

5550 W Flamingo

5550 W Flamingo Rd
Las Vegas, NV 89103

Office for Lease

±1,444–4,519 SF



Leasing Information:
702.221.8226

Lincoln

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Property Overview

- Offices with Lobby and Storage

Highlights

- ±1,444–4,519 SF Units Available
- \$1.60/PSF
- \$0.45 CAM
- Beautiful Office Complex
- Green Common Areas
- Common Area Security Systems in Place
- Upgraded Office Suites
- Abundant Parking – 3.74:1000
- Flamingo Road Frontage

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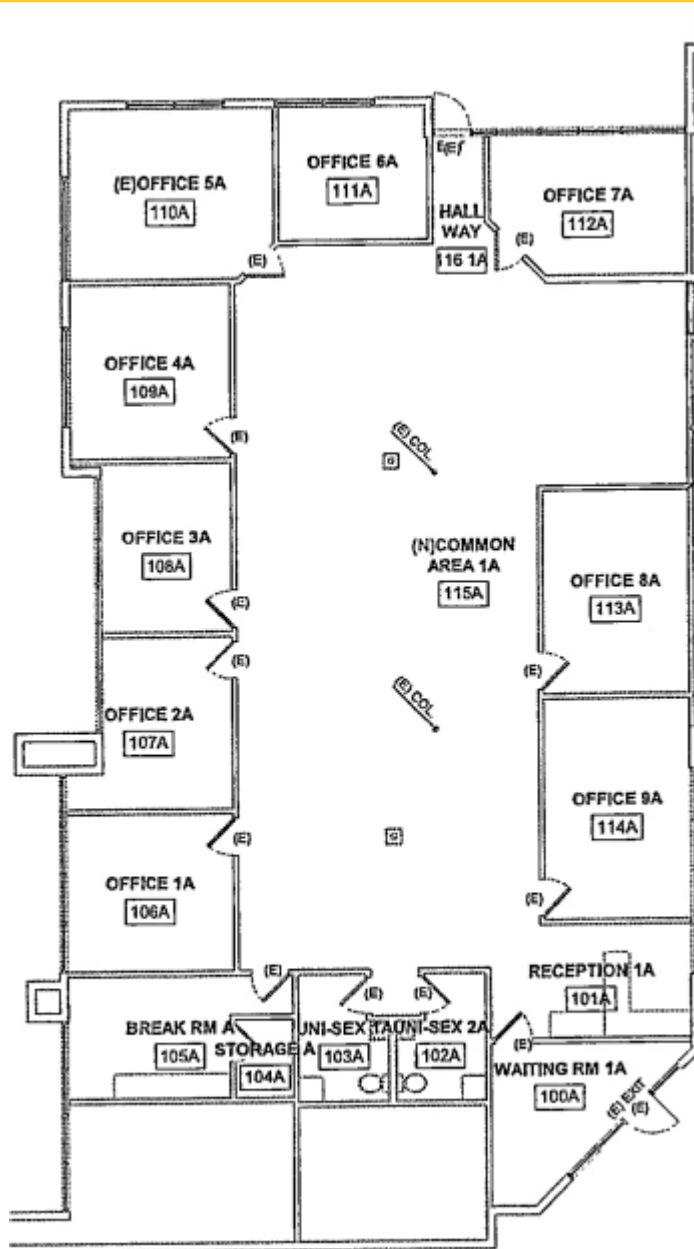
Office for Lease

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Suite B-1

- Reception Area
- Open Bullpen
- Breakroom
- 8 Private Offices
- 1 Conference Room

**Available July 1, 2026*



Suite	Total SF	Rate	CAM	Monthly Rent
Suite B-1	4,519	\$1.60	\$0.45	\$9,264.00

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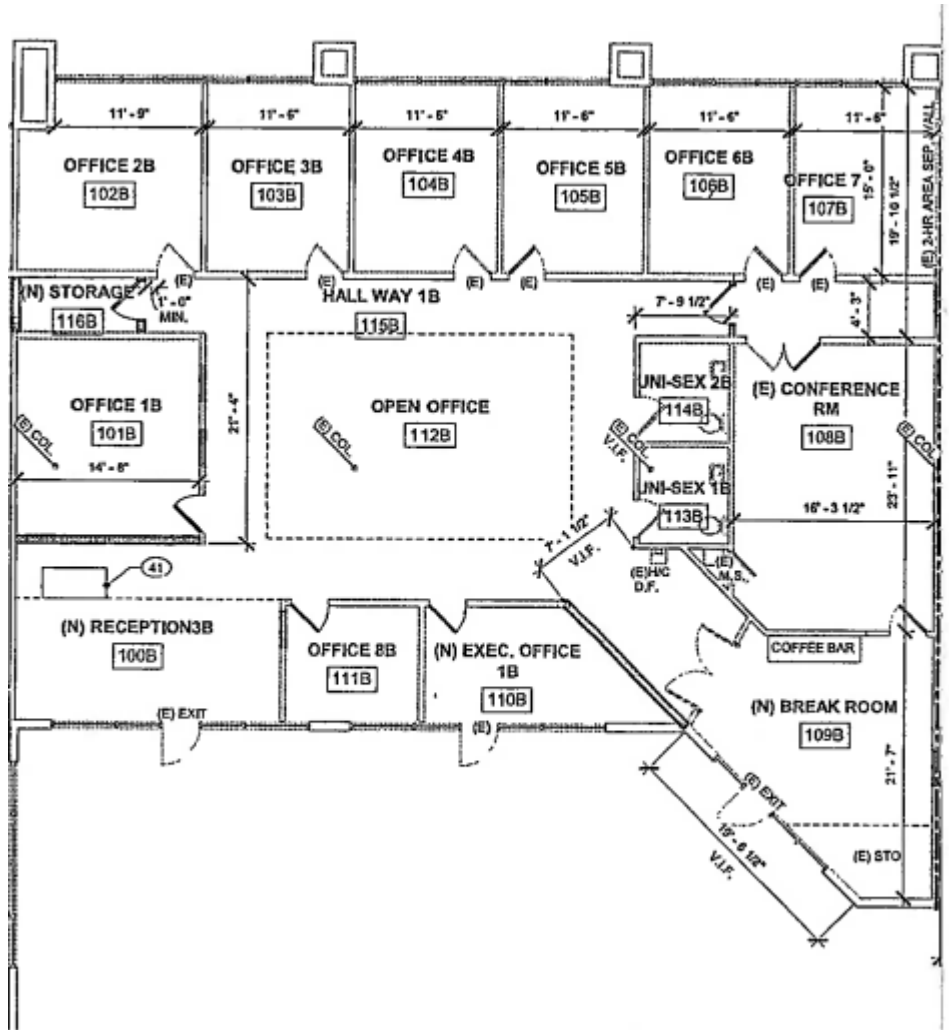
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Suite B-2

- Reception Area
- Open Bullpen
- Breakroom
- 9 Private Offices
- 1 Conference Room

**Available 90 Days After Lease Execution*



Suite	Total SF	Rate	CAM	Monthly Rent
Suite B-2	4,127	\$1.60	\$0.45	\$8,460.00

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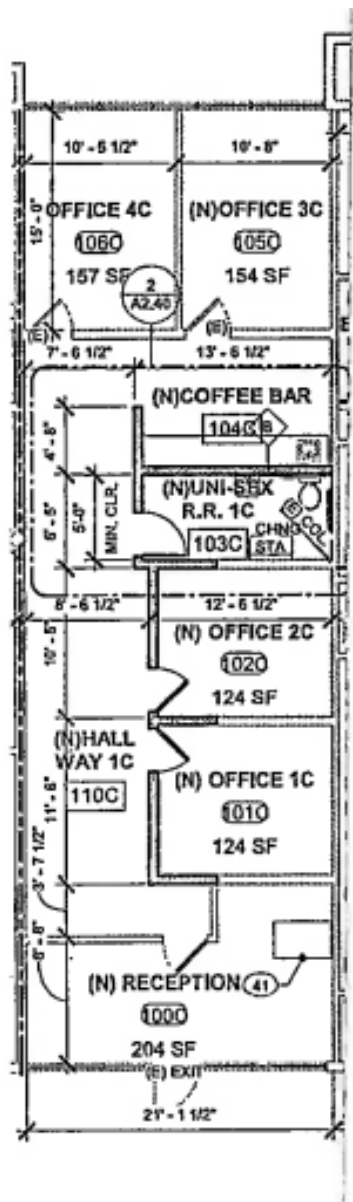
Office for Lease

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Suite B-3

- Reception Area
- Open Bullpen
- Breakroom
- 4 Private Offices
- 1 Conference Room

**Available 90 Days After Lease Execution*



Suite	Total SF	Rate	CAM	Monthly Rent
Suite B-3	1,444	\$1.60	\$0.45	\$2,960.00

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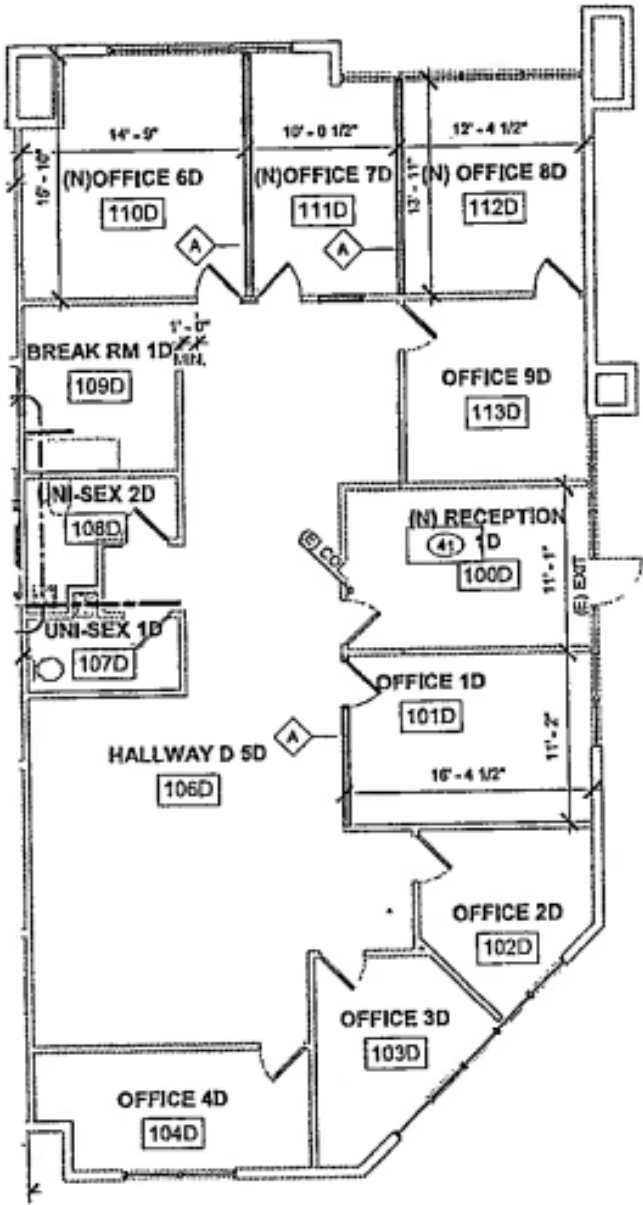
Office for Lease

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Suite B-4

- Reception Area
- Open Bullpen
- Breakroom
- 8 Private Offices

**Available 90 Days After Lease Execution*



Suite	Total SF	Rate	CAM	Monthly Rent
Suite B-4	2,670	\$1.60	\$0.45	\$5,474.00

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Office for Lease

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Suite D-4

- 6 Private offices
- Mail Room
- Reception Area
- Open bullpen

**Available July 1, 2026*



Suite	Total SF	Rate	Space Description
Suite D-4	1,680	\$1.60	6 private offices, mail room, reception area and open bullpen

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