

# 4520 SOUTH PECOS ROAD STE. 3

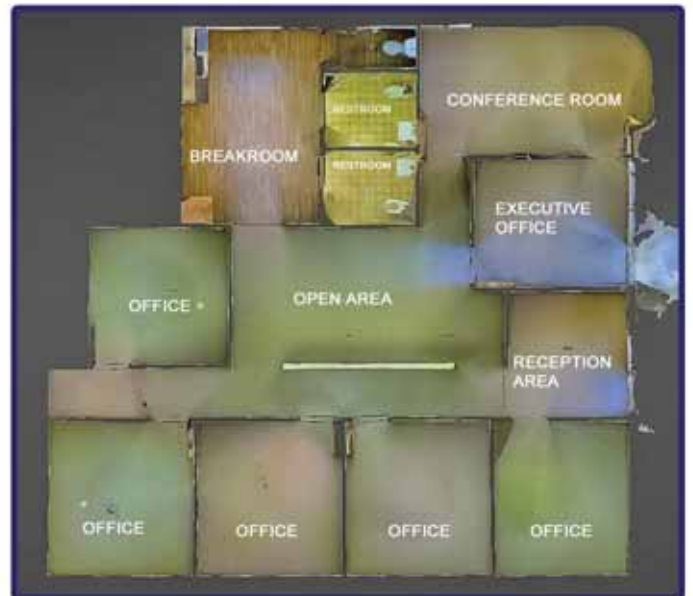
LAS VEGAS, NEVADA 89121

## BRAND NEW BUILD OUT



1,984 Sq. Ft. Office  
\$0.75 NNN (\$1488.00)  
\$0.45 CAMS (\$892.80)  
Total (\$2380.80)

- ◆ 5 Offices
- ◆ 1 Executive Office
- ◆ Conference Room
- ◆ Open Area
- ◆ Reception Area
- ◆ 3 Restrooms
- ◆ 1 Breakroom



**PRIORITY ONE COMMERCIAL**  
REAL ESTATE BROKERAGE

7259 W. SAHARA AVE. STE. 110  
LAS VEGAS, NV. 89117

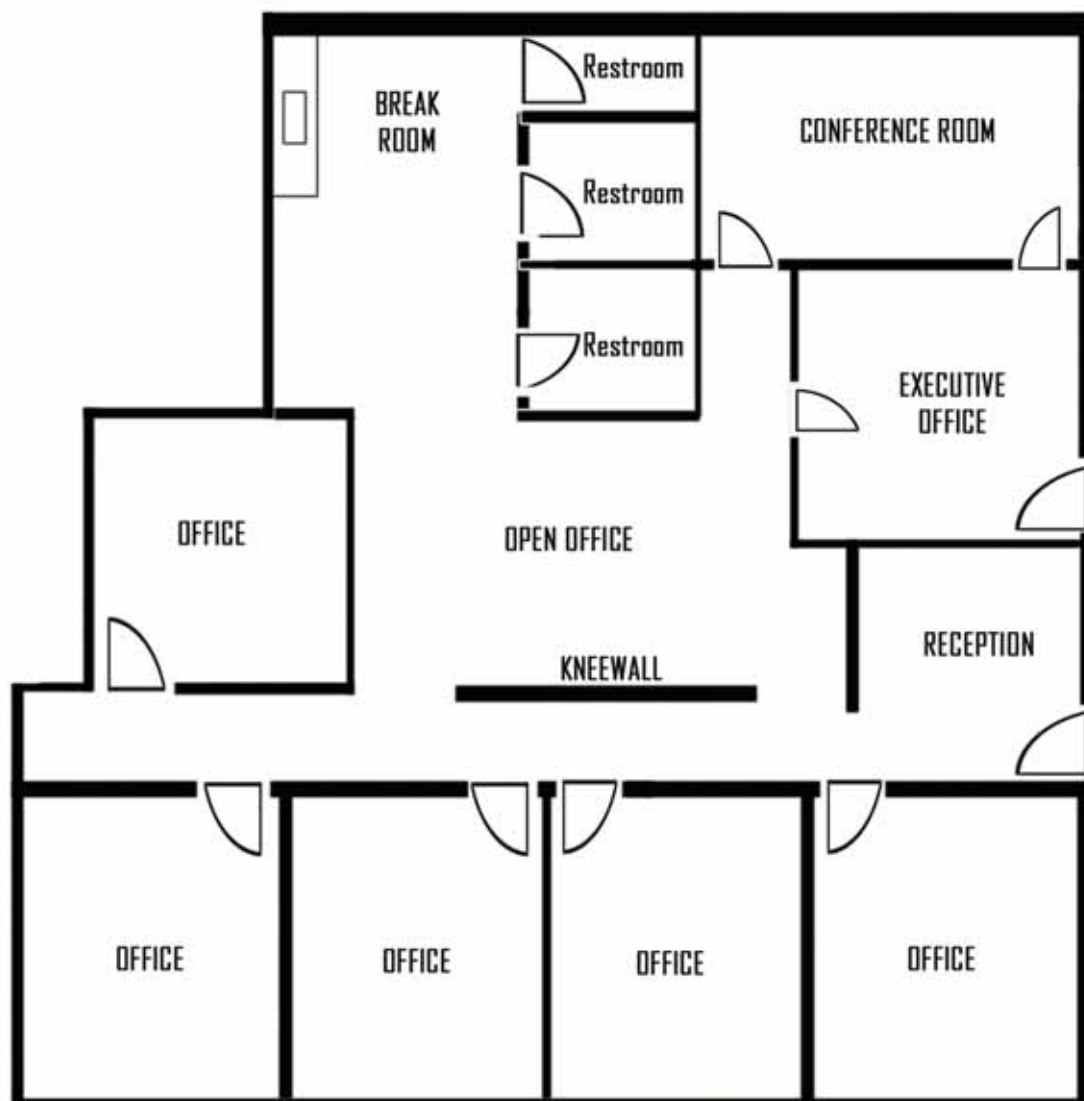
[WWW.PRIORITYONECOMMERCIAL.COM](http://WWW.PRIORITYONECOMMERCIAL.COM)

## READY FOR OCCUPANCY

**CYNTHIA A. INMAN**  
Owner/Corporate Broker  
Certified Property Manager  
702.228.7464  
[cinman@pocl.com](mailto:cinman@pocl.com)

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