

# LEASE HERE

# 3585 E Flamingo Road

Las Vegas, NV 89121



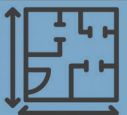






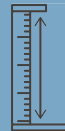
## Flamingo Pearl

Central location between  
Henderson / Green Valley  
and the Strip

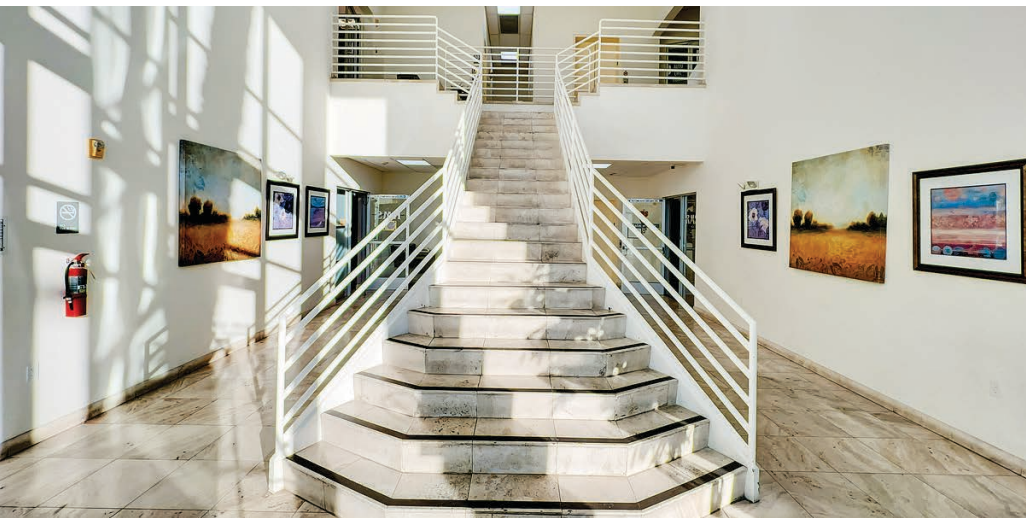
+/- 2,092 - 6,709  
Rentable SF Turnkey  
suite available NOW



Flamingo Pearl is a centrally located Class B office building on the well trafficked East Flamingo Road corridor. This office property is home to mortgage other professional uses and features covered parking, inviting facade and entry lobby, and well maintained restrooms.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Central / East Las Vegas Flamingo Corridor	 Professional Office	 +/- 2,092 - 6,709 Rentable Square Feet	 C-1 Clark County Local Business	 \$1.10 - \$1.30 Triple Net (NNN) + 2026 Estimated NNNs @ \$0.38 / SF
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT
 Most suites feature 100A single phase panel @110 / 220V (To be Verified)	 Excellent visibility on E Flamingo Boulevard	 Common area restrooms	 Pylon signage space available	 10' - 12' ceiling heights, (non-sprinklered building)

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# FLAMINGO PEARL OFFICE BUILDING

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3585

FLAMINGO PEARL  
OFFICE BUILDING

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# Suite 101

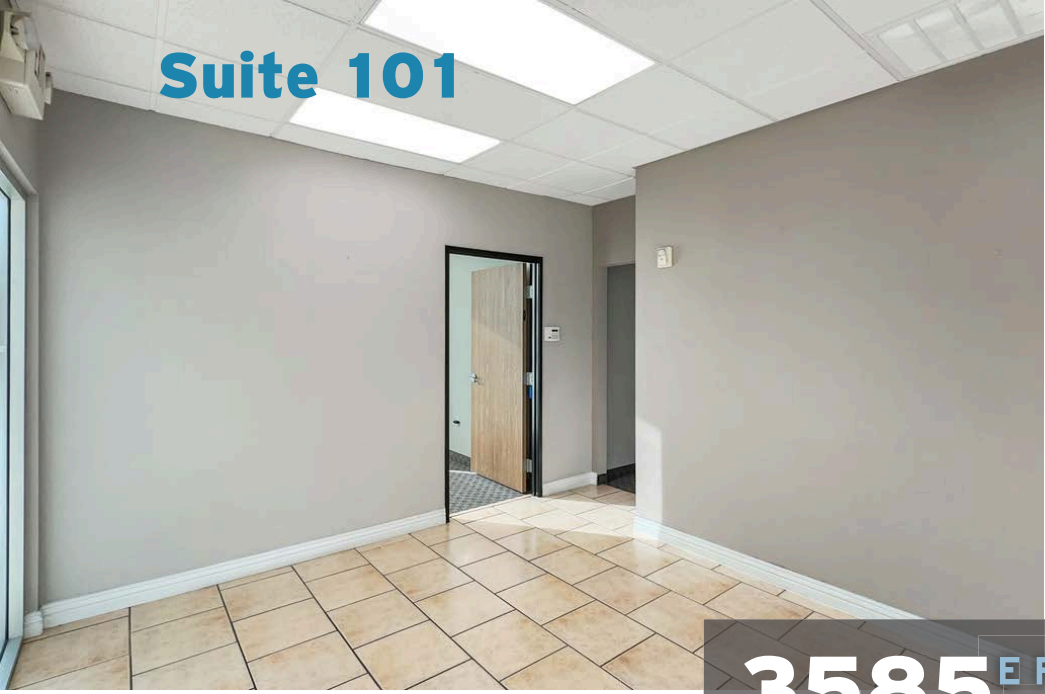
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Suite #	Use Type	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 101	Office	2,064	\$1.30 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$3,515	Reception/lobby area, six (6) offices, conference/training room, bullpen, file storage room that could be used as employee break room and in-suite restroom.

Suite 101



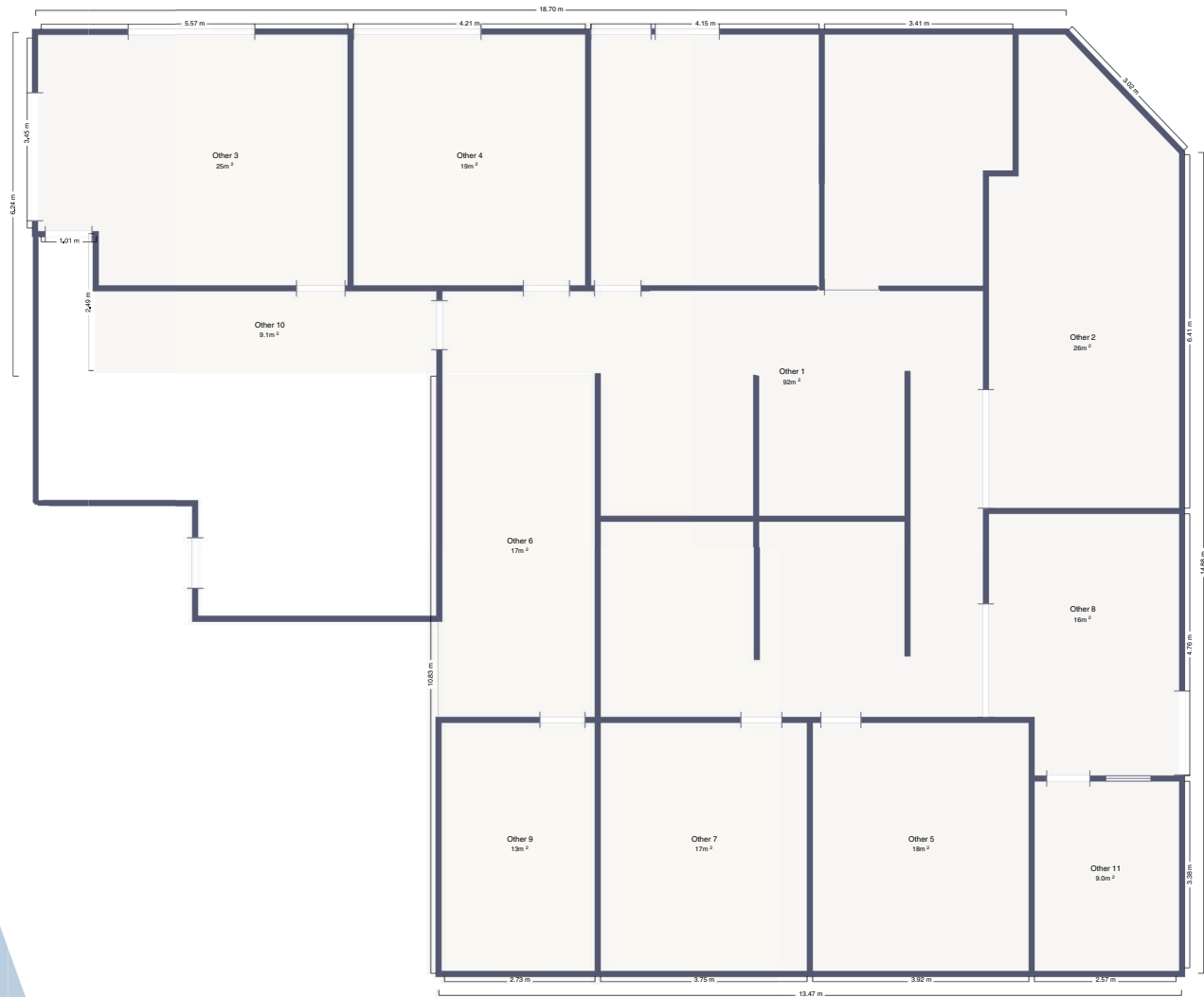
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# Suite 102

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Las Vegas, NV 89121

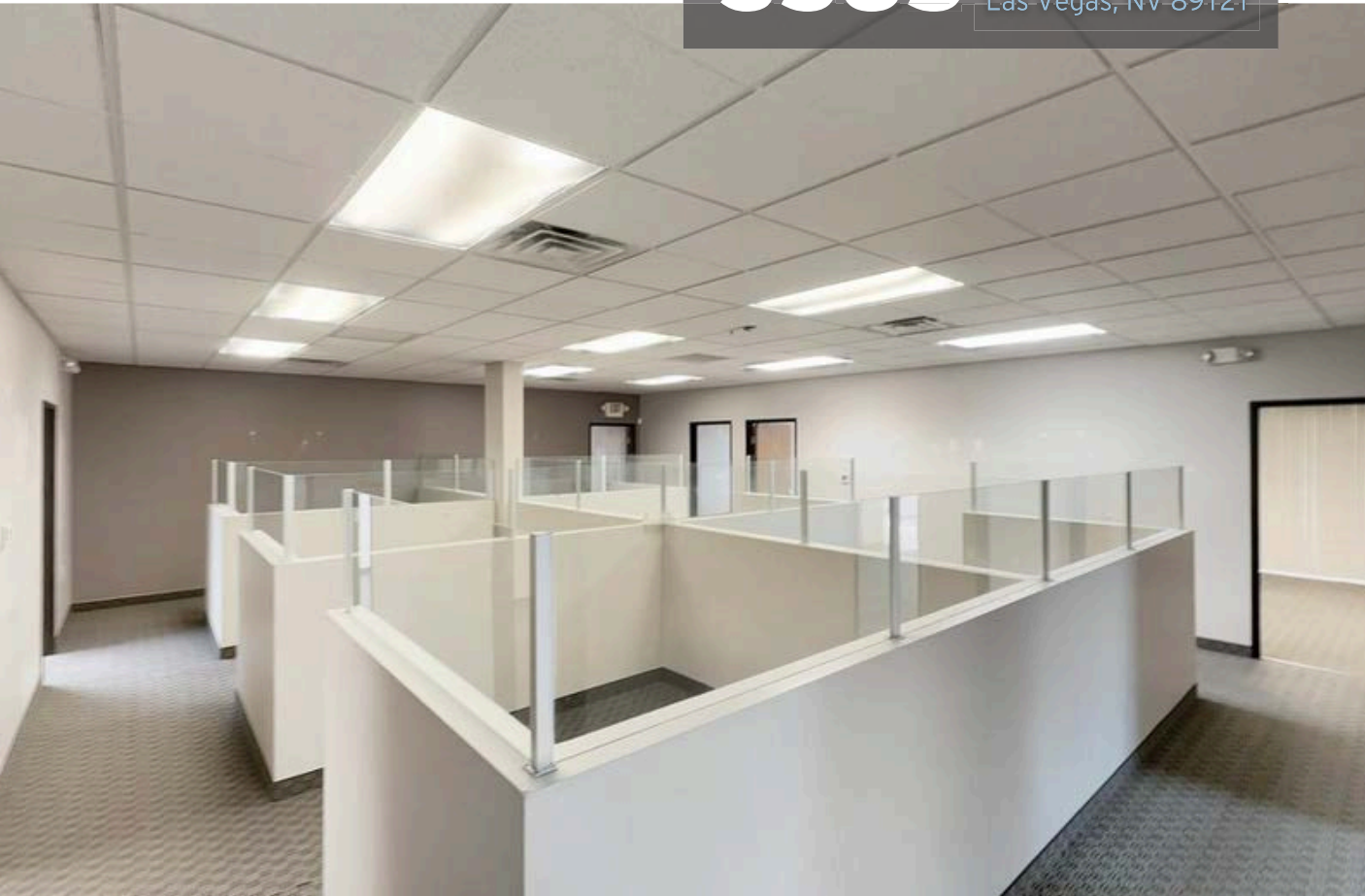


Suite #	Use Type	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 102	Office	3811	\$1.15 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$5,830	Front reception with built in reception desk, large open work area with built in pony wall cubicles (able to be removed), 7 offices, 1 executive office, 1 conference room, storage.

Suite 102



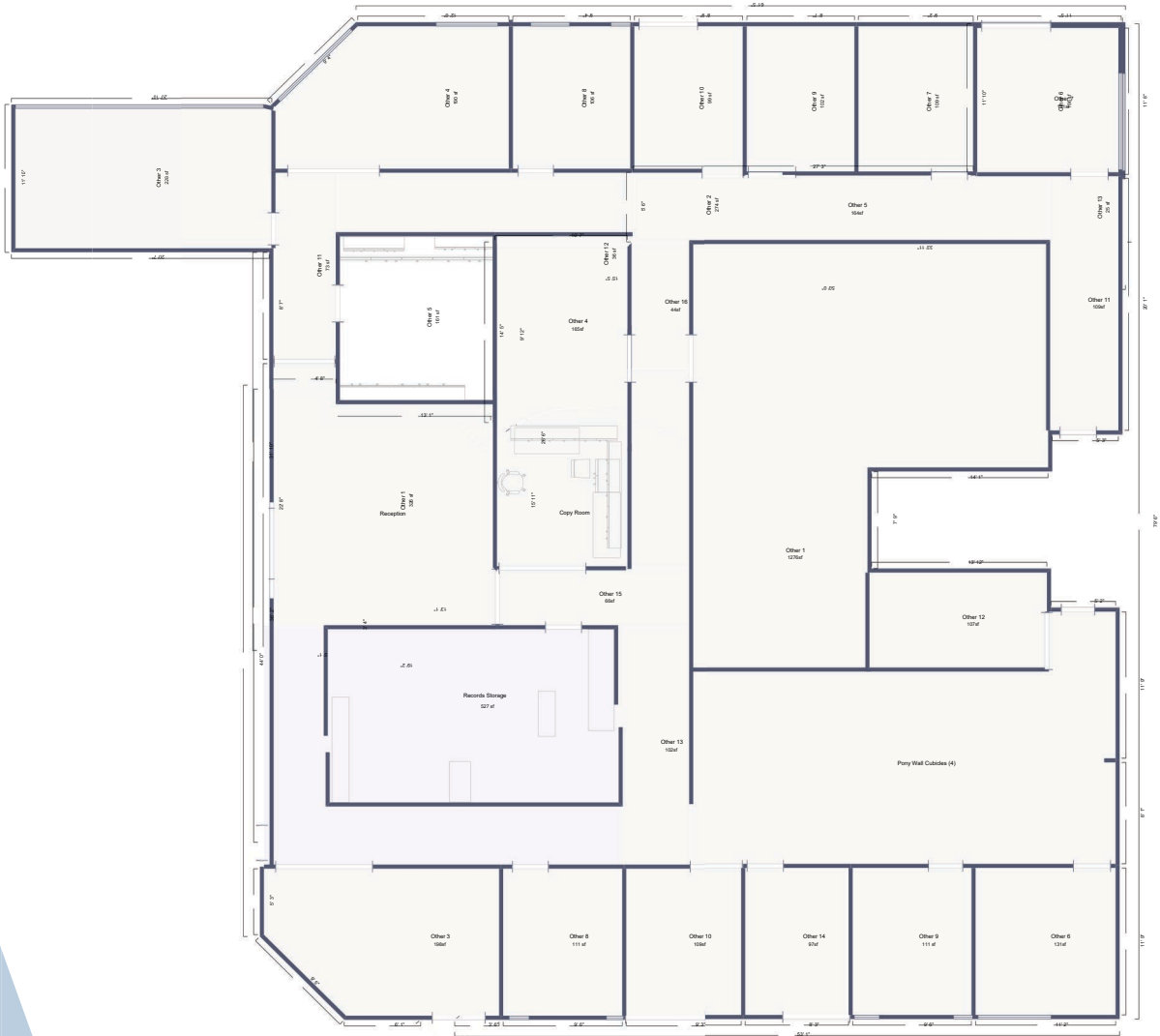
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# Suite 103

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Las Vegas, NV 89121

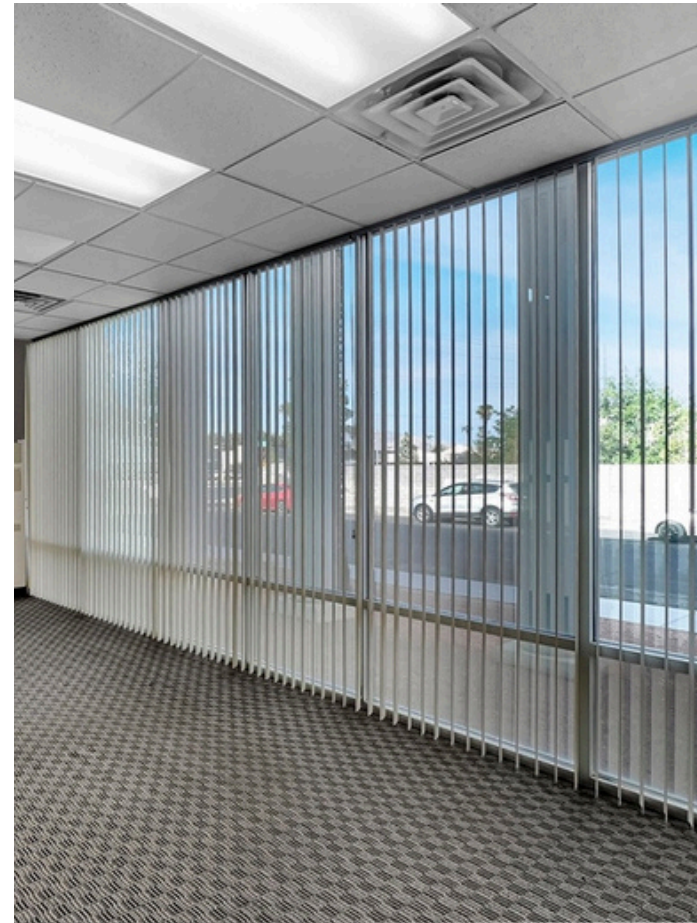
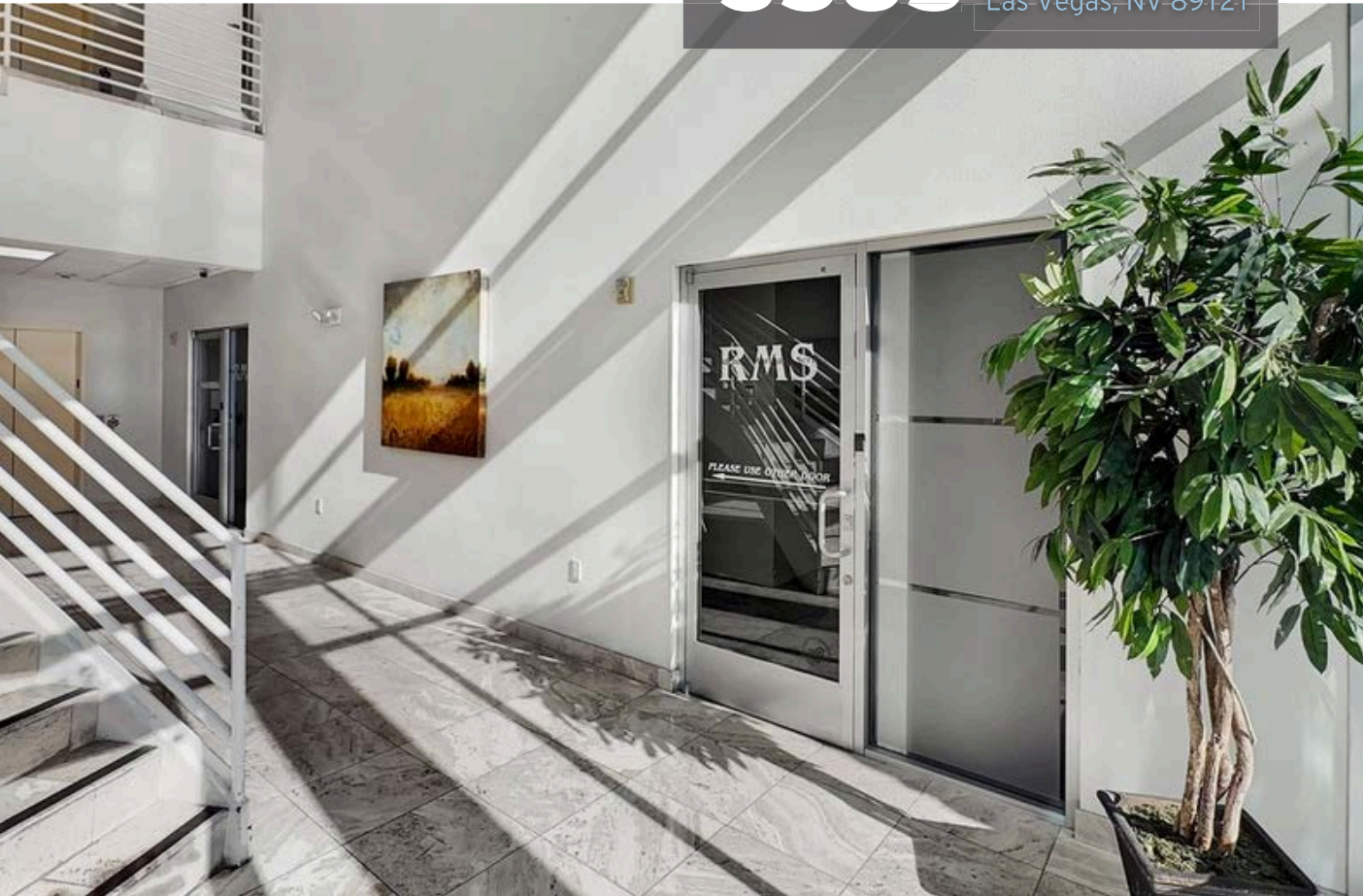


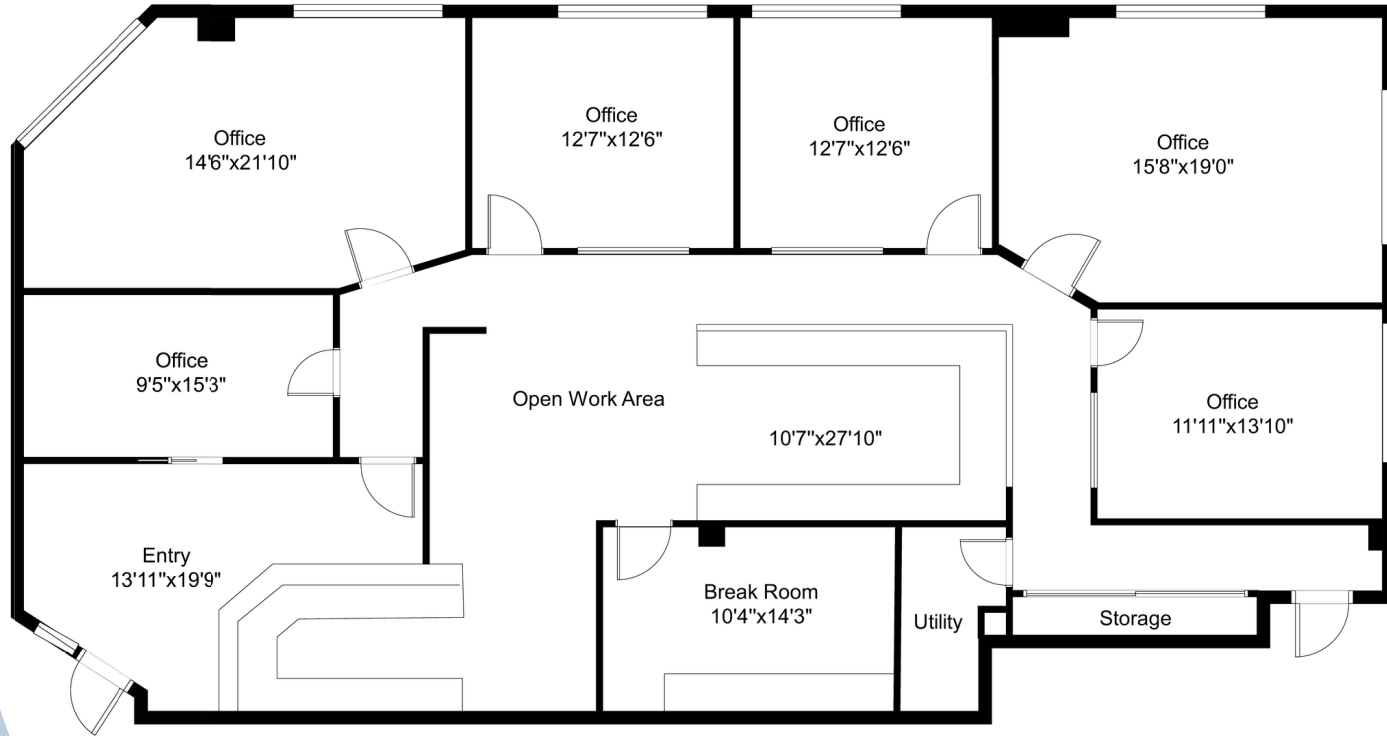
Suite #	Use Type	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 103	Office	6,709	\$1.15 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$10,265	Full south end ground floor of building located directly off the lobby. Two (2) large conference rooms, thirteen (13) private offices, break area with sink, copy room and record storage with sliding track archive system.

Suite 103



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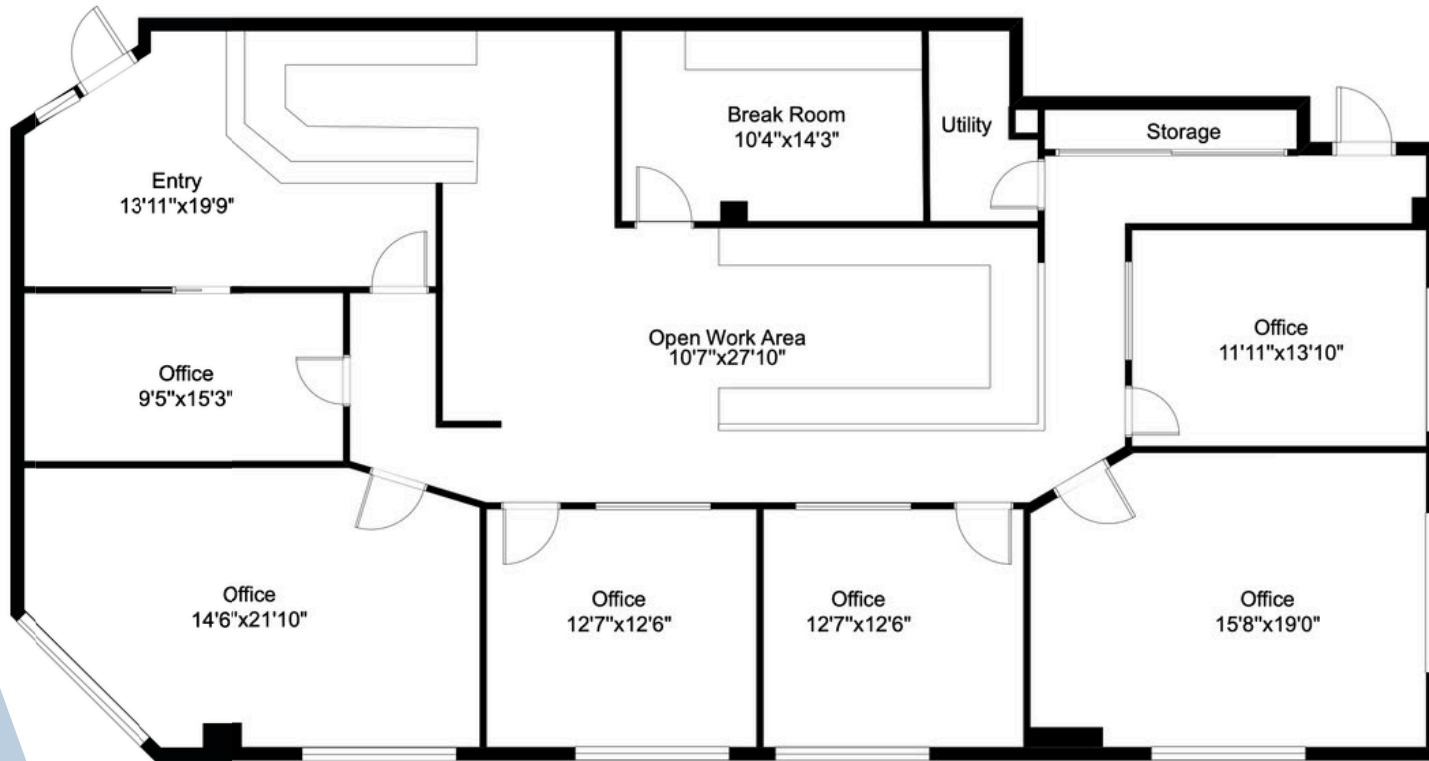
Suite #	Use Type	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 201	Office	2973	\$1.10 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$4,400	Front reception with built in reception desk, large open work area with built in pony wall desks (able to be removed), 4 offices, 1 executive office, 1 conference room, storage, and break room with sink

Suite 201



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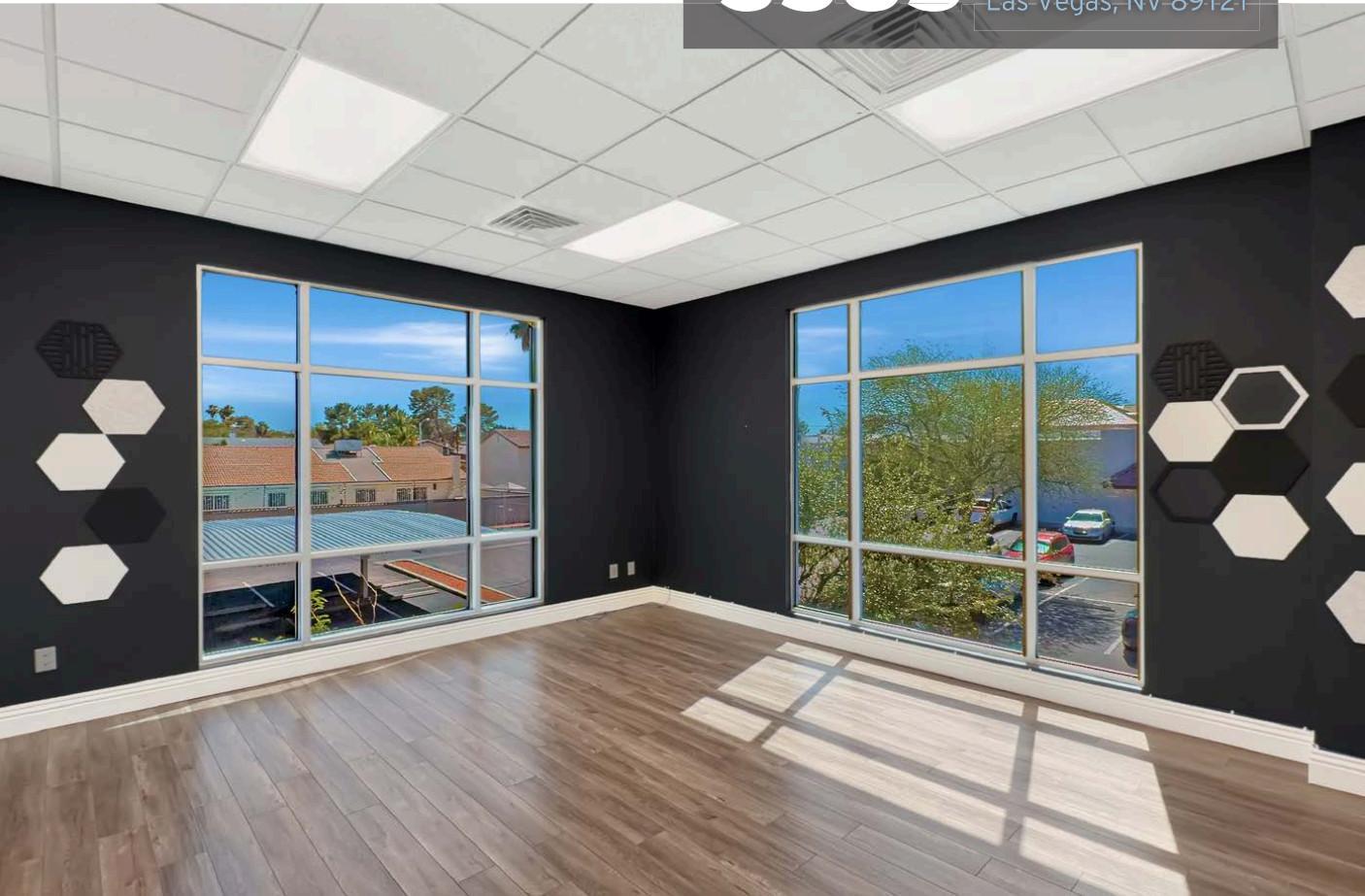
Suite #	Use Type	RSF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 203	Office	3,005	\$1.10 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$4,447	Reception area with built in desk, six (6) large offices with tall ceilings and lots of natural light, break room, utility closet and storage with an open central work area.



Suite 203

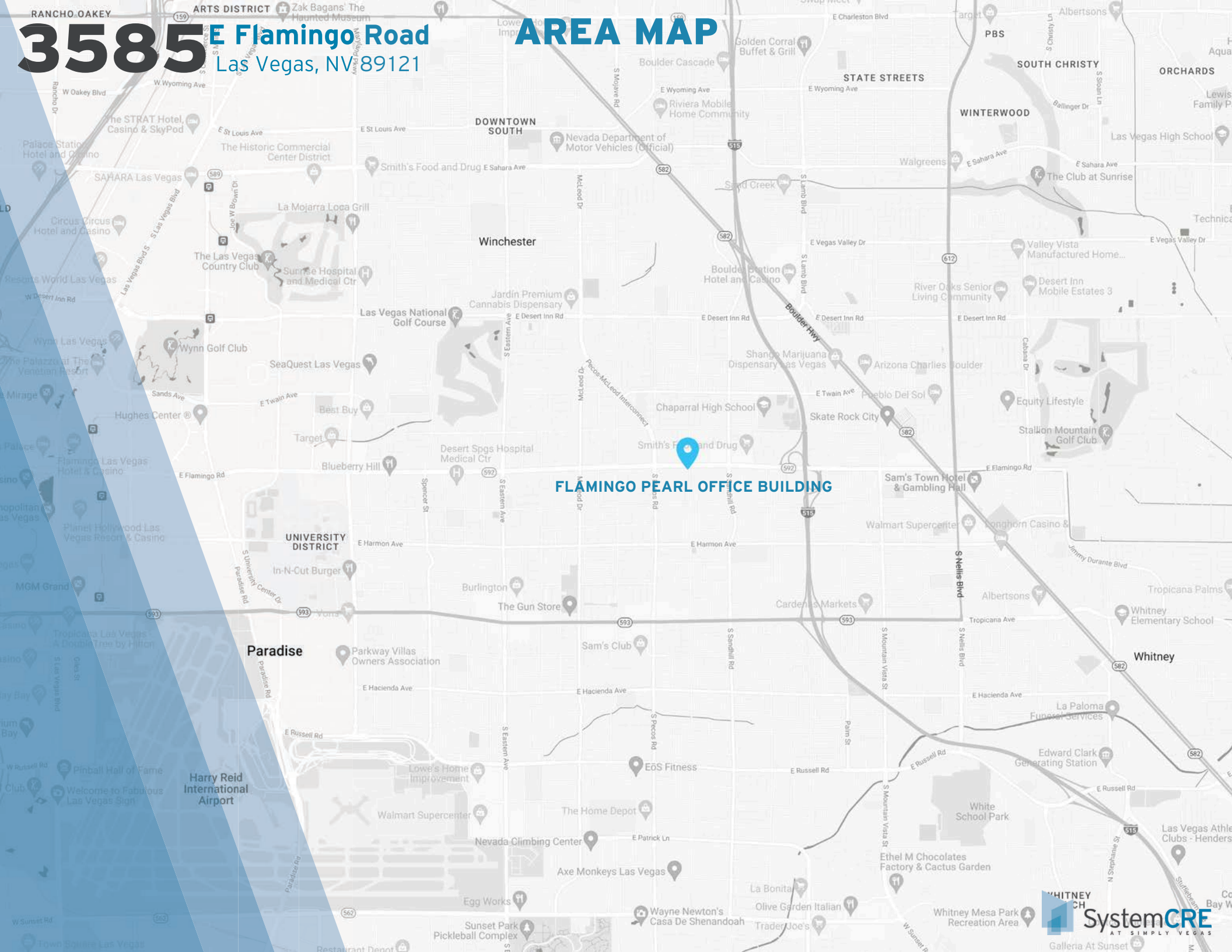


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# AREA MAP



**FLAMINGO PEARL OFFICE BUILDING**

LAS VEGAS STRIP



AMC SPECIALTY HOSPITAL

CLARK COUNTY SCHOOL DISTRICT

NEVADA LEARNING ACADEMY (CCSD)

FLAMINGO RD (46,500 AADT (2022))



STATE OF NEVADA

PIMA MEDICAL INSTITUTE

PECOS RD / MC LEOD (19,000 AADT (2022))



Flamingo Pearl



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