

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**

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NV-RE License: S.0062500

**JENNIFER LEVINE, CCIM**

(702) 318-1400

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LISTING LEAD



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## 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.



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## 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

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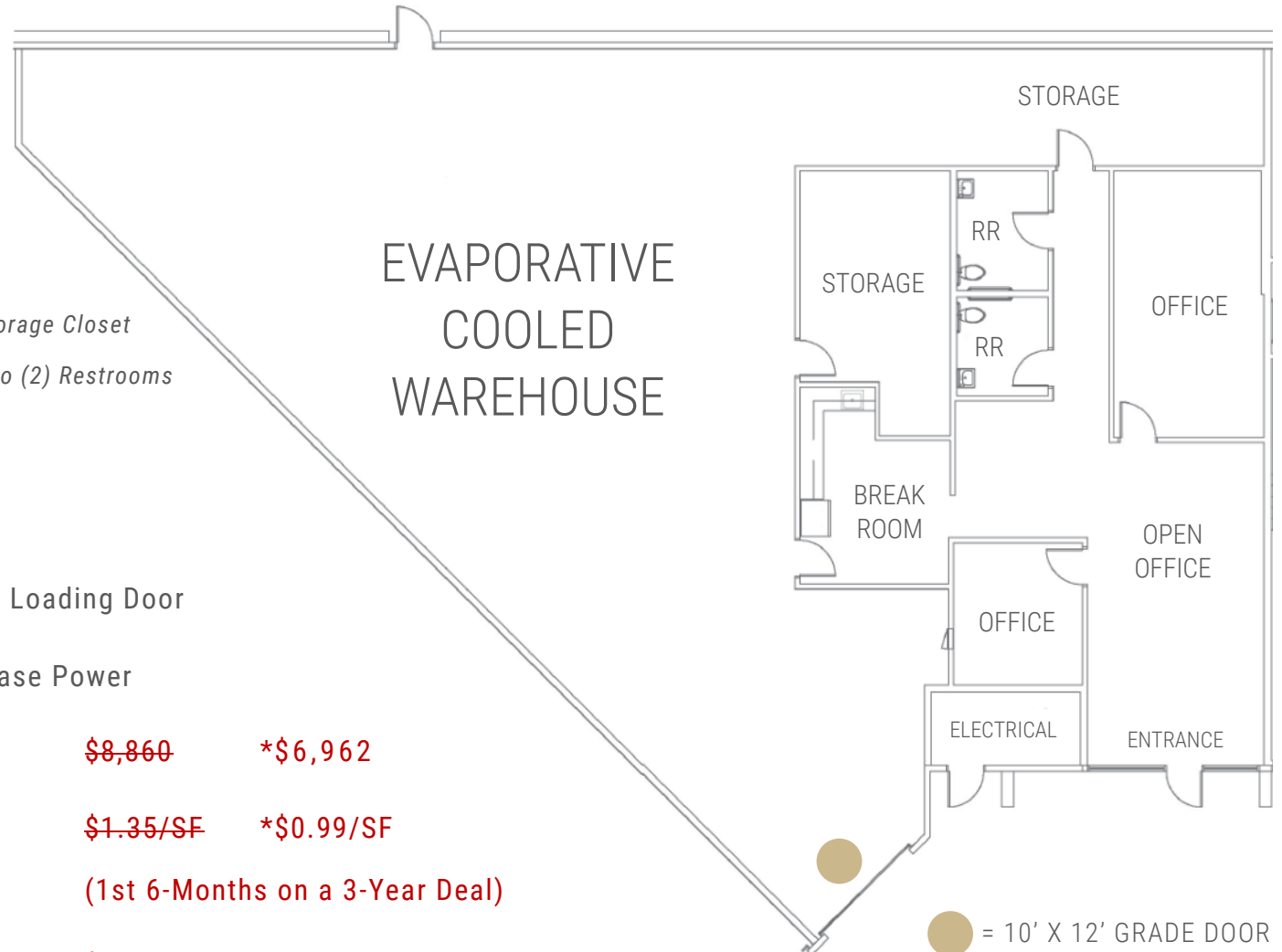
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# SUITE 6

- ±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.

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# SUITE 7

- ±5,330 SF Total
  - ♦ ±640 SF Office
    - Reception, Three (3) Privates 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



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# 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) Privates 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**



● = 10' X 12' GRADE DOOR

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# SUITE 10

- ±4,037 SF Total
  - ♦ ±1,382 SF Office
    - Reception, Two (2) Privates Offices, Open Office Area, Break Room, Storage Closets & Two (2) Restrooms*
  - ♦ ±2,655 SF Evaporative Cooled Warehouse
- ±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

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