

Pointe Flamingo

4040 SOUTH EASTERN AVENUE, SUITE 140
LAS VEGAS, NV 89119

**FREE RENT
4% Commission**



Office Specifications

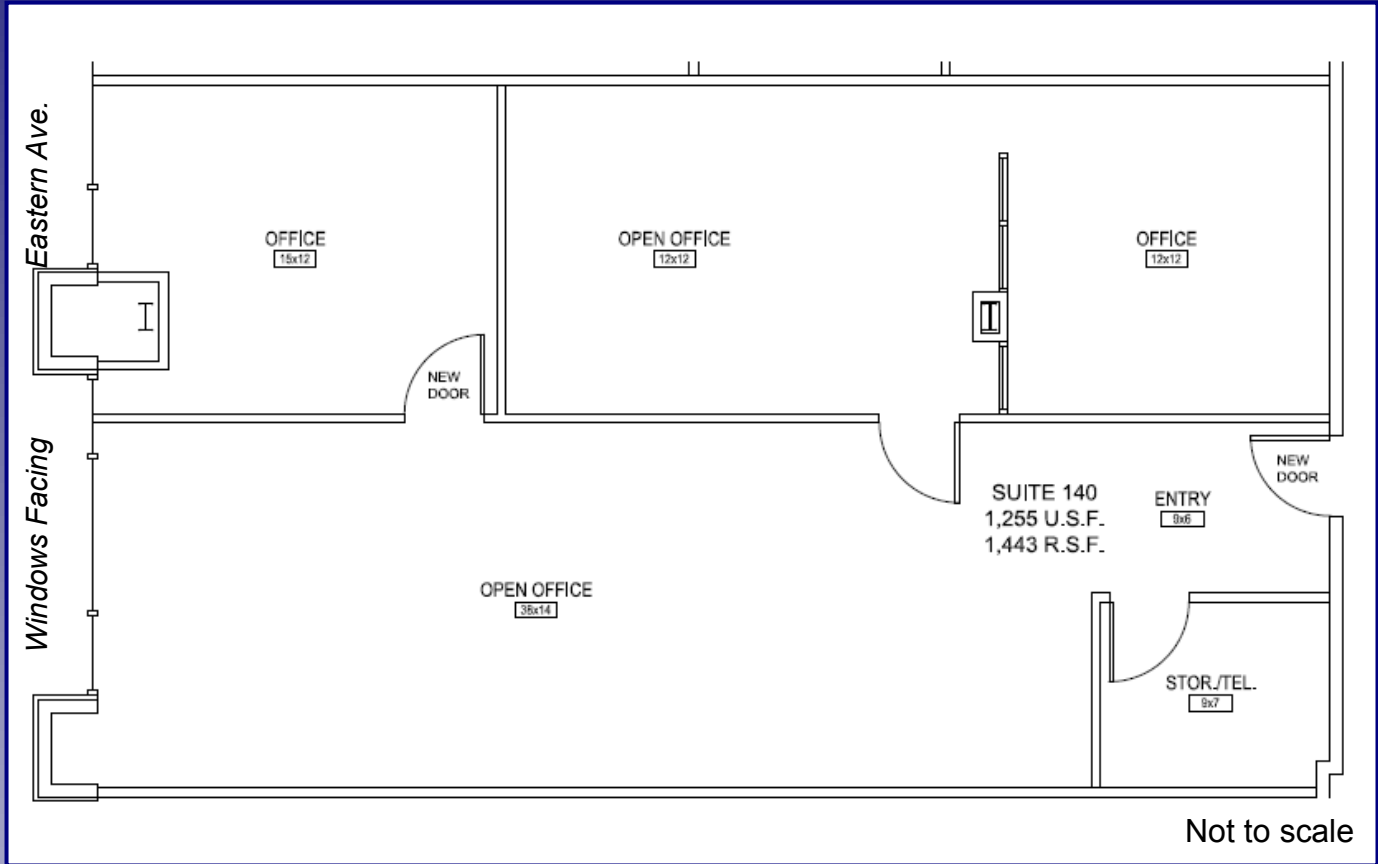
- **4% Commission.**
- Approximately 1,443 RSF.
- Full service lease includes HVAC during normal business hours and 5 nights janitorial service.
- Class A Office Building.
- First floor location near entrance, off lobby.
- Three office with reception/cubicle area.
- Separate telephone/IT room.
- Retail services and restaurants including Starbuck's, 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**

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Traffic Counts: 83,000 cars per day



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