoning within EM Land Use (Clark County)
- **Total Monthly Rent:** **\$1,720 (Plus Utilities)**
 - **Base Rent/Month:** **\$1.20/SF NNN**
 - **NNN Fees/Month:** **\$0.265/SF**



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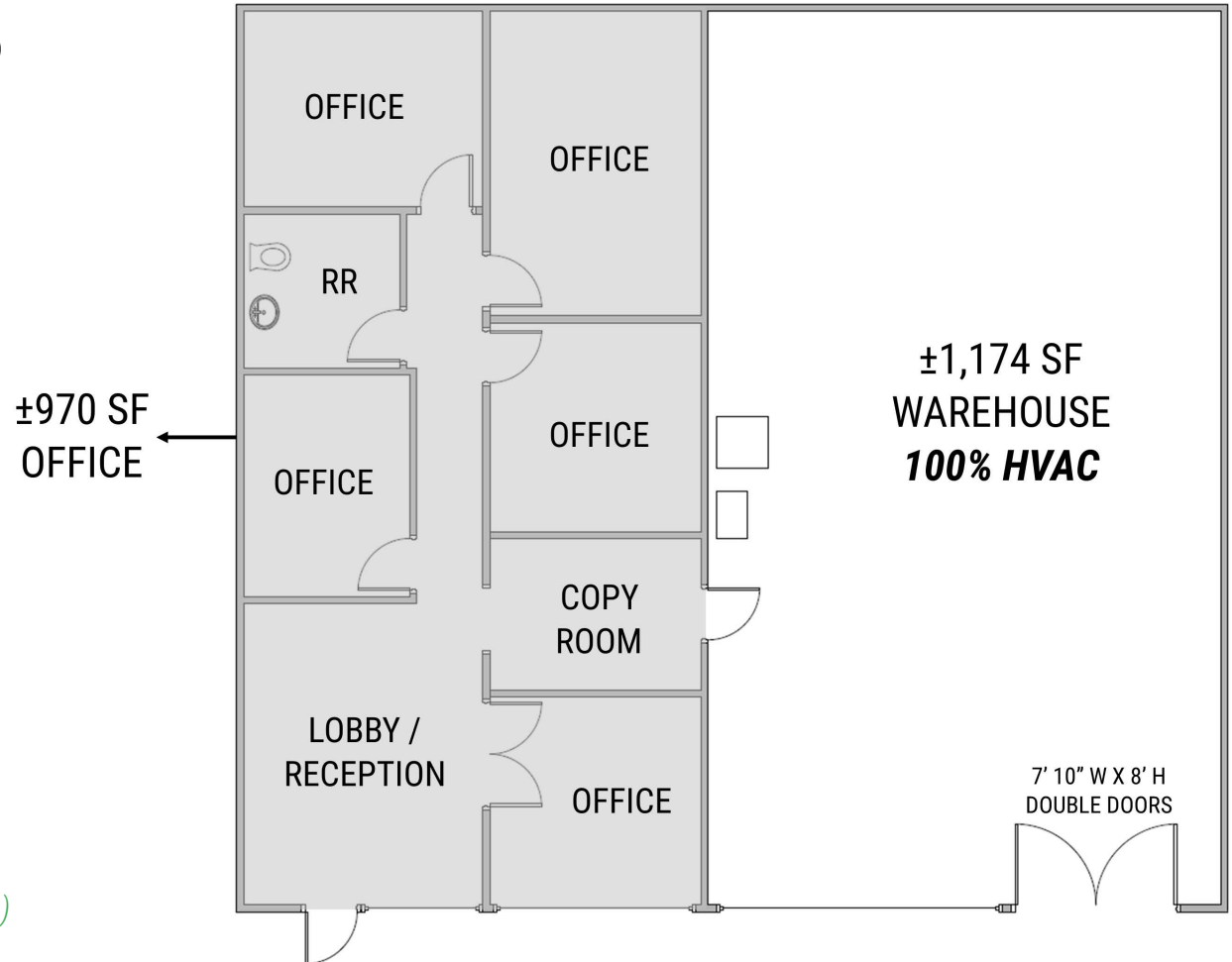
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FOR LEASE

4290 CAMERON STREET, SUITE 6

- ±2,144 SF Office / Warehouse Unit - **100% HVAC**
 - ±970 SF Office
 - ±1,174 SF Warehouse
- Four (4) Reserved, Uncovered Parking Spaces Total
- Optional HVAC Maintenance by Landlord Available for an Additional \$147/Month
- Grade Level Loading (7' 10" W x 8' H Double Doors)
- 19' Clear Height
- 120/208 Volt, 3-Phase Power (to be verified)
- No Fire Sprinklers
- Monument Signage
- Less than 2-Miles to I-15 & The Las Vegas Strip
- IL Zoning within EM Land Use (Clark County)
- **Total Monthly Rent: \$3,463 (Plus Utilities)**
 - **Base Rent/Month: \$1.35/SF NNN**
 - **NNN Fees/Month: \$0.265/SF**



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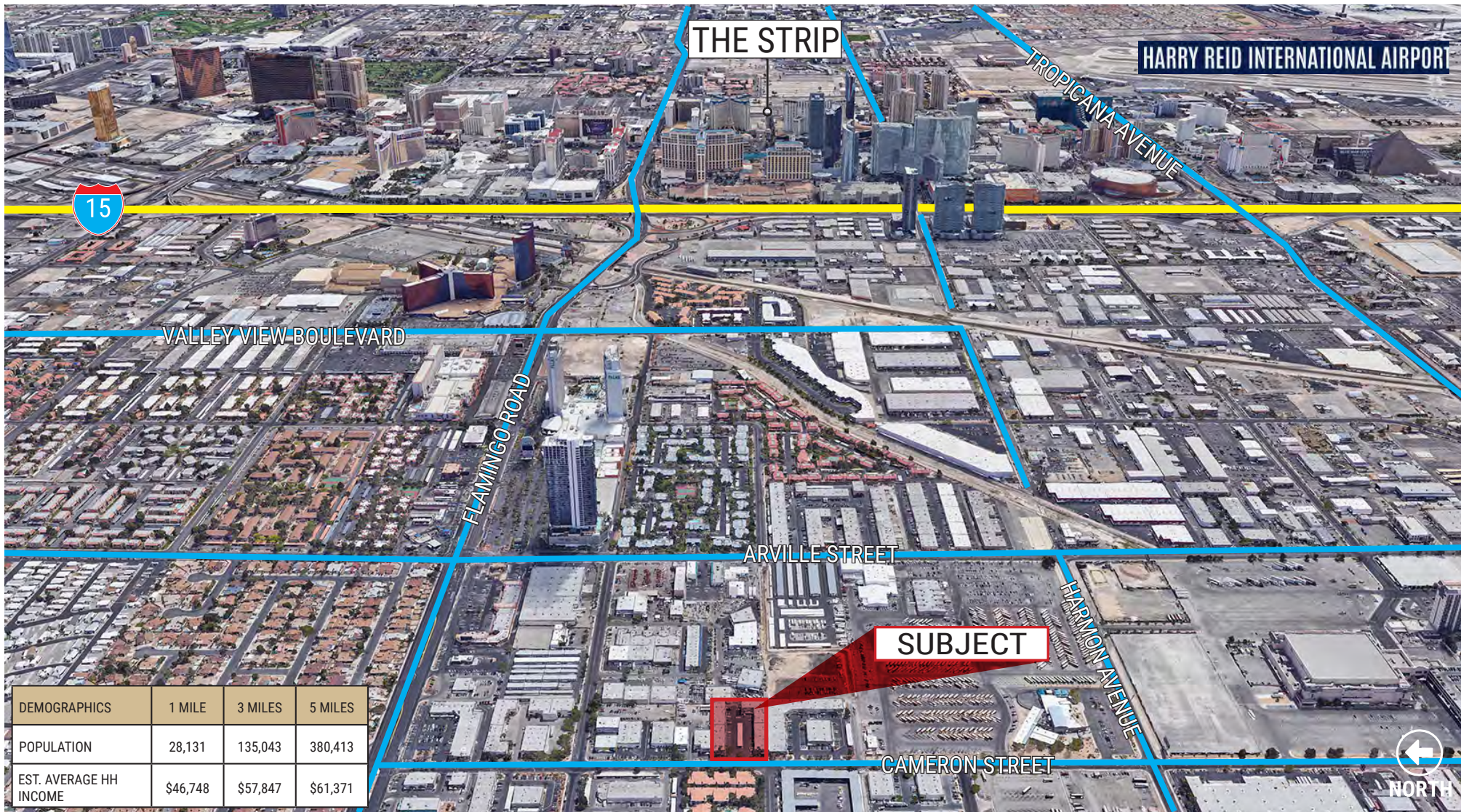
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	28,131	135,043	380,413
EST. AVERAGE HH INCOME	\$46,748	\$57,847	\$61,371

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