

# COPPER POINTE

4510 South Eastern Avenue  
Las Vegas, NV 89119

## FOR LEASE



### PROPERTY HIGHLIGHTS:

- $\pm 1,156$  -  $\pm 1,587$  SF Office suites available
- Lease rate: \$1.05 - \$1.10 PSF/NNN
- CAM's: \$0.35 SF/M
- Zoned: C-P (Office and Professional)
- Hard to find small office suites
- Great exposure Eastern Avenue with available signage
- Parking ratio: 4.42/1000
- Located on the corner of Eastern Avenue & Harmon Avenue
- Centrally located McCarran International Airport, UNLV and The Las Vegas Strip
- Close proximity to Desert Springs Hospital Medical Center
- Easy access to US-95 Freeway



*Service You Deserve. People You Trust.*  
5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800 | F 702.388.1010  
[www.mdlgroup.com](http://www.mdlgroup.com)

Offered By:

**David Bauman, CCIM**  
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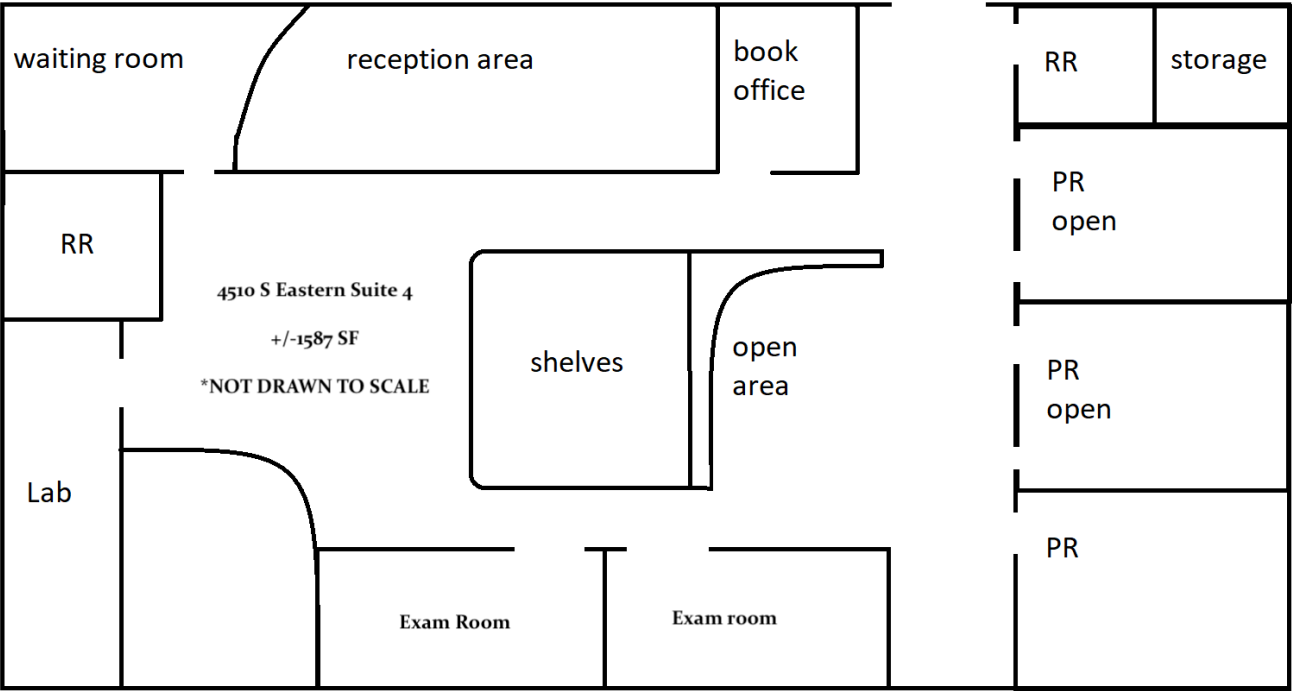
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**SUITE DETAILS:**

|                |                      |
|----------------|----------------------|
| Suite #:       | 4                    |
| Total Sq. Ft.: | ±1,587               |
| Lease Rate:    | \$1.05 - \$1.10 SF/M |
| CAM's:         | \$0.35 SF/M          |



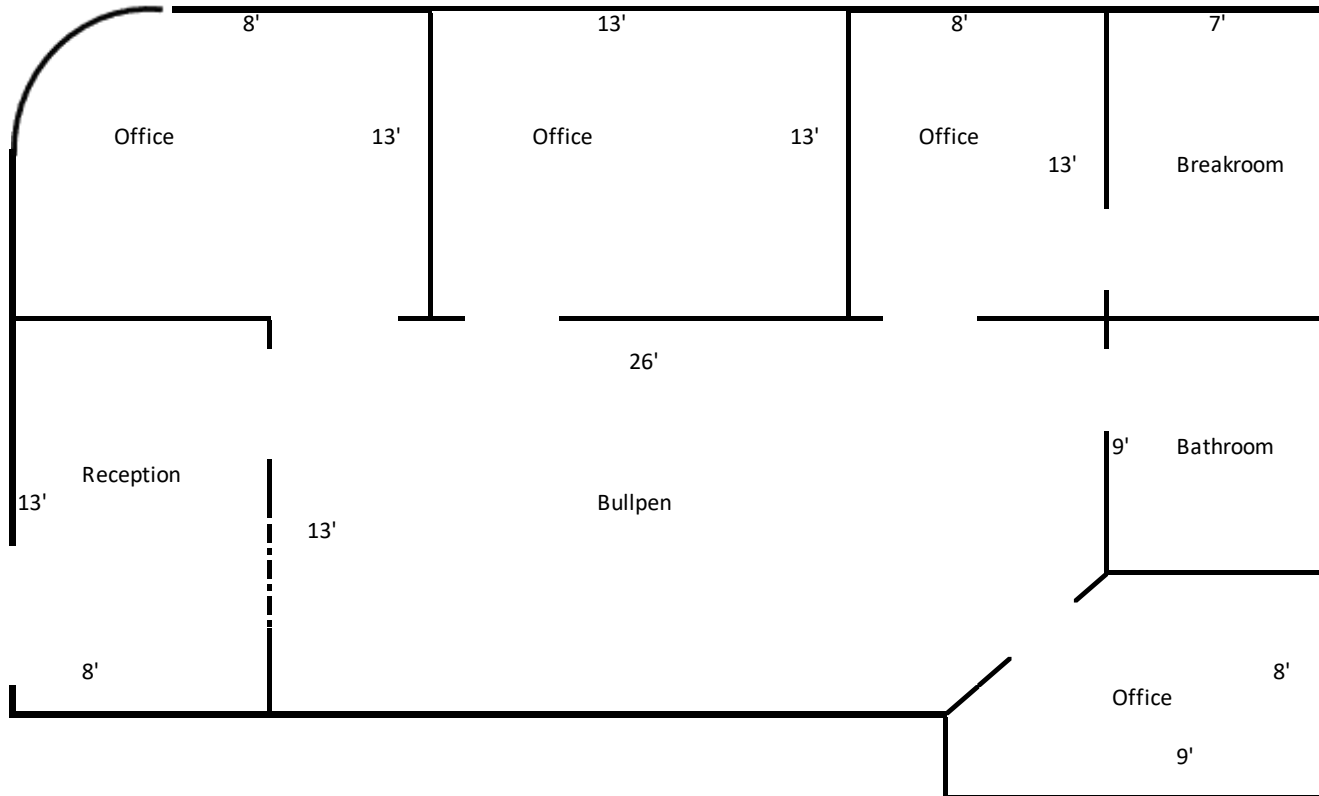
Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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### SUITE DETAILS:

|                       |                      |
|-----------------------|----------------------|
| Suite #:              | 10                   |
| <b>Total Sq. Ft.:</b> | <b>±1,156</b>        |
| Lease Rate:           | \$1.05 - \$1.10 SF/M |
| CAM's:                | \$0.35 SF/M          |

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