



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

## CAMERON EAST BUSINESS PARK

4310 CAMERON ST. / LAS VEGAS, NV 89103

# 50% RENT

FIRST 6 MOS.

## \$500 GIFT CARD & 3% BROKER CO-OP

39 MO. DEAL



### 100% Office Unit:

- 2 private offices, reception area, bull pen, conference room, IT room and common area restrooms
- Fire sprinklers
- Covered parking available
- Monument signage for office tenants
- Easily accessible to Las Vegas "Strip"
- M-1 zoning (Clark County)
- Lease Rate: ~~\$0.75~~ \$0.38/SF
- CAM: \$0.20/SF
- Deals must be signed by 6/30/17



## Spring Special

**Jennifer Levine, CCIM**  
+1 702 688 6954  
jlevine@comre.com

**Elizabeth Moore**  
+1 702 688 6953  
emoore@comre.com

Owned & managed by:



**BROOKHOLLOW**

3773 Howard Hughes Pkwy.  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



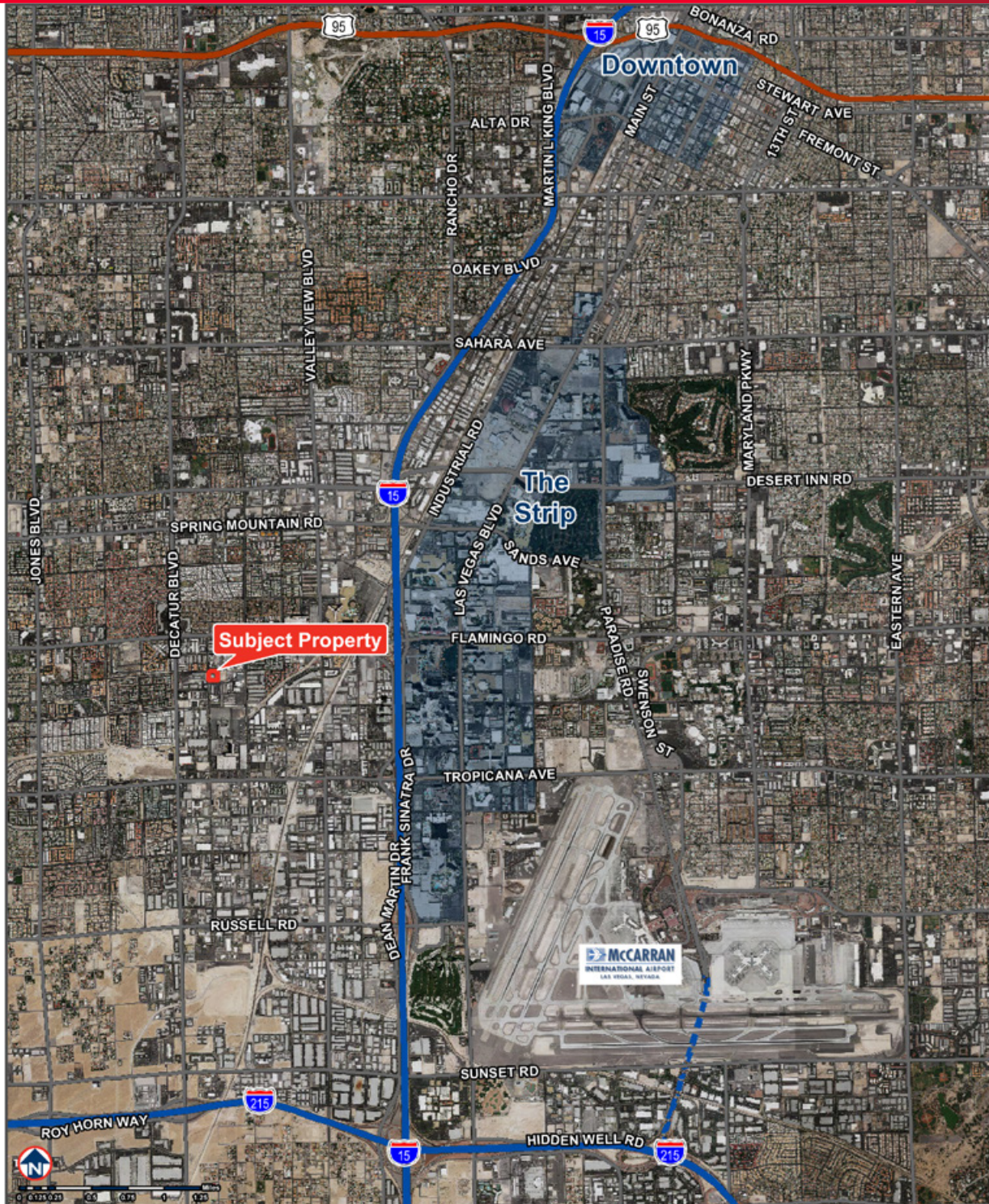


**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# CAMERON EAST BUSINESS PARK

4310 CAMERON ST. / LAS VEGAS, NV 89103



**Jennifer Levine, CCIM**  
+1 702 688 6954  
jlevine@comre.com

**Elizabeth Moore**  
+1 702 688 6953  
emoore@comre.com

Owned & managed by:



**BROOKHOLLOW**

3773 Howard Hughes Pkwy.  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



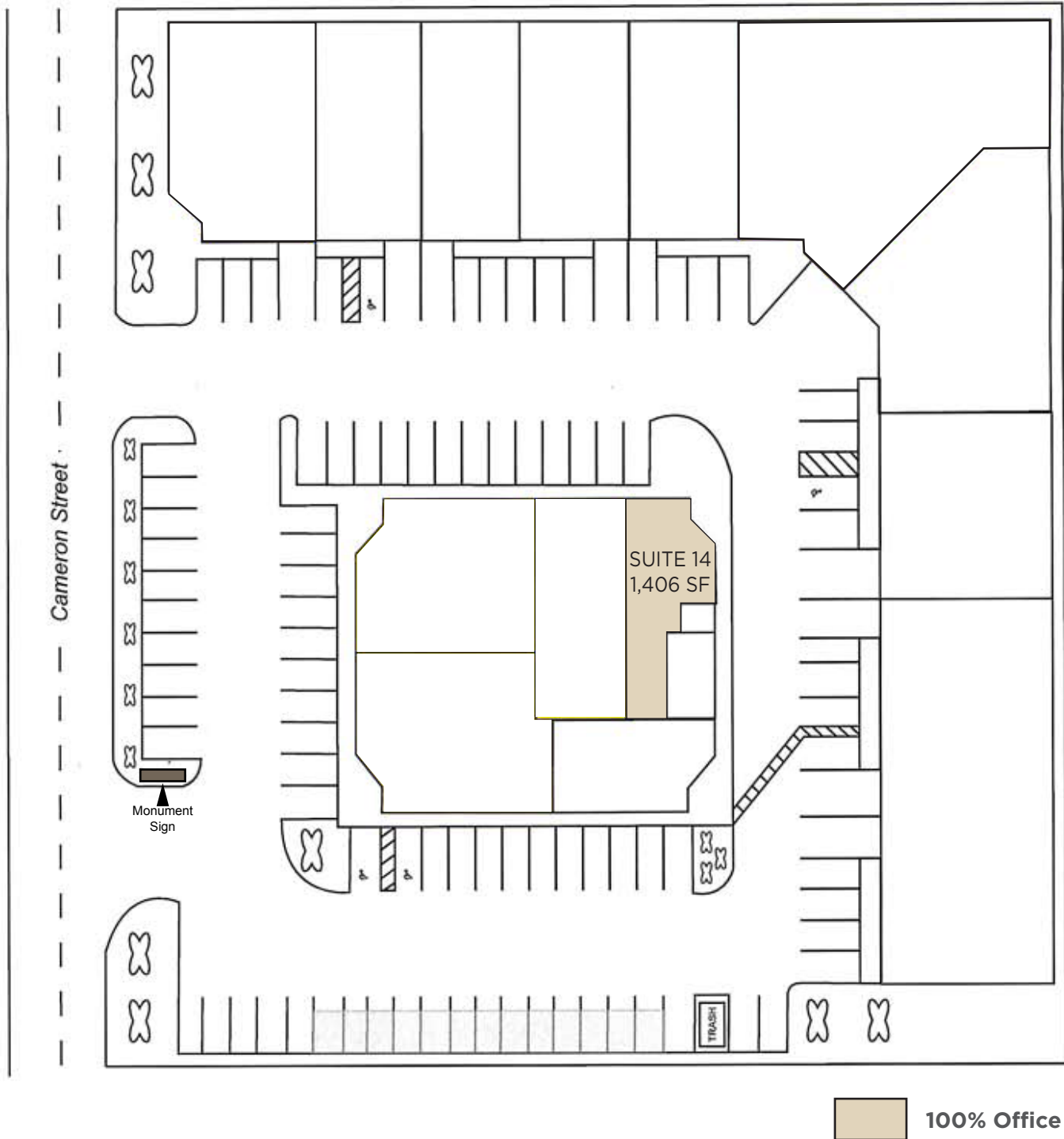


**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# CAMERON EAST BUSINESS PARK

4310 CAMERON ST. / LAS VEGAS, NV 89103



**Jennifer Levine, CCIM**  
+1 702 688 6954  
jlevine@comre.com

**Elizabeth Moore**  
+1 702 688 6953  
emoore@comre.com

Owned & managed by:



**BROOKHOLLOW**

3773 Howard Hughes Pkwy.  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

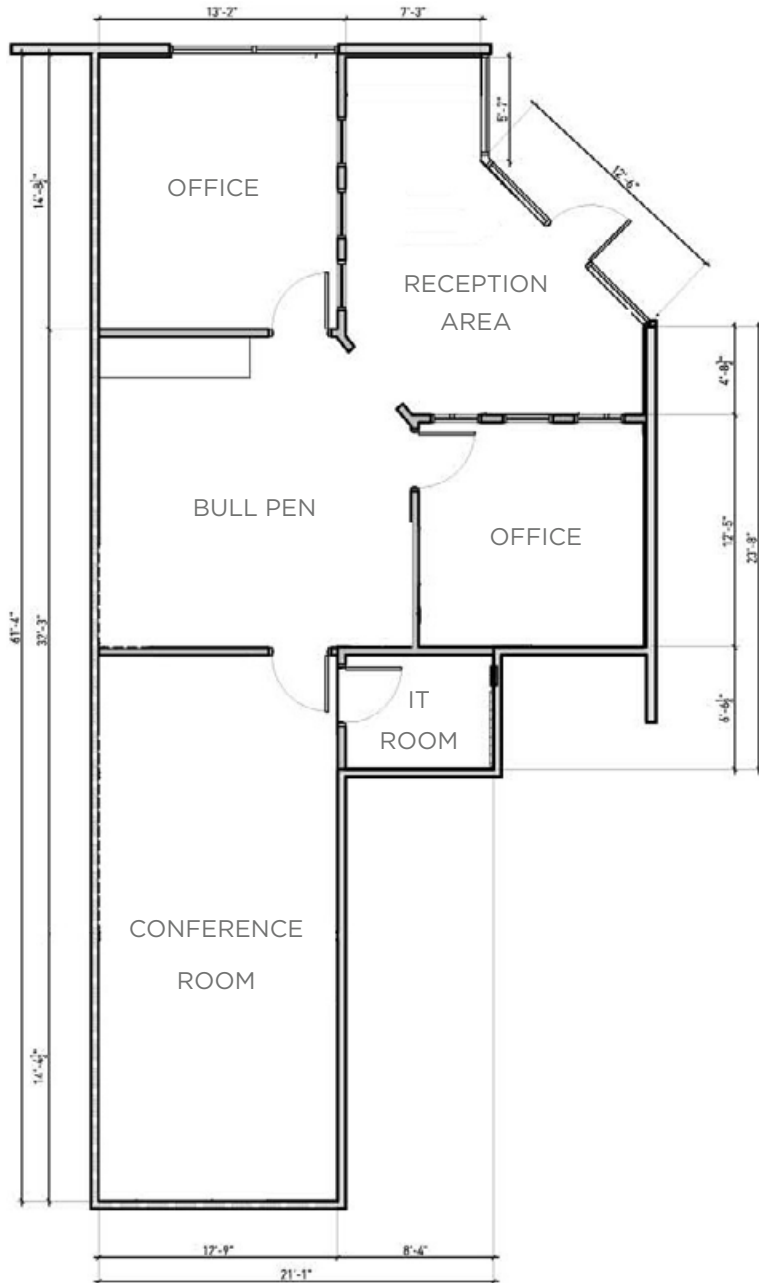


**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# CAMERON EAST BUSINESS PARK

4310 CAMERON ST. / LAS VEGAS, NV 89103



SUITE	SF	RENT/ SF/MO	CAM/ SF/MO	TOTAL RENT/MO
14	1,406	<del>\$0.75</del>	<del>\$0.20</del>	<del>\$1,336</del>
MOS. 1-6		\$0.38	\$0.20	\$815
MOS. 7-12		\$0.75	\$0.20	\$1,336
MOS. 13-24		\$0.80	\$0.20	\$1,364
MOS. 25-36		\$0.85	\$0.20	\$1,392
MOS. 37-39		\$0.90	\$0.20	\$1,420

Deal must be signed by 6/30/17

**Jennifer Levine, CCIM**  
+1 702 688 6954  
jlevine@comre.com

**Elizabeth Moore**  
+1 702 688 6953  
emoore@comre.com

Owned & managed by:



**BROOKHOLLOW**

3773 Howard Hughes Pkwy.  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.