

# Pointe Flamingo

4000 SOUTH EASTERN AVENUE, SUITE 125  
LAS VEGAS, NV 89119

**FREE RENT  
1,455 RSF**



## Office Specifications

- **4% Commission.**
- Approximately 1,455 RSF.
- Three offices, reception/cubicle area, break room, work room, and conference room.
- Full service lease includes HVAC during normal business hours, janitorial service, and covered parking available.
- Class A Office Building.
- Retail services and restaurants including Starbucks, Subway and Buffet at Asia.
- Located on the Northeast corner of Flamingo Road and Eastern Avenue.
- On-site property management / leasing / engineering and security.
- **FREE RENT**

**Mary Rossetti**

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**Commercial Property Advisors, LLC**

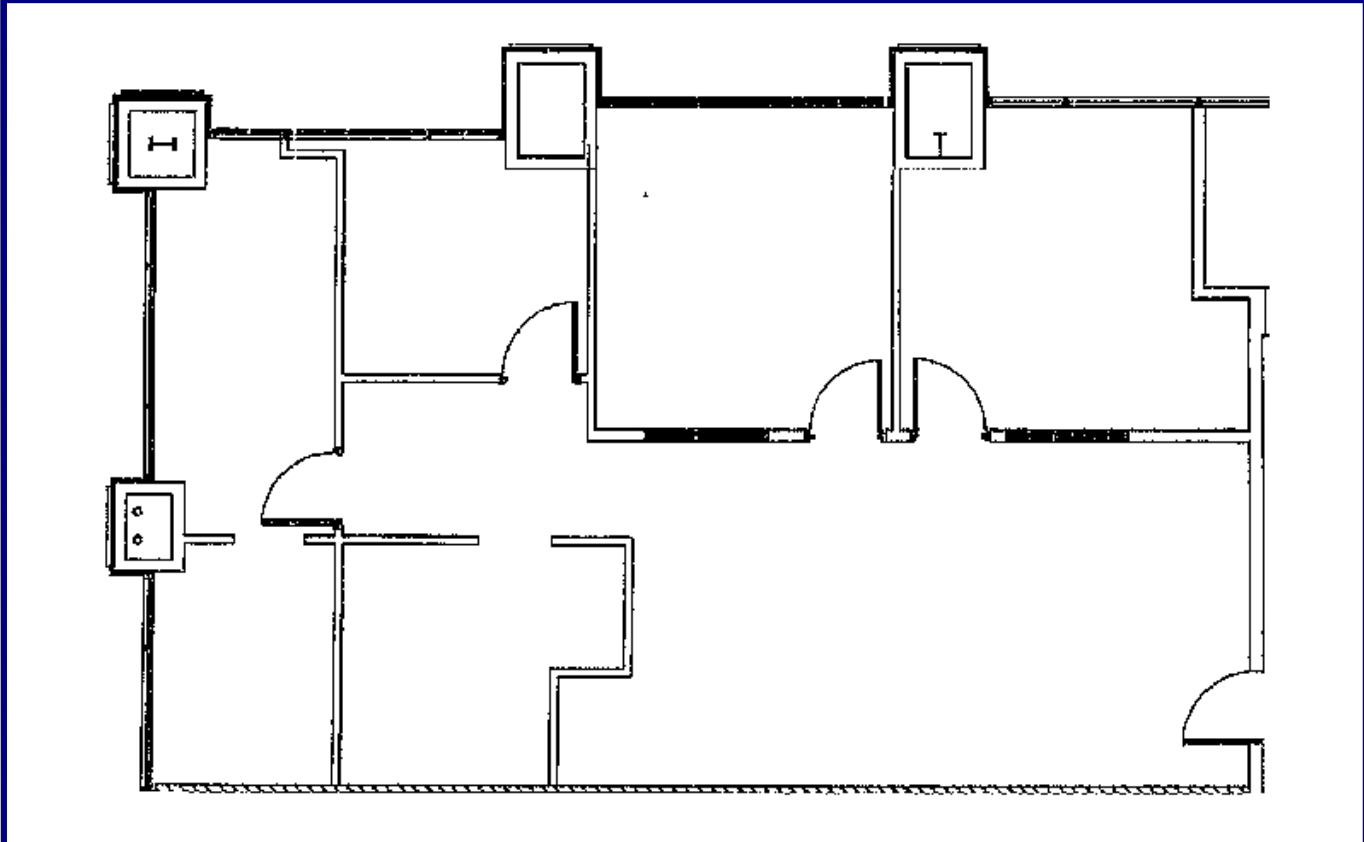
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Traffic Counts: 83,000 cars per day



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