



FLAMINGO PROFESSIONAL CENTER

2080 & 2090 E. FLAMINGO RD. | LAS VEGAS NV 89119

JARED BONNELL
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B.1001717

**NEWLY RENOVATED PROFESSIONAL
MEDICAL AND OFFICE SUITES AVAILABLE
FOR LEASE | 1,250 -5,500 SF**



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PROPERTY DETAILS

The Flamingo Professional Center is a 113,676 SF +/- property composed of two (2) separate multi-story buildings including a 2-story parking structure situated on a 4.25-acre lot with plenty of surface parking. The property is located within the East Flamingo Business Corridor on the signalized corner of East Flamingo Rd. & Burnham Ave. directly across the street from Desert Springs Hospital. The property is comprised of a mix of professional office and medical office tenants including several government tenants.

- Multiple suites ranging in size from 1,250 SF to 5,500 SF +/-
- Monthly base rent starting from \$1.70/SF Modified Gross Lease which includes CAM
- Plenty of garage and service parking spaces
- On-site property manager, security and building engineer
- Multiple outdoor seating areas
- Approximately 3 miles from two major highways (I-15 & I-515)
- RTC bus route stop is located directly in front of property



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Nearby Amenities

Starbucks, Dunkin Donuts, Carl's Jr, McDonalds, Cane's, Red Lobster, Olive Garden, Chase Bank, Target, 99 Cents Only, Best Buy, Boulevard Mall, and more!

Distance To

I-15 - 3.3 Miles

I-515 - 2.4 Miles

McCarran Airport - 3 Miles

The Strip - 3.3 Miles

Disclaimer:

All information contained in this brochure is deemed reliable but not guaranteed. One Commercial Real Estate believes all information to be correct but assumes no legal responsibility for accuracy and it is prospective tenant and/or broker responsibility to verify all information.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,081	159,497	456,38
Est. Average HH Income	\$50,919	\$58,342	\$57,699

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2080 - FIRST FLOOR



AVAILABLE SUITES

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2080 - SECOND FLOOR



AVAILABLE SUITES

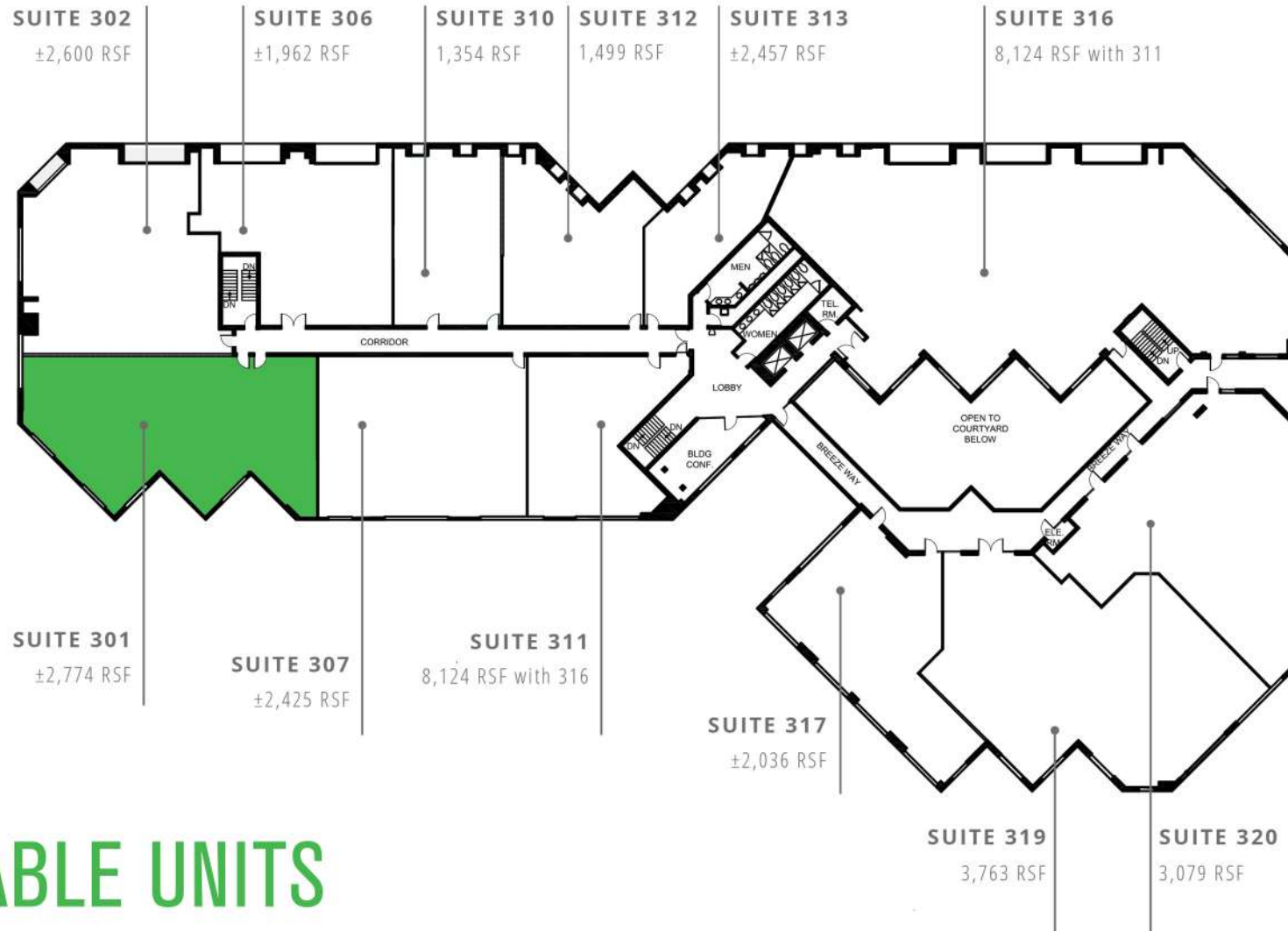
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2080 - THIRD FLOOR



AVAILABLE UNITS

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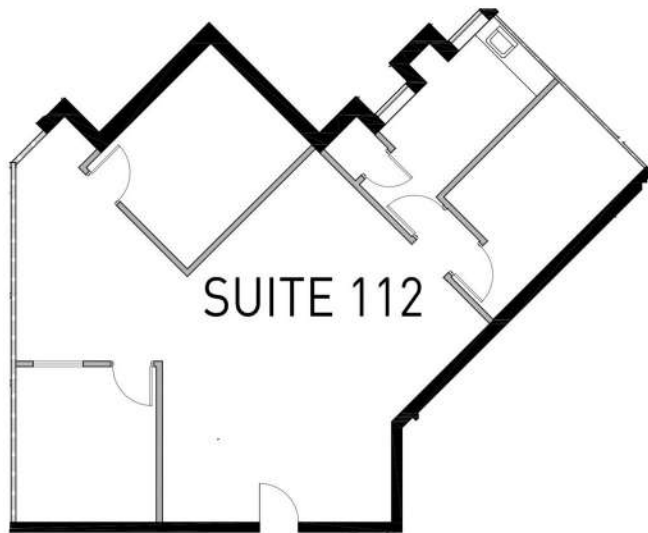
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2080 - FIRST FLOOR

AVAILABLE FOR LEASE

2080 - SUITE 112

1,416 RSF±



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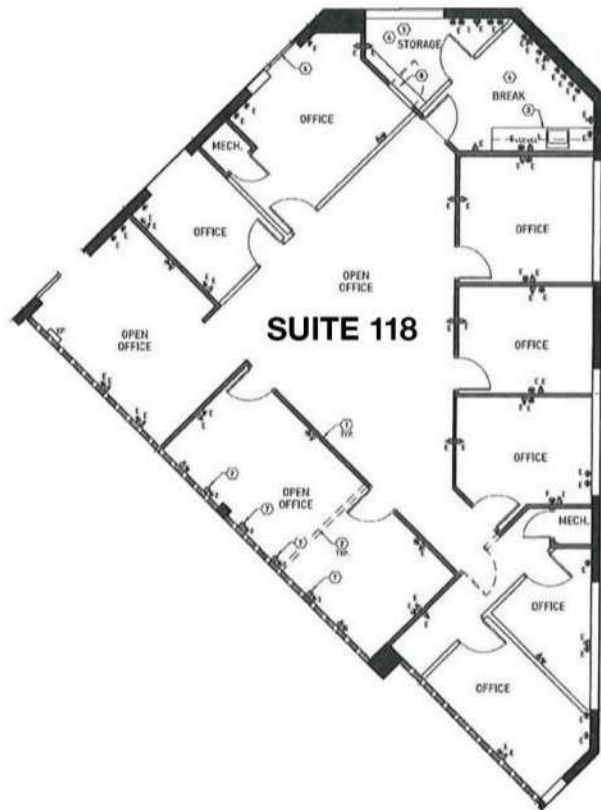
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2080 - FIRST FLOOR

AVAILABLE FOR LEASE

2080 - SUITE 118

2,727 RSF±



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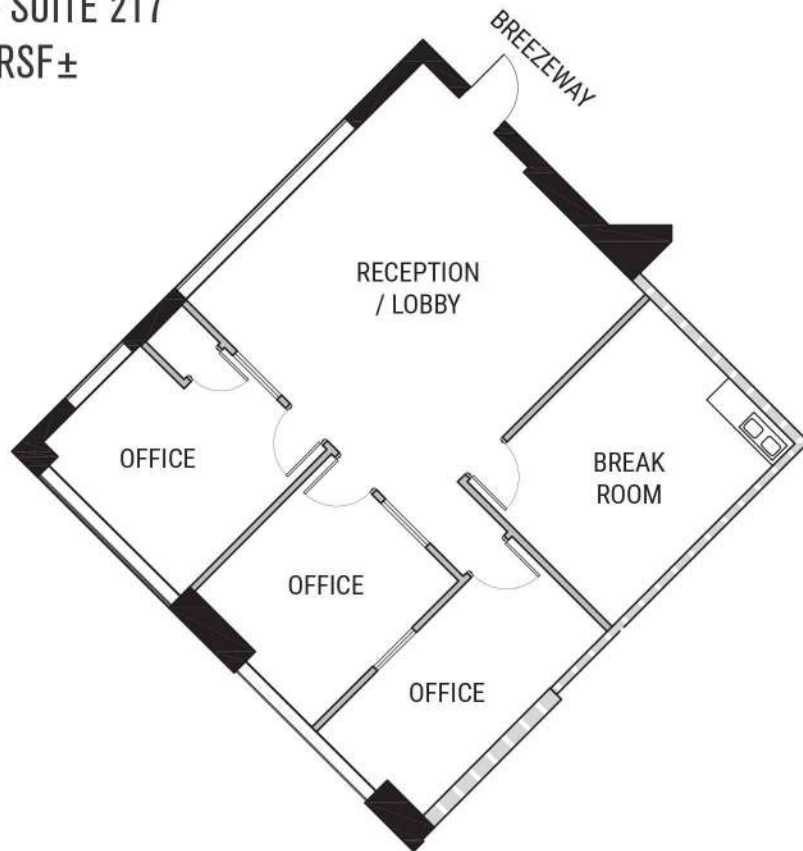
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2080 - FIRST FLOOR

AVAILABLE FOR LEASE

2080 - SUITE 217

1,487 RSF±



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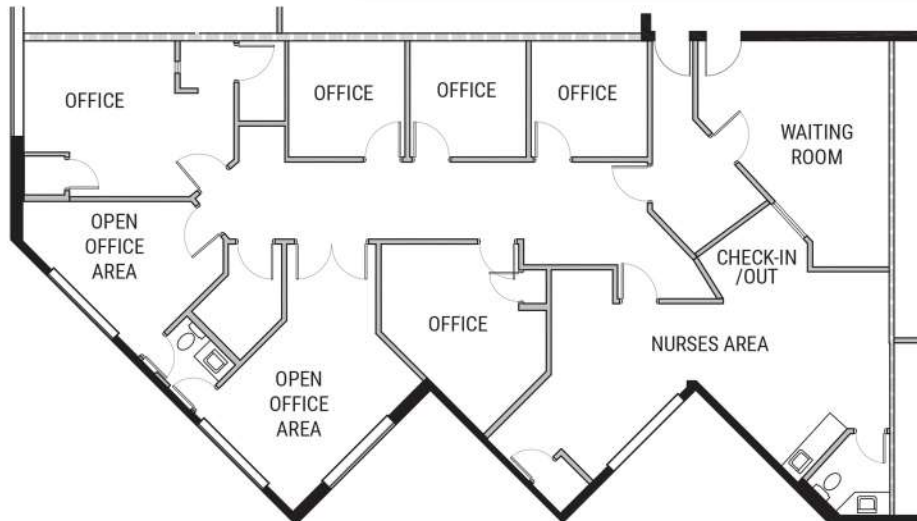
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2080 - THIRD FLOOR

AVAILABLE FOR LEASE

2080 - SUITE 301
MEDICAL OFFICE
2,774 RSF±



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