

brookhollow

CAMERON WEST BUSINESS PARK
FOR LEASE

OFFICE | WAREHOUSE SUITES



WINTER SPECIAL!
\$0.99/SF
(ON SELECT SUITES)

1ST 6-Months  3-Year DEAL

4175 CAMERON STREET
LAS VEGAS, NV 89103



ELIZABETH MOORE

(702) 506-2586
EMoore@rcadv.com
NV-RE License: S.0062500

LISTING LEAD

JENNIFER LEVINE, CCIM

(702) 318-1400
JLevine@rcadv.com
NV-RE License: B.0145723

4175 CAMERON STREET | LAS VEGAS, NV 89103

brookhollow

FOR LEASE

CAMERON WEST BUSINESS PARK

is strategically located in the Southwest, near the intersection of W. Flamingo Road & S. Decatur Boulevard, offering great access to the Las Vegas Strip, Harry Reid International Airport, and the I-15 & I-215 Freeways. The Property consists of ±40,075 SF of Office & Warehouse Space, and is newly renovated.



ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com





PROJECT DETAILS

- Office / Warehouse Industrial Suites Available
- Immediate Access to the Las Vegas Strip
- I-15 Access Via Flamingo Road
- High Image Building w/ Available Covered Parking
- IP Zoning (Industrial Park - Clark County)
- Parking Ratio: 2.4 / 1,000 SF

INDUSTRIAL SUITES:

- Evaporative Cooled Warehouses
- ±18' Clear Height
- 200 Amps, 120/208 Volt, 3-Phase Power
- 10' x 12' & 10' x 14' Grade Level Loading Doors

OFFICE SUITES:

- Monument Signage
- 100% High Image Suites Featuring:
Private Offices & Open Areas, Conference Rooms,
Break Rooms, Copy Rooms & Private Restroom

= INDUSTRIAL

= OFFICE

= LEASED

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com

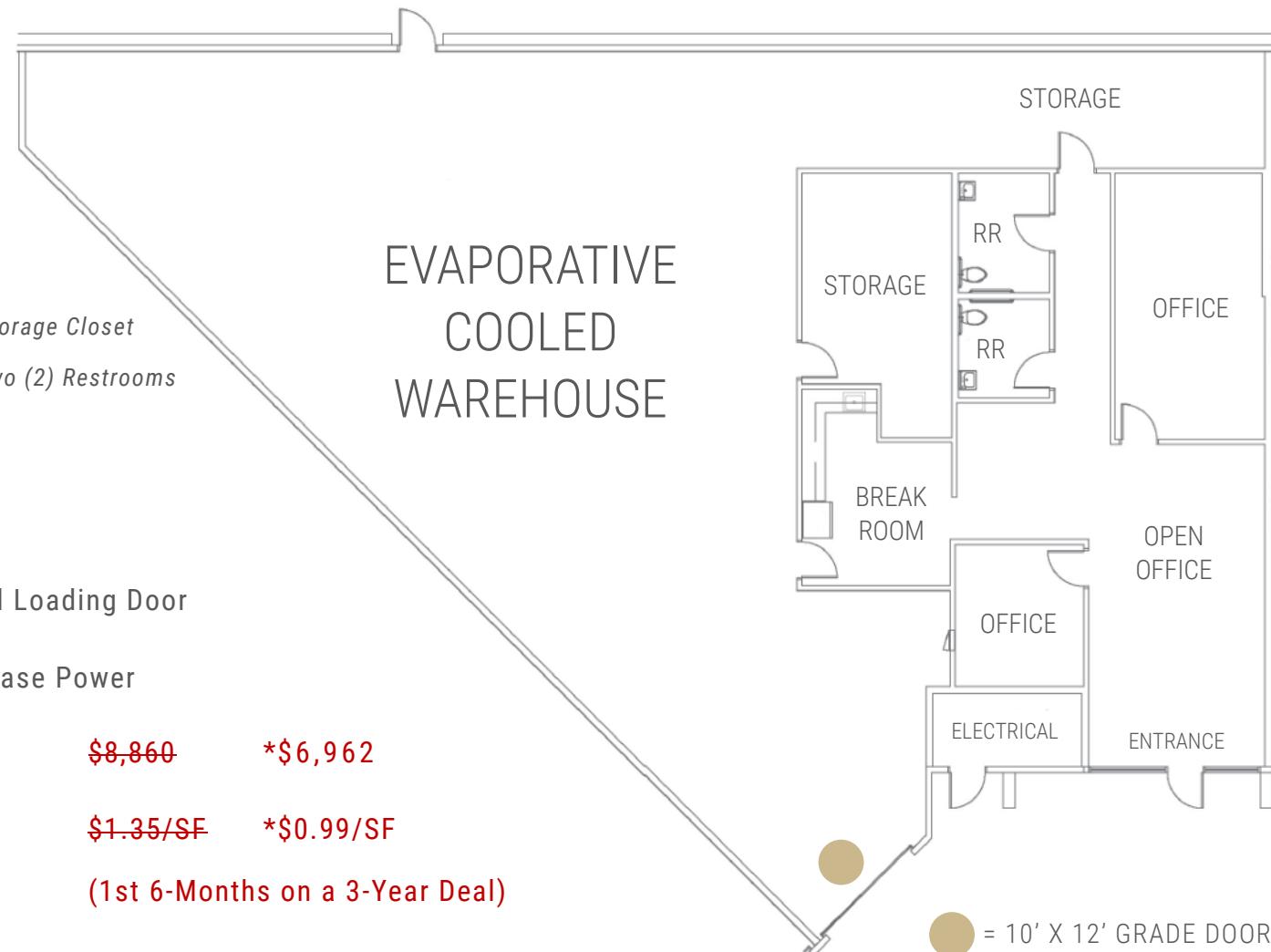


**REALCOMM
ADVISORS**

SUITE 6

- ±5,274 SF Total
 - ◆ ±1,300 SF Office

Open Office, Break Room, Storage Closet
Two (2) Private Offices & Two (2) Restrooms
 - ◆ ±4,634 SF Warehouse
- ±18' Clear Height
- One (1) - 10' x 12' Grade Level Loading Door
- 200 Amps, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT:** ~~\$8,860~~ *\$6,962
 - ◆ **BASE RENT (NNN):** ~~\$1.35/SF~~ *\$0.99/SF
(1st 6-Months on a 3-Year Deal)
 - ◆ **NNN FEE:** \$0.33/SF



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.

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



**REALCOMM
ADVISORS**

SUITE 7

- ±5,330 SF Total
 - ◆ ±640 SF Office

Reception, Three (3) Private Offices & Restroom
 - ◆ ±4,690 SF Warehouse
- ±18' Clear Height
- One (1) - 10' x 14' Grade Level Loading Door
- 200 Amps, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT:** ~~\$8,954~~ *\$7,036
 - ◆ **BASE RENT (NNN):** ~~\$1.35/SF~~ *\$0.99/SF
(1st 6-Months on a 3-Year Deal)
 - ◆ **NNN FEE:** \$0.33/SF

= 10' X 14' GRADE DOOR

EVAPORATIVE COOLED WAREHOUSE



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.

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



SUITE 8

Currently for Sublease - Term Ends: 10/31/2027

****LANDLORD IS WILLING TO NEGOTIATE A LONGER DEAL****

- ±3,173 SF Total
 - ◆ ±666 SF Office
Open Office Area, Two (2) Private Offices & Restroom
 - ◆ ±2,507 SF Warehouse
- ±18' Clear Height
- One (1) - 10' x 12' Grade Level Loading Door
- 200 Amps, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT:** \$5,648
 - ◆ **BASE RENT (NNN):** \$1.45/SF
 - ◆ **NNN FEE:** \$0.33/SF

EVAPORATIVE COOLED WAREHOUSE



● = 10' X 12' GRADE DOOR

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.

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



SUITE 10

- $\pm 4,037$ SF Total
 - ◆ $\pm 1,382$ SF Office

Reception, Two (2) Private Offices, Open Office Area, Break Room, Storage Closets & Two (2) Restrooms
 - ◆ $\pm 2,655$ SF Evaporative Cooled Warehouse
- $\pm 18'$ Clear Height
- One (1) - 10' x 12' Grade Level Loading Door
- 200 Amps, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT:** **\$6,782** ***\$5,329**
 - ◆ **BASE RENT (NNN):** **\$1.35/SF** ***\$0.99/SF**
(1st 6-Months on a 3-Year Deal)
 - ◆ **NNN FEE:** **\$0.33/SF**



● = 10' X 12' GRADE DOOR

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.

ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



**REALCOMM
ADVISORS**

4175 CAMERON STREET | LAS VEGAS, NV 89103

brookhollow

FOR LEASE



ELIZABETH MOORE

(702) 506-2586

Emoore@rcadvs.com

NV-RE License: S.0062500

JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com

