

# Pointe Flamingo

4000 SOUTH EASTERN AVENUE, SUITE 140  
LAS VEGAS, NV 89119

**FREE RENT  
1,488 RSF**



## Office Specifications

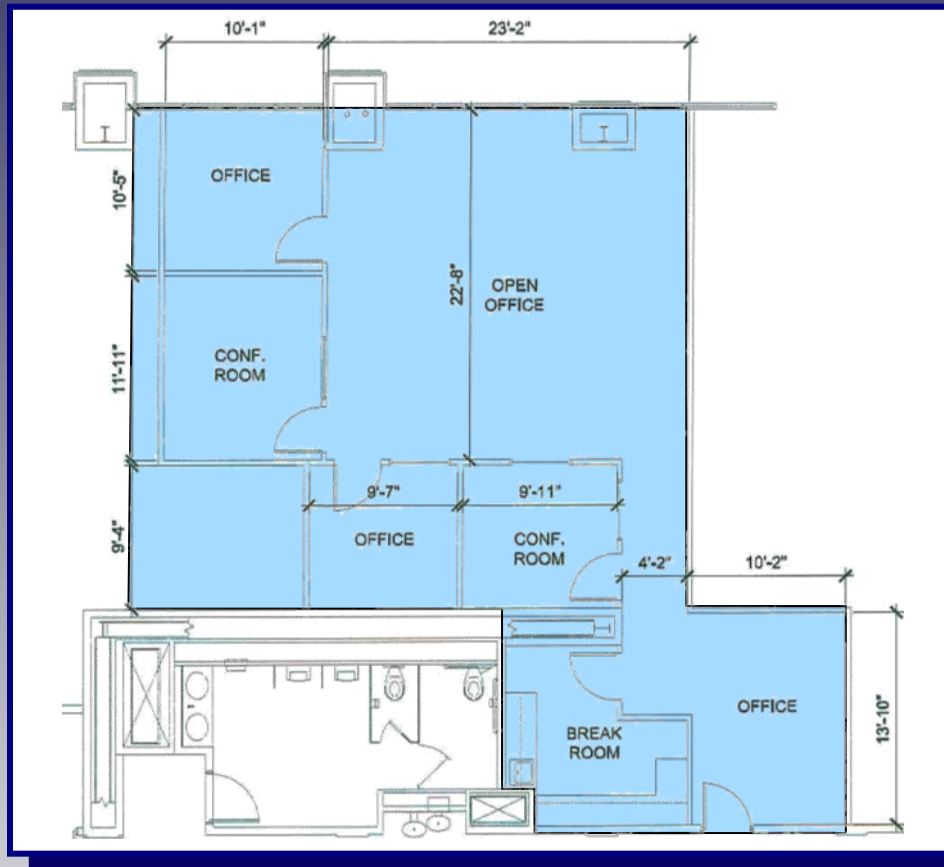
- **4% Commission.**
- Approximately 1,488 RSF.
- 1st Floor location near entrance off lobby.
- Four Offices / Conference Rooms, Full Kitchen, and Reception/Cubicle area.
- Full service lease includes HVAC during normal business hours and 5 nights janitorial service.
- Class A Office Building.
- Located on the Northeast corner of Flamingo Road and Eastern Avenue.
- On-site property management, leasing, and security.
- **FREE RENT**

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Traffic Counts: 83,000 cars per day



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