

Pointe Flamingo

4040 SOUTH EASTERN AVENUE, SUITE 150
LAS VEGAS, NV 89119

**4% Commission
1,298 RSF**



Office Specifications

- **4% Commission.**
- Approximately 1,298 RSF in Class A Three Story Office Building.
- ◆ Great Turn-key space on 1st floor off lobby entrance.
- Full Service Lease. 5 to 10 year term.
- Double door entry with reception area.
- Amenities: Full service lease includes HVAC during normal business hours and five nights janitorial service. Covered Parking Available in two level parking garage.
- Retail services and restaurants including Starbuck's Coffee, Subway and Buffet at Asia.
- Centrally Located on the Northeast corner of Flamingo Road and Eastern Avenue.
- On-site property management, leasing, engineering and security.

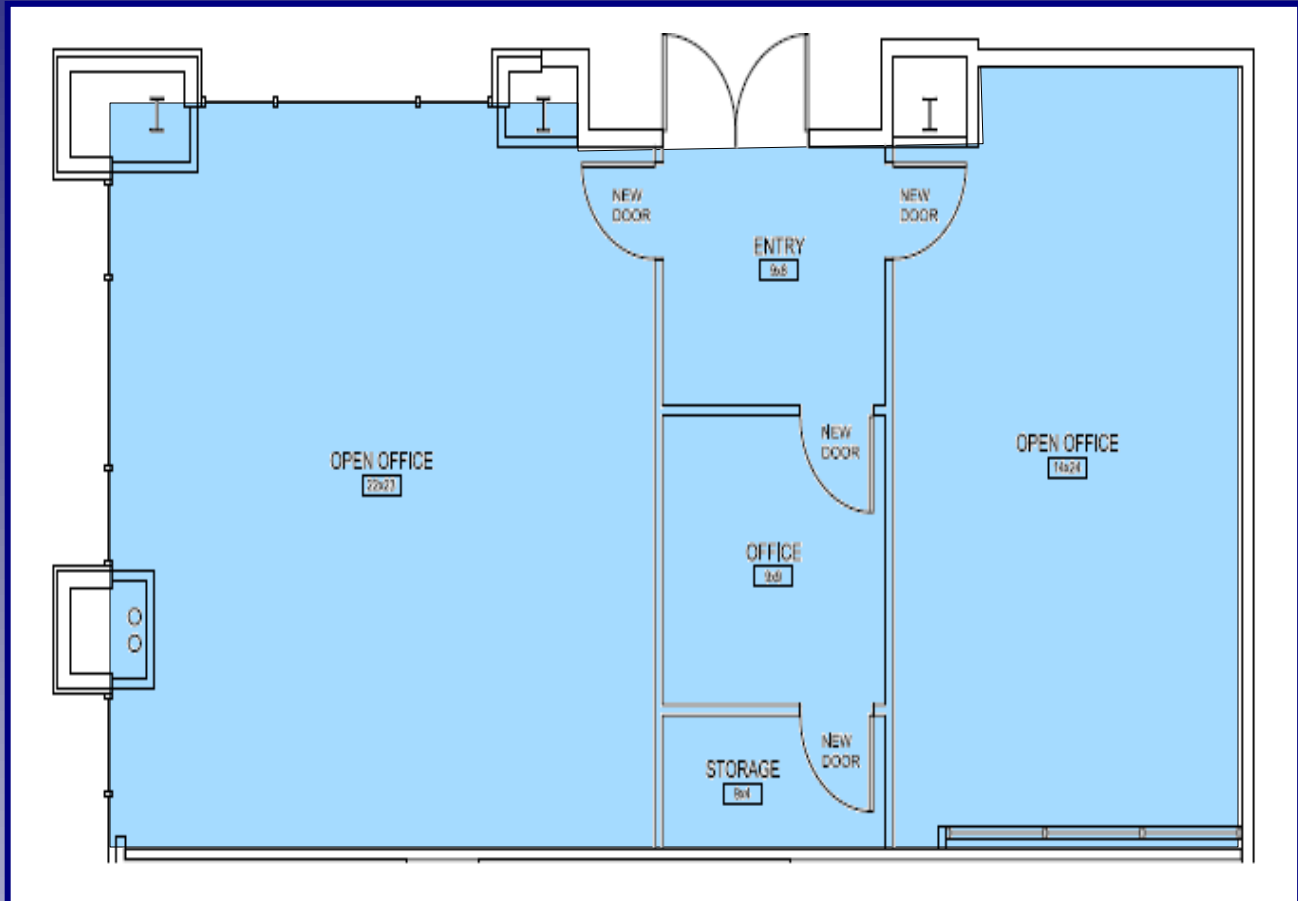
FREE RENT

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Traffic Counts: 83,000 cars per day



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