



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# Cameron East Business Park

4310 Cameron St. / Las Vegas, NV 89103



## Property Details:

- ±4,635 SF office/warehouse unit
- ±960 SF office
- Warehouse is divided with 1/2 HVAC and 1/2 evaporative cooled
- Former photography studio
- Private rest room, break room, 1 private office, and open area
- 1 Grade level door (10'x12')
- Clear height 18'
- Easily accessible to Las Vegas "Strip"
- M-1 zoning (Clark County)
- Lease Rate: \$0.90/SF
- CAM: \$0.20/SF



*You will Fall for  
this location!*

**Jennifer Levine, CCIM**  
+1 702 688 6954  
jennifer.levine@cushwake.com

**Elizabeth Moore**  
+1 702 688 6953  
elizabeth.moore@cushwake.com

Owned & managed by:



**BROOKHOLLOW**

6725 Via Austi Pkwy.  
Suite 275  
Las Vegas, NV 89119  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**cushmanwakefield.com**



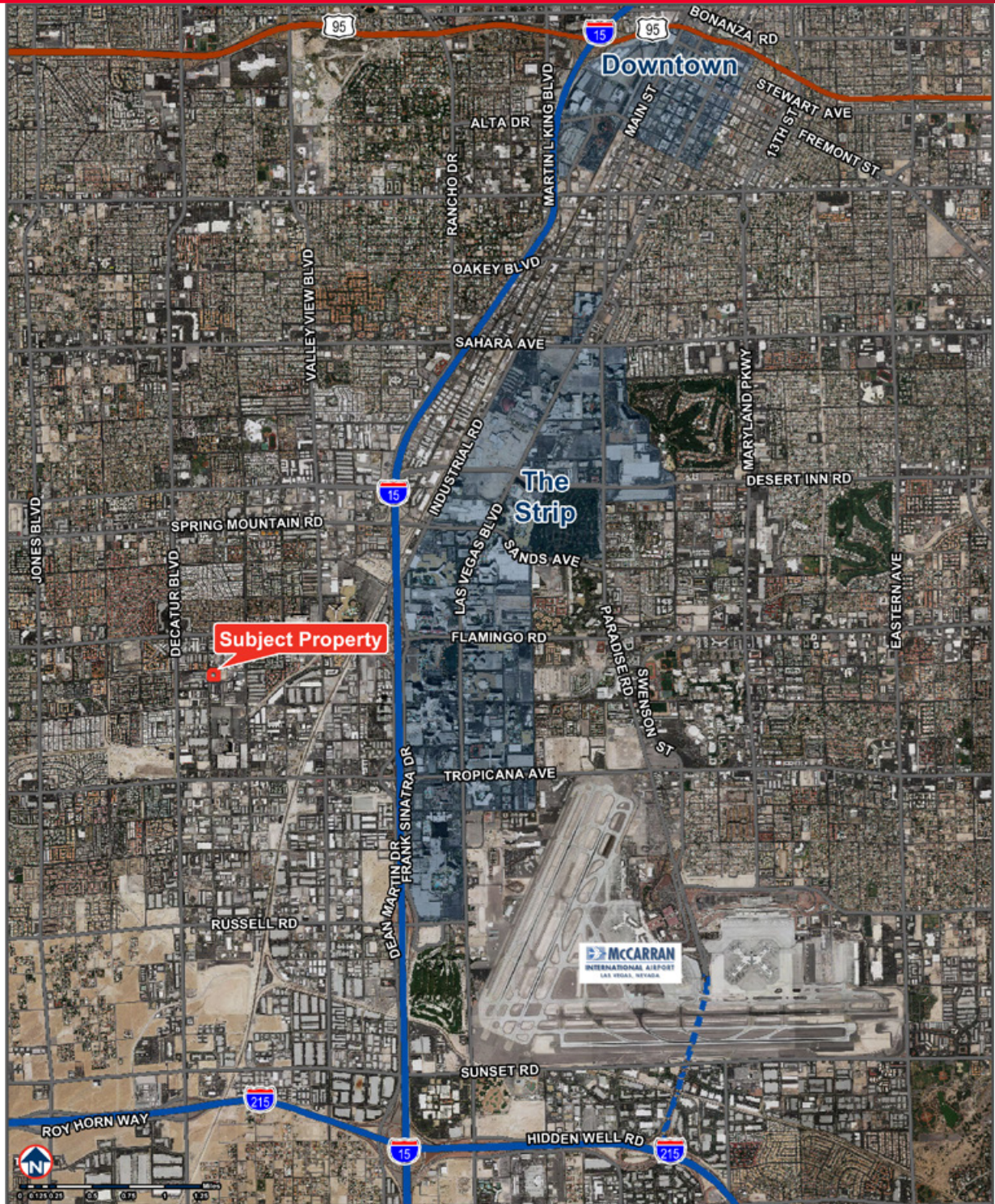


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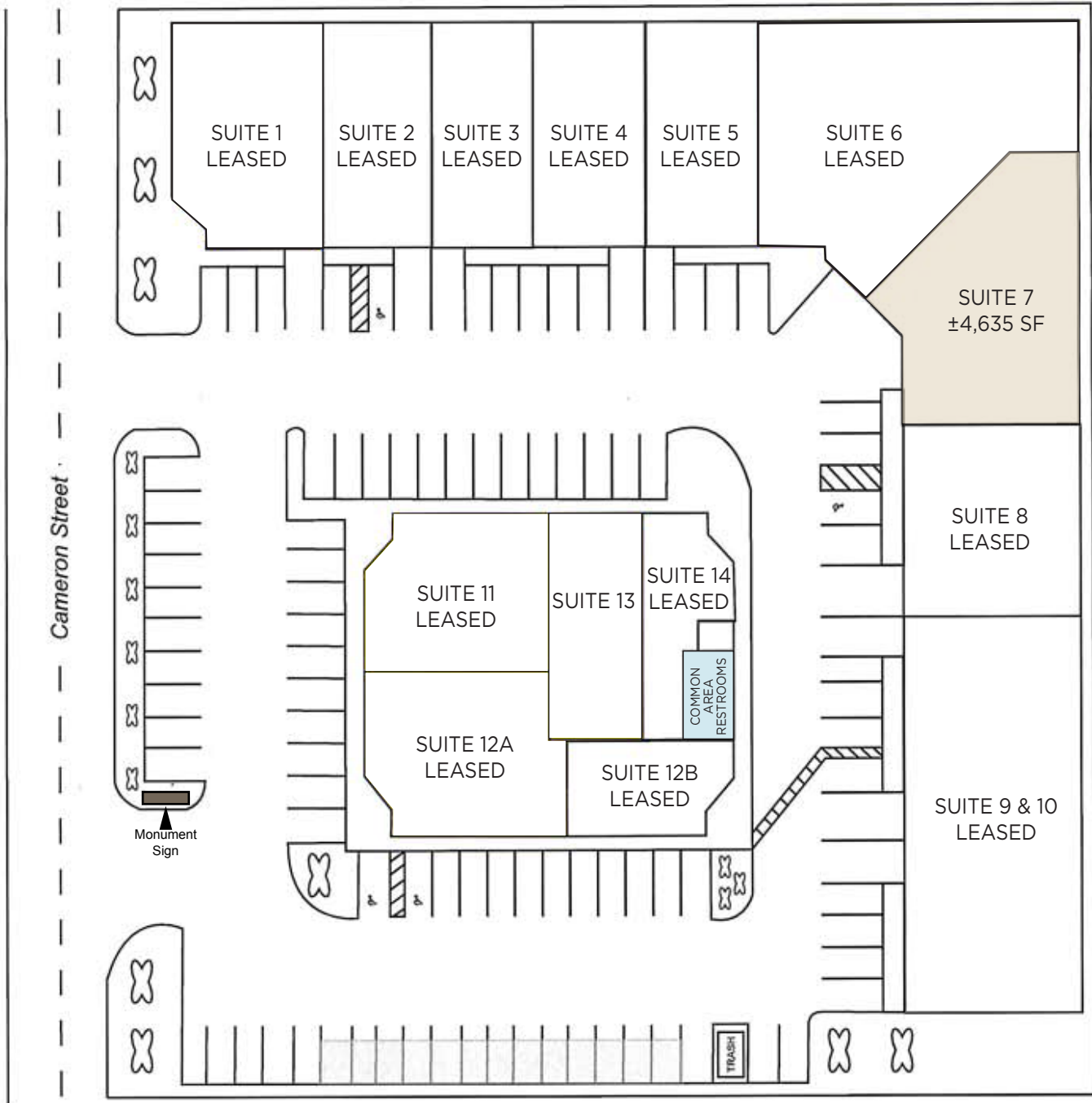


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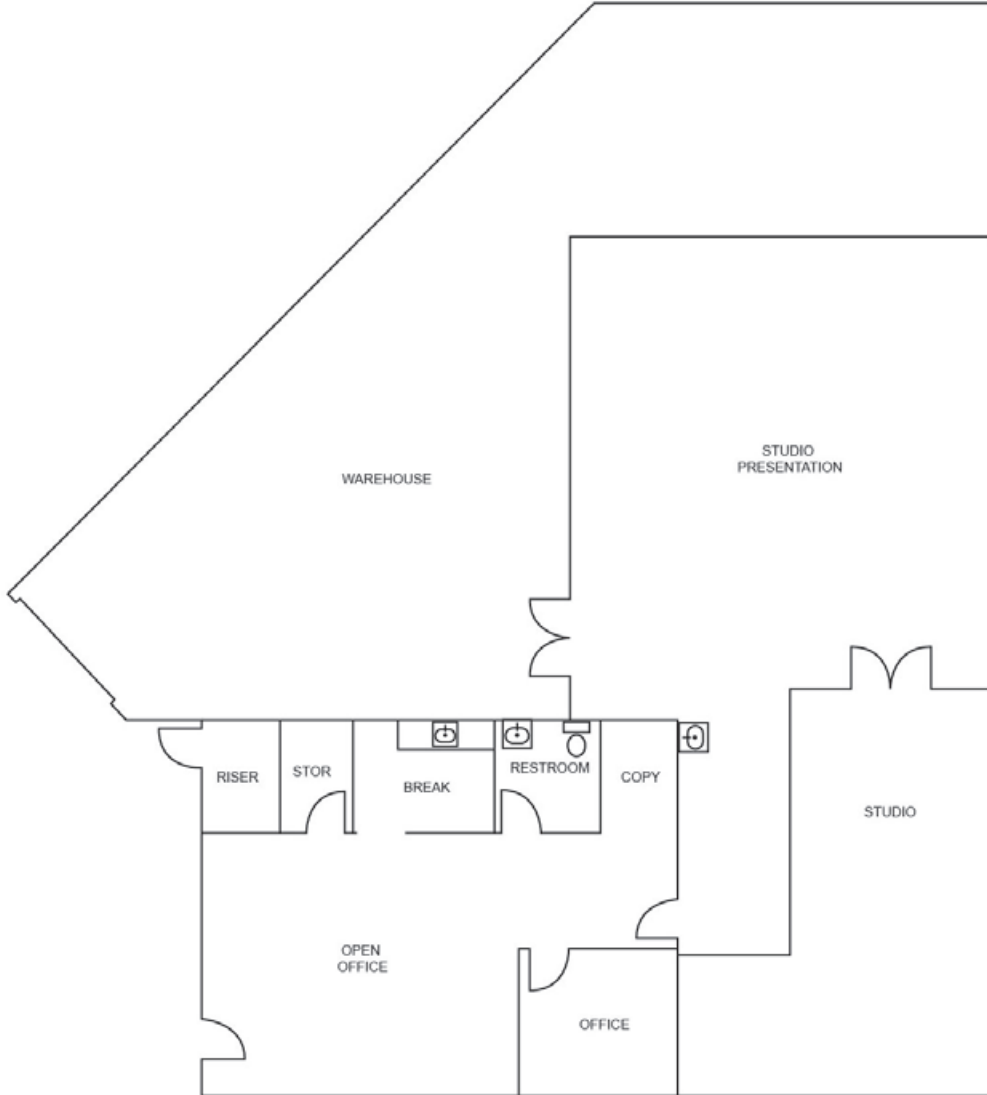
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SUITE	TOTAL SF	OFFICE SF	RATE / SF / MO	CAM / SF / MO	TOTAL / MO
7	±4,635	±960	\$0.90 NNN	\$0.20	\$5,098.50

Available Now



#### DISCLAIMER

Drawing not to scale and does not contain building's architectural features

Tenant to verify actual floor plan and any measurements.

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