

# Pointe Flamingo

4000 SOUTH EASTERN AVENUE, SUITE 132  
LAS VEGAS, NV 89119

4% Commission  
1,214 RSF



## Office Specifications

- **4% Commission.**
- Approximately 1,214 RSF. *Now Available.*
- Turn key office.
- 1st Floor location.
- Full service lease includes HVAC during normal business hours and 5 nights janitorial service, covered parking available.
- Class A Office Building.
- Amenities: 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, and security.
- **FREE RENT.**

**Mary Rossetti**

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**Commercial Property Advisors, LLC**

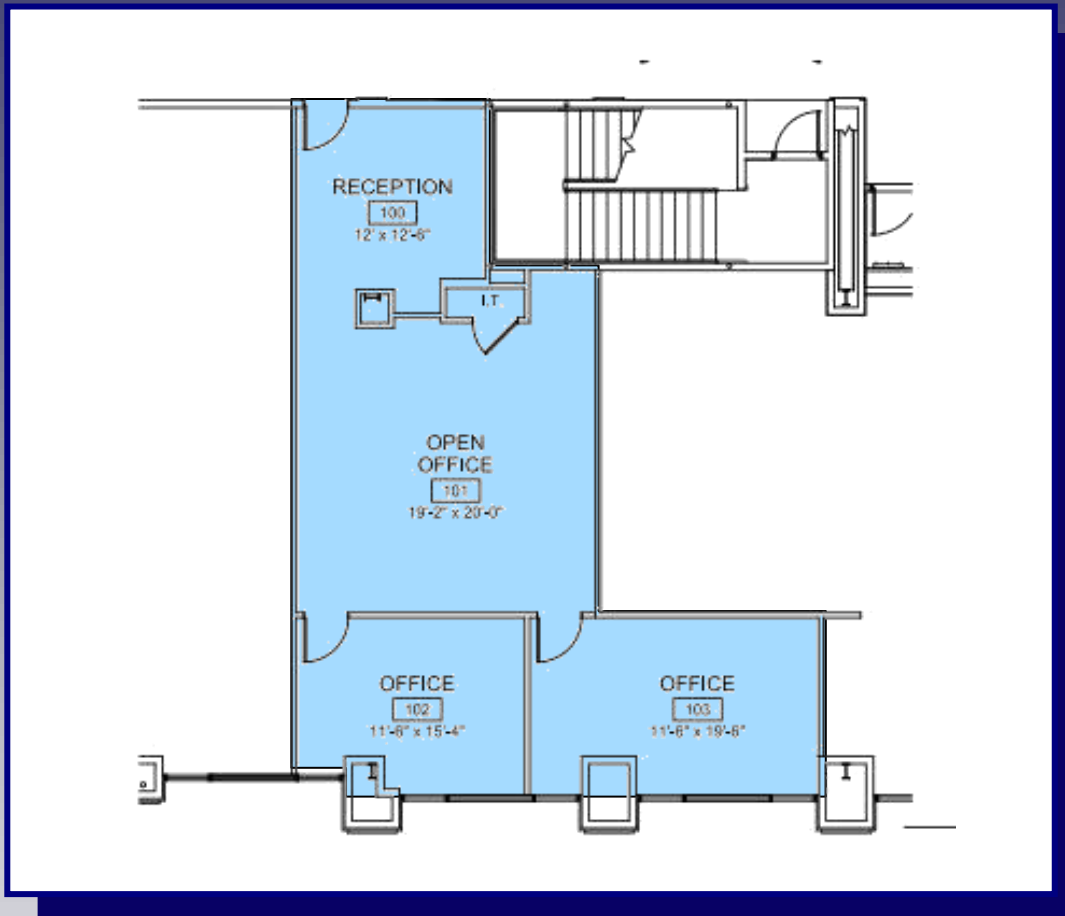
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Traffic Counts: 83,000 cars per day



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