



FOR LEASE | OFFICE



4794 S Eastern Ave
Las Vegas, NV 89119



NAIVEgas
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110
Las Vegas, NV 89148

(702) 383.3383 | naivegas.com

Offered By:

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Property Details



LEASING DETAILS

Asking Lease Rate:
\$1.00 NNN
CAM CHARGES \$0.46

Space Available:
±4,551 SF

> FOR MORE INFORMATION
<http://helloarti.com/view/32043>



Property Highlights



- Excellent Stand-Alone Property with Frontage on Eastern Ave
- Located within the Tropicana East Shopping Center with Major Retailers
- Ample Parking
- High Traffic Counts via Eastern & Tropicana
- Recently Remodeled Flooring
- Leasing Incentives Available

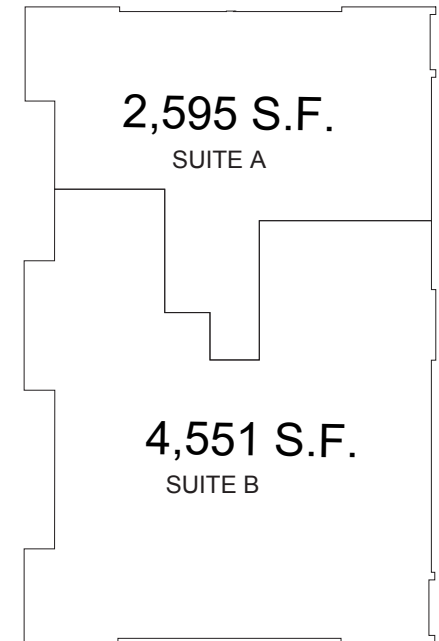
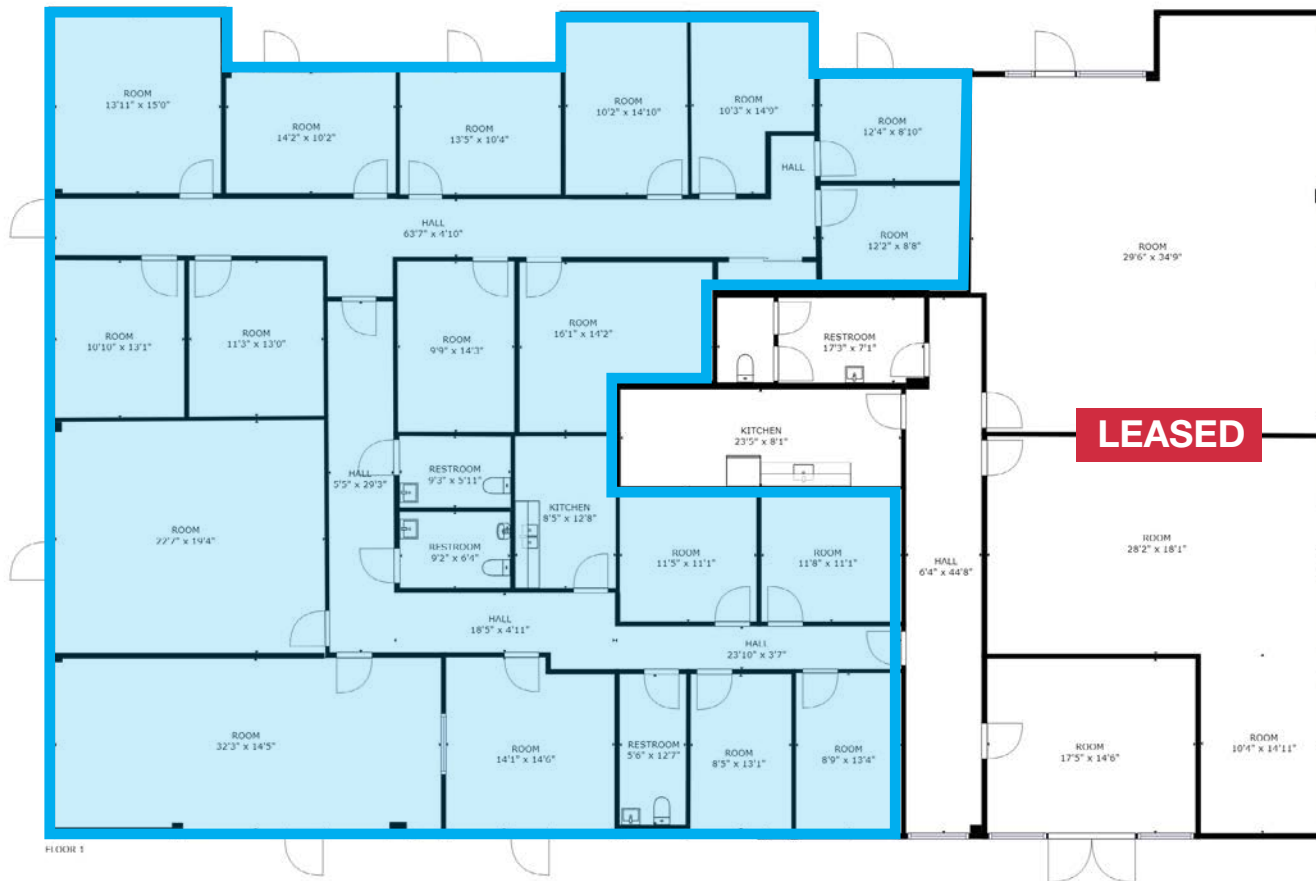
TRAFFIC COUNTS

STREET	CPD
S Eastern Ave / Paradise Cove Dr	40,000
S Eastern Ave / Florence Ave	33,000
S Eastern Ave / Callahan Ave	34,000



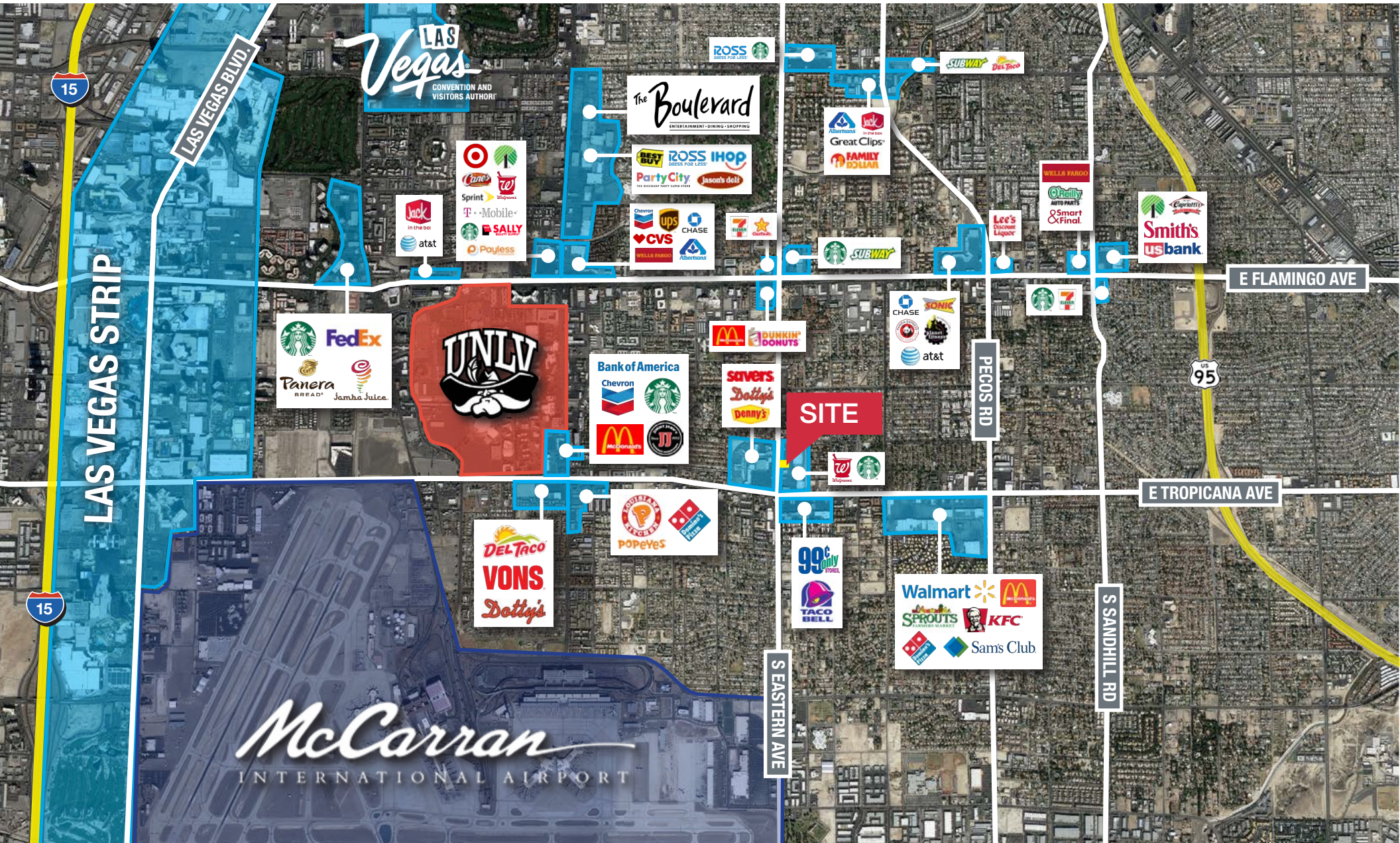
Property Overview

FIRST FLOOR	TOTAL RENTABLE SF	ASKING RATE	AVAILABILITY
 Suite A	±2,595	\$1.00	LEASED
 Suite B	±4,551	\$1.00	Immediately



[CLICK HERE FOR VIRTUAL TOUR](#)

Aerial Map





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