



±1,620 SF Office/Warehouse Space Available | For Lease

# Cameron Business Center

5329 Cameron Street, Las Vegas, NV 89109

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Accelerating success.

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5329 Cameron Street is situated in the heart of the Southwest Submarket in a high-traffic area less than five miles from the Las Vegas Strip, the I-15 & 215 Beltway, Allegiant Stadium and T-Mobile Arena.

## HIGHLIGHTS

- Well Maintained Industrial Property
- Glass Storefront Entries
- Fully Sprinklered
- Zoned M-1
- Flexible Lease Rates
- Units From ±1,620 Total SF
- Grade Level Loading Doors
- 18' Clear Height
- Front Loaded

## Contact Agent for Details

### Brian Riffel, SIOR

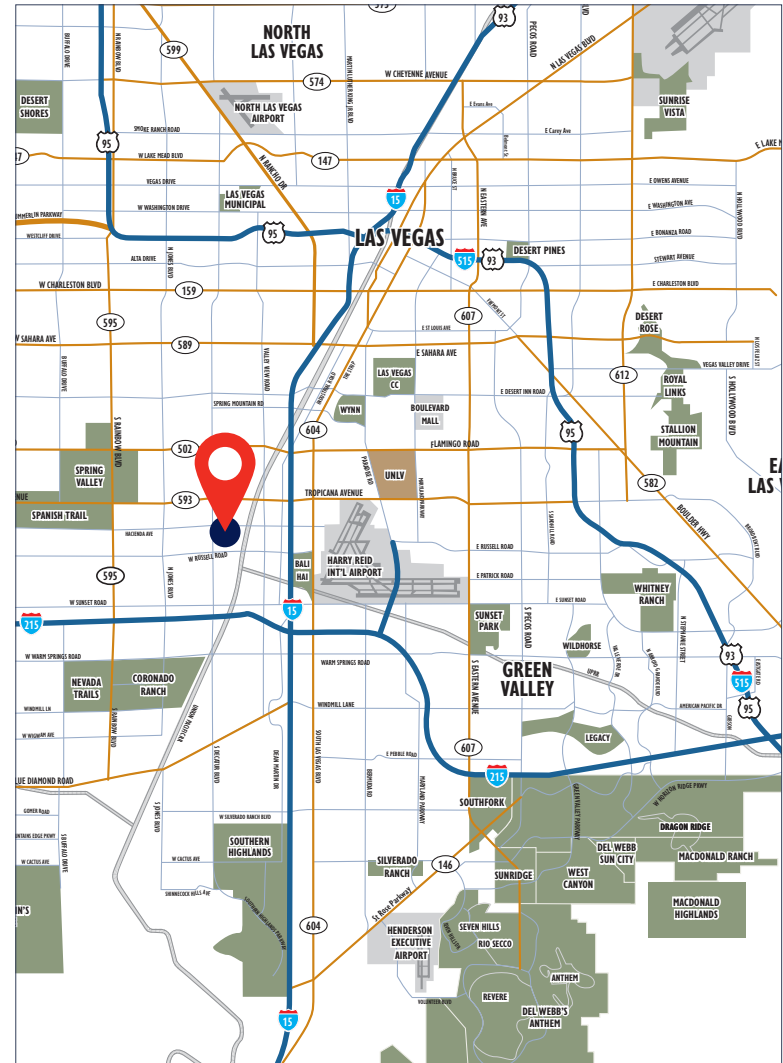
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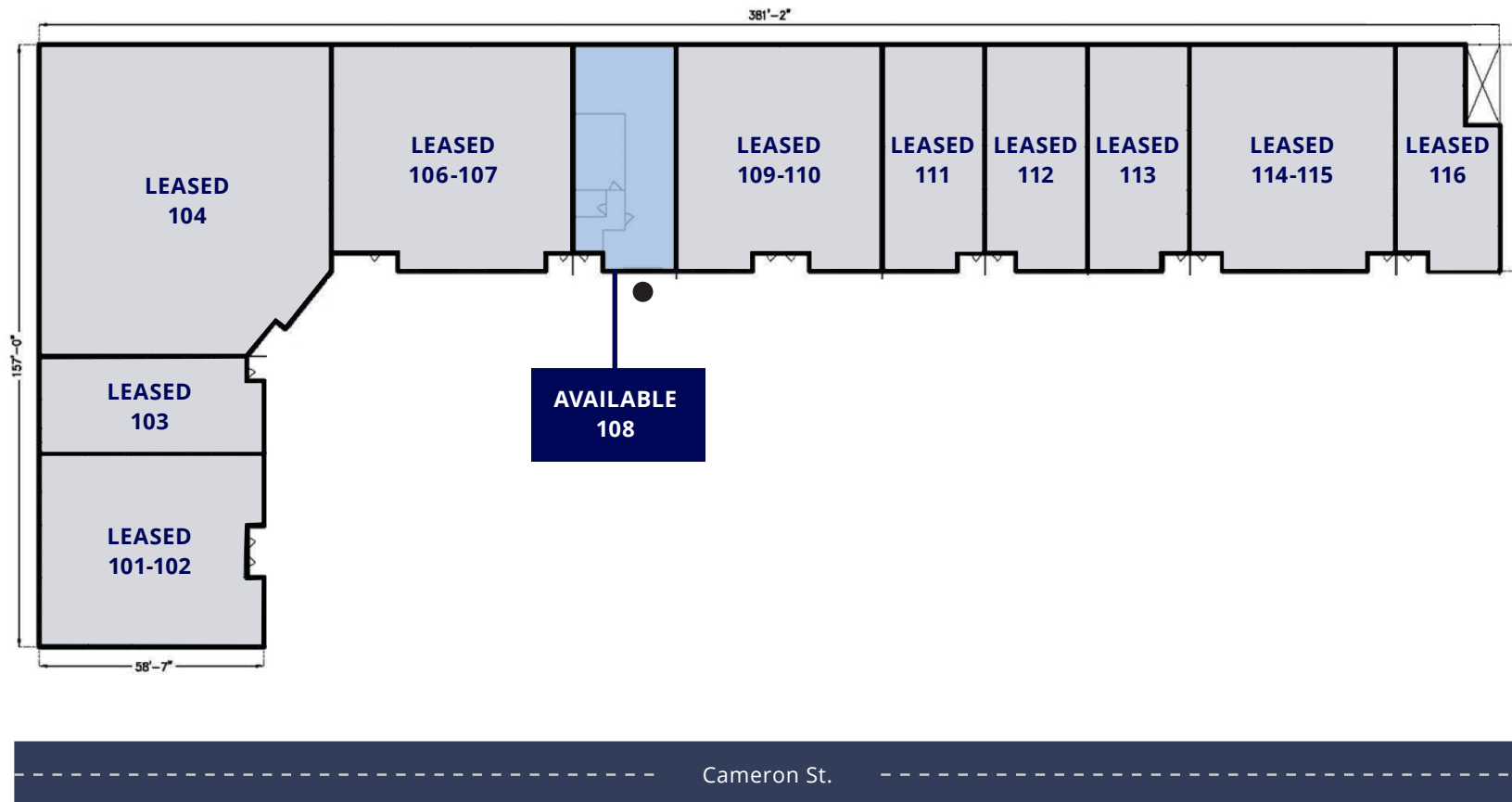
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## Site Plan

■ = Available   ■ = Leased

● = Grade Level Door

For illustration purposes only. Not to scale.



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## Suite 108

### Unit Features

- ±1,620 Total SF
- One (1) Grade Level Door
- Zoned M-1



#### Lease Rate

\$1.30 PSF, Mo

#### NNN Fees

\$0.27 PSF, Mo

**Total Monthly Amount: \$2,543.40**

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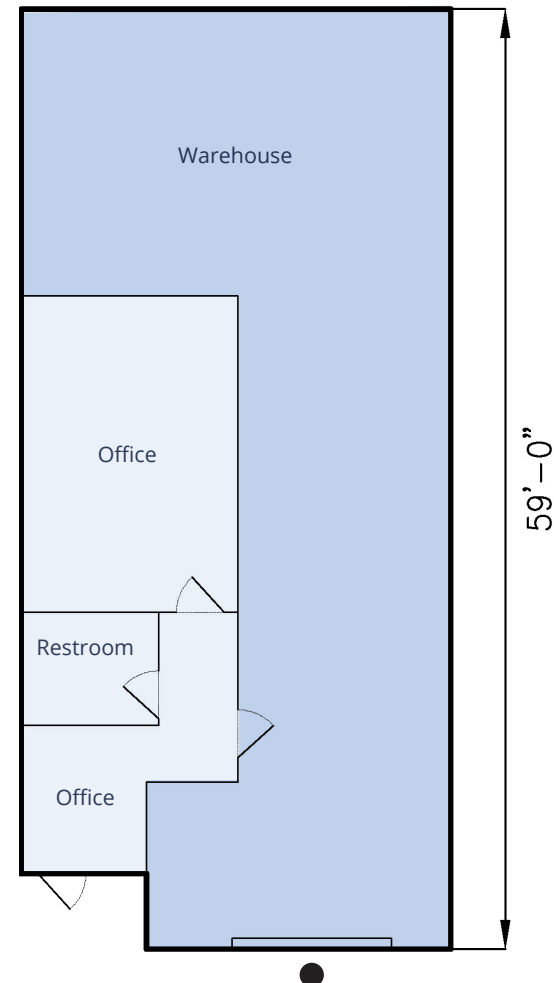
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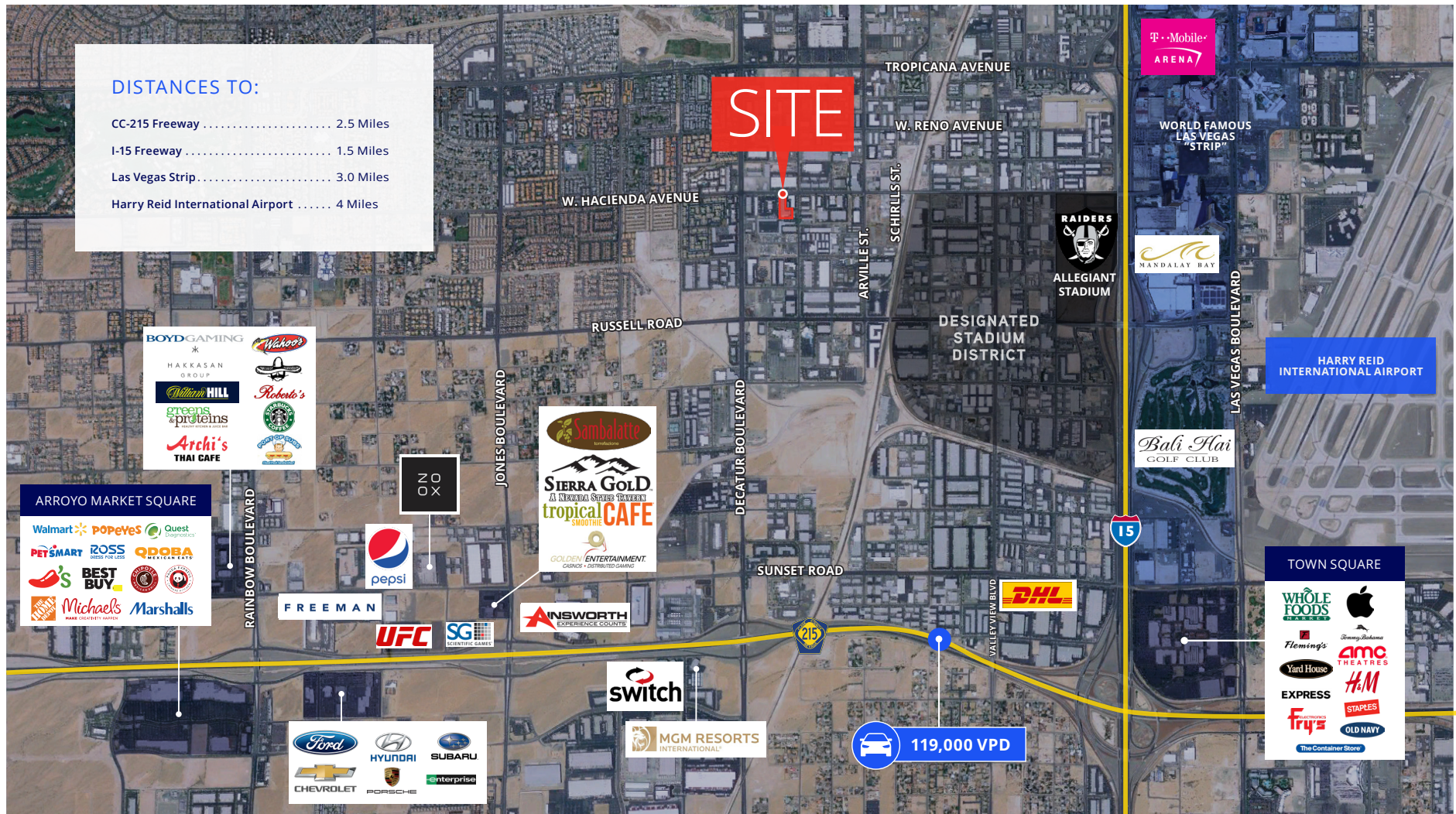
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# Cameron Business Center

5329 Cameron Street, Las Vegas, NV 89109

Aerial Map





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\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

22,000 Professionals

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Exclusive Listing Agents:

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## ABOUT COLLIERS

*Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.*

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