

FOUNTAIN VIEW BUSINESS PARK

4270 South Decatur Boulevard, Suite A-6
Las Vegas, NV 89103

SUBLEASE



PROPERTY HIGHLIGHTS:

- ±1,125 SF Office suite available
- Sublease expires: 11/30/2021
- Lease rate: \$1.40 PSF/NNN
- CAM's: \$0.35 SF/M
- \$50 VISA Gift Card to Broker for any viable prospect
- Minutes from the Las Vegas Strip
- Fully Furnished, ultra-modern
- Signage available
- Three covered parking spaces with sublease
- Zoning: C-1 (Local Business)
- Located on South Decatur Boulevard just south of Flamingo Road and minutes from the Las Vegas Strip

DEMOS	1 Mile	3 Miles	5 Miles
Population	±29,840	±138,106	±394,767
Household Income	\$36,136	\$45,350	\$47,896



5960 South Jones Boulevard
Las Vegas, Nevada 89118
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Service You Deserve. People You Trust.

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Tonya Gottesman

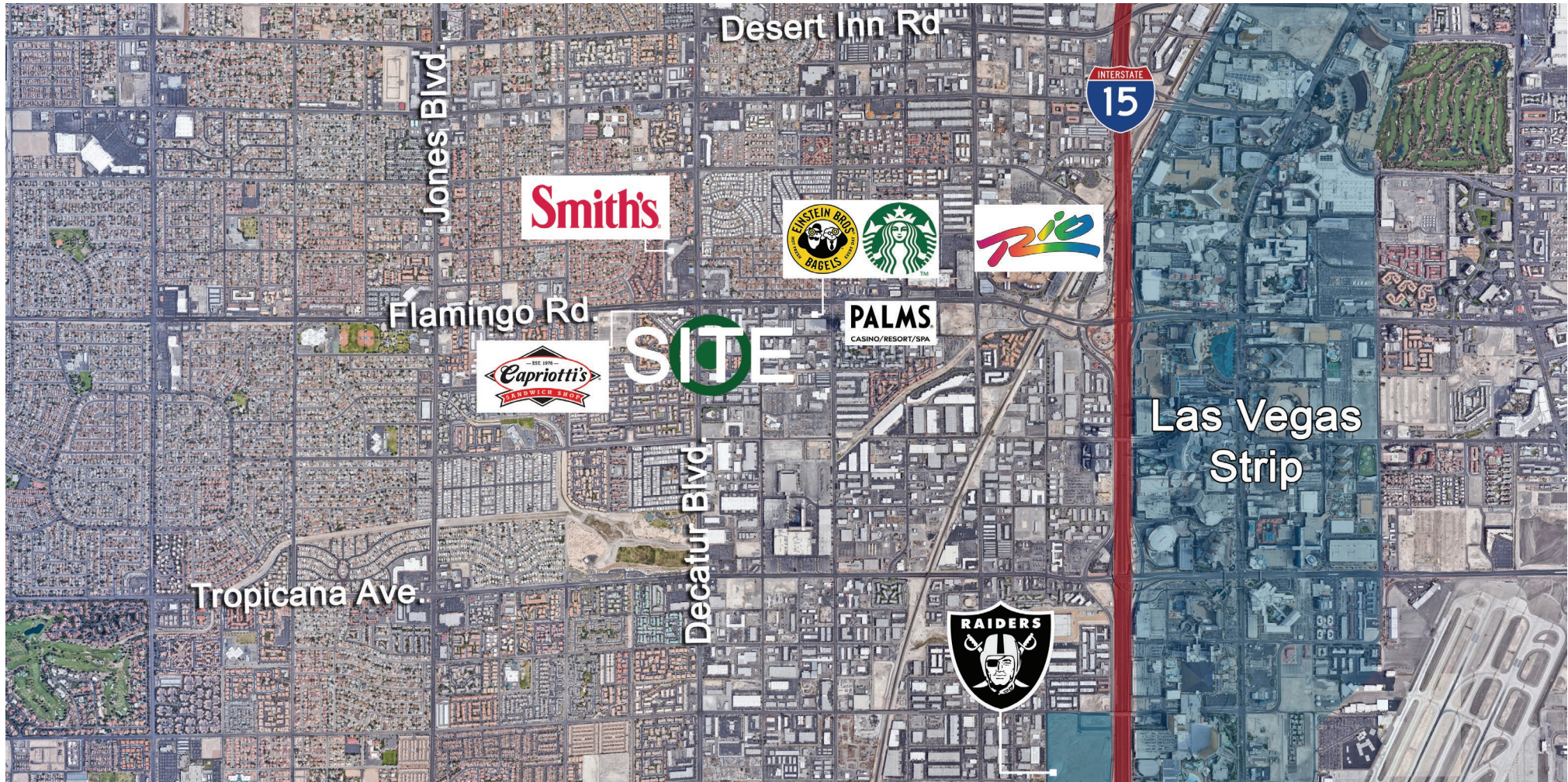
Senior Associate
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Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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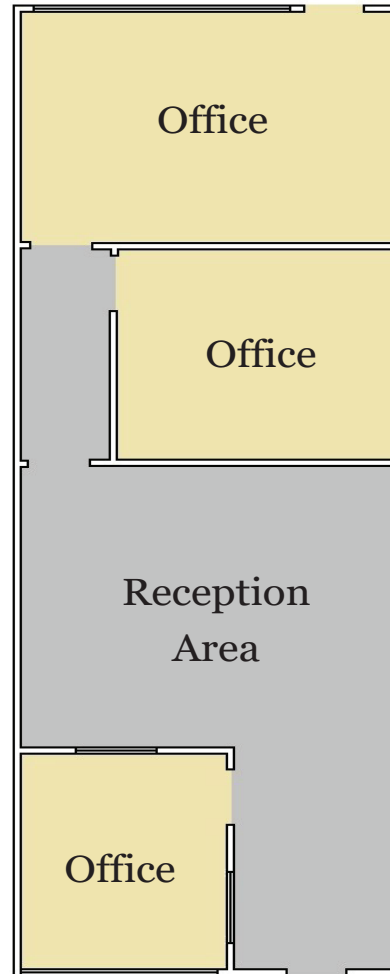
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Property Details:

Suite: A-6
Total RSF: ±1,125 SF
Lease Rate: \$1.40 PSF/NNN
CAM's: \$0.35 SF/M
Total Monthly: \$1,968.75/M
LED: 11/30/2021



***Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



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