

Pointe Flamingo

4000 SOUTH EASTERN AVENUE, SUITE 150
LAS VEGAS, NV 89119

4% Commission
2,959 RSF



Office Specifications

- **4% Commission.**
- 2,959 RSF.
- Six executive offices with option to add the 8'4 x 14'8 and enclose the 13'x10'4 offices.
- 1st Floor location in Class A Office Building.
- Large copier/file/work room with island and storage. Spacious Kitchen
- Full service lease includes HVAC during normal business hours and 5 nights janitorial service, covered parking available.
- 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.



Mary Rossetti

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Commercial Property Advisors, LLC

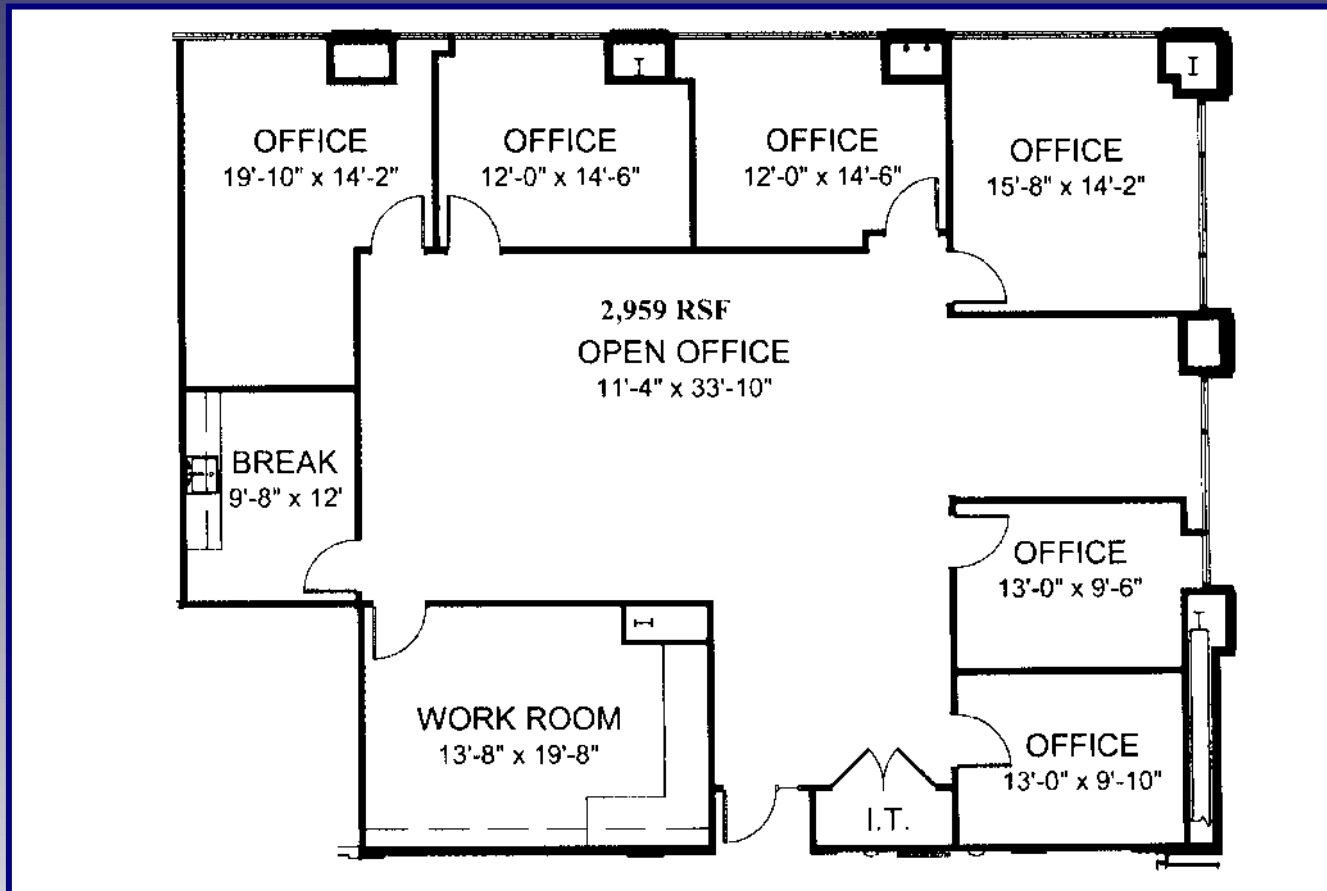
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Las Vegas, NV 89123

www.cpadvisorslv.com

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Traffic Counts: 83,000 cars per day



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