

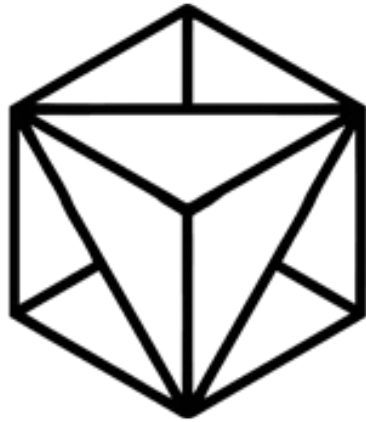


KINETIC[®]
Property Advisors
Energy Behind Every Deal

5550 Painted Mirage Rd
Las Vegas, Nevada 89149

Class A Suburban Office Complex





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Energy Behind Every Deal

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BUILT FOR MEDICAL. SCALED FOR GROWTH.



CONTENTS



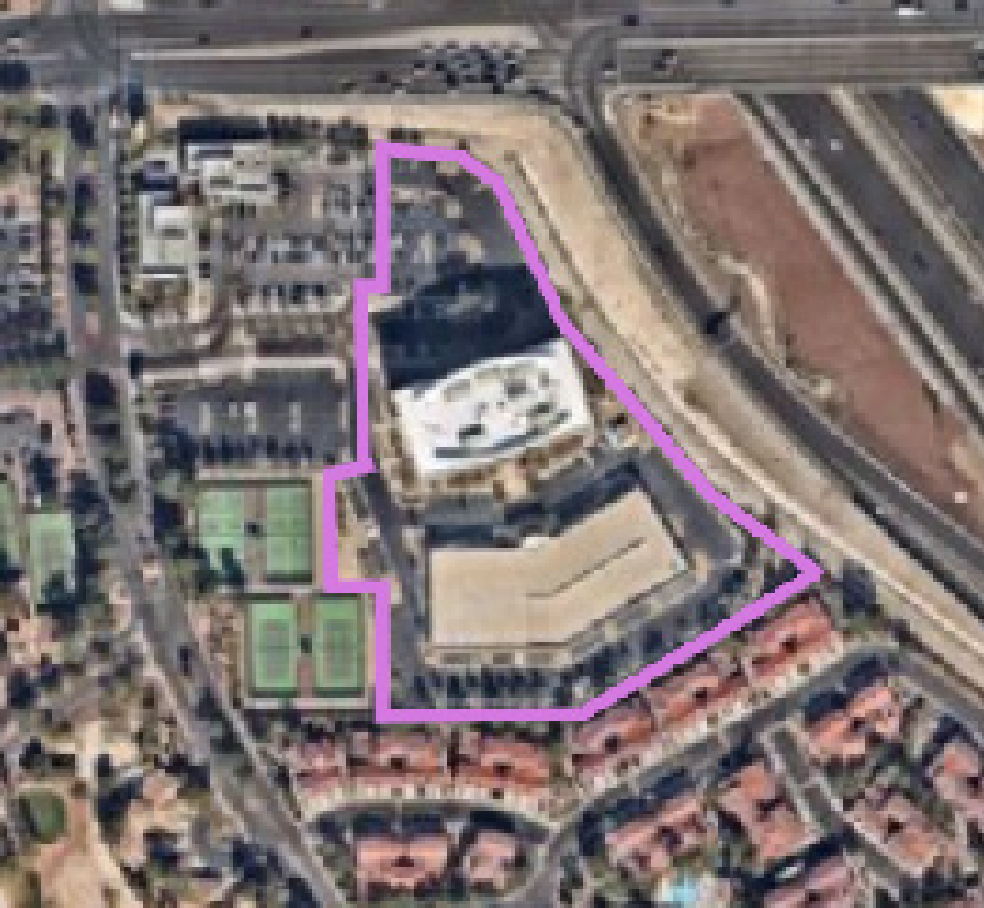


- 06 Property Details
- 08 Opportunity Overview
- 09 Floorplan
- 14 Transaction Management
- 16 Demographics



05





Property Address	5550 Painted Mirage Rd Las Vegas, Nevada 89149
Property Type	Medical / Professional Office
Parcel Number	125-34-116-004
Parcel Size	5.25 Acres
Rentable Sq. Ft.	+/- 1,783 - 11,319
Zoning	C-2
Parking	Private/Covered
Parking Ratio	5:1 SF
Year Built	2005





07



OPPORTUNITY OVERVIEW



08

Base Rent

Negotiable

CAM

\$0.55 PSF

Size

3,194 - 11,319 SF

Product Type

Medical Office

Jurisdiction

Las Vegas

Full-floor Class A presence above the US-95—build your practice your way in one of Las Vegas' fastest-growing corridors.

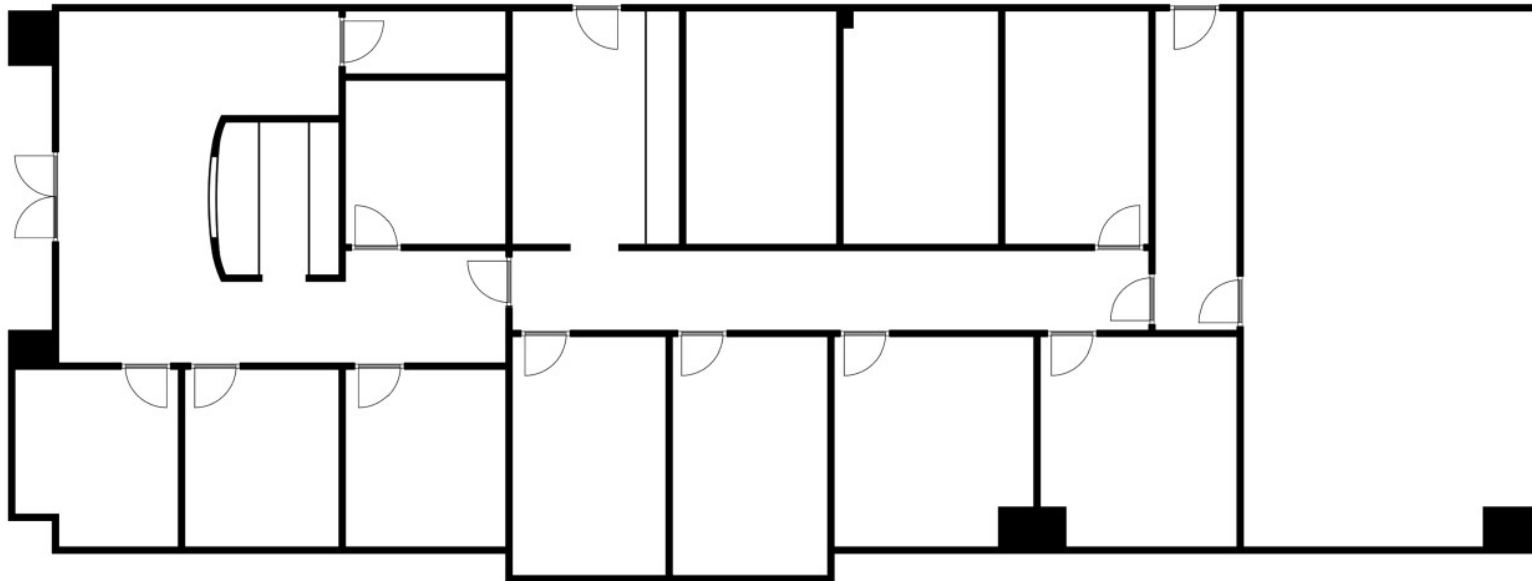
- ±11,319 SF Full-Floor Gray Shell Opportunity – 4th Floor
Rare ability to secure an entire floorplate, allowing for a fully customized layout tailored to medical or professional office users.
- Prominent US-95 Freeway Exposure | ±100,000+ Vehicles Per Day
High-visibility location enhances brand presence and accessibility for both patients and employees.
- Class A Construction | Steel Frame with Full Glass Exterior
Institutional-quality building featuring modern architecture, abundant natural light, and strong long-term durability
- Flexible Demising Potential for Scalable Occupancy
Opportunity to accommodate single-user headquarters or multi-tenant configurations based on operational needs.
- Shared Common Area Amenities
Access to professionally maintained break room and restrooms, reducing tenant improvement costs and maximizing efficiency.
- Located in Centennial Hills – One of Las Vegas' Fastest-Growing Submarkets
Strong surrounding demographics, continued residential expansion, and proximity to major healthcare demand drivers.



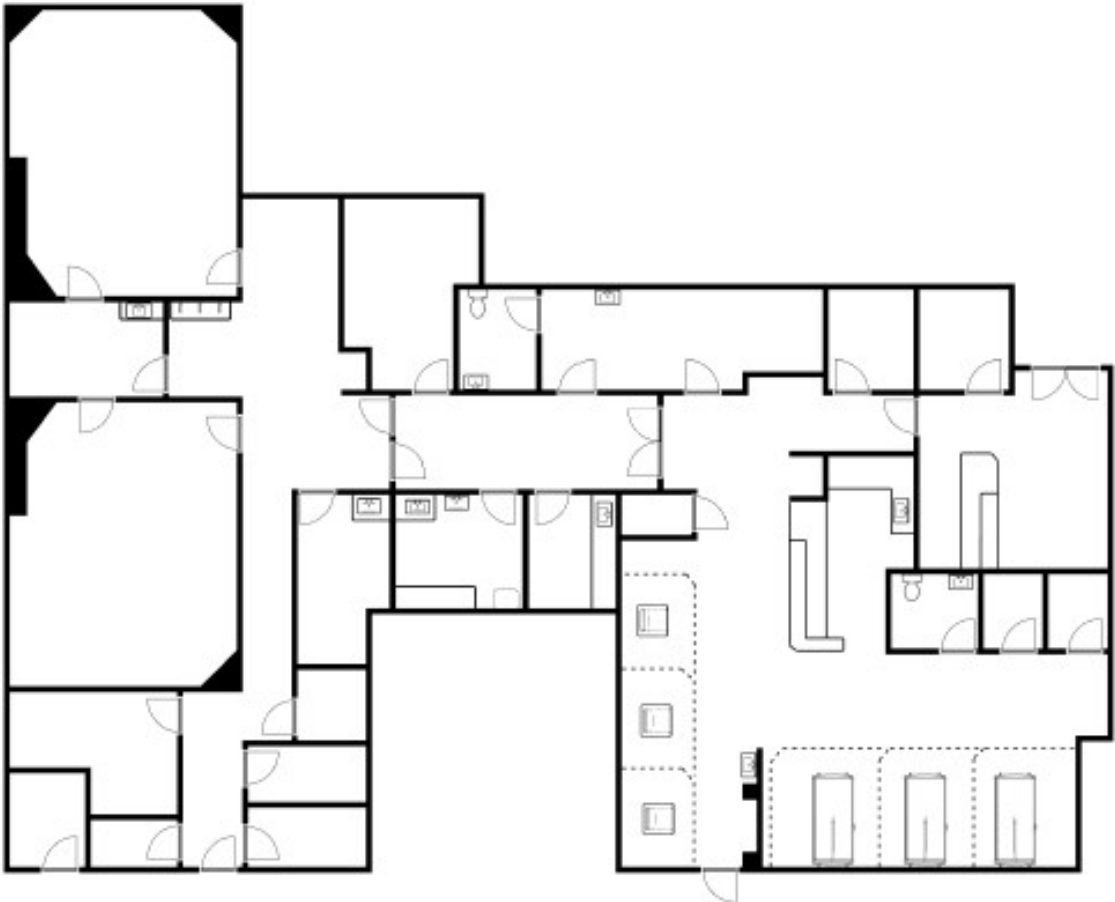
09

Suite 130: 3,194 USF

FLOORPLAN



Suite 400 (Option A): 4,847 USF FLOORPLAN



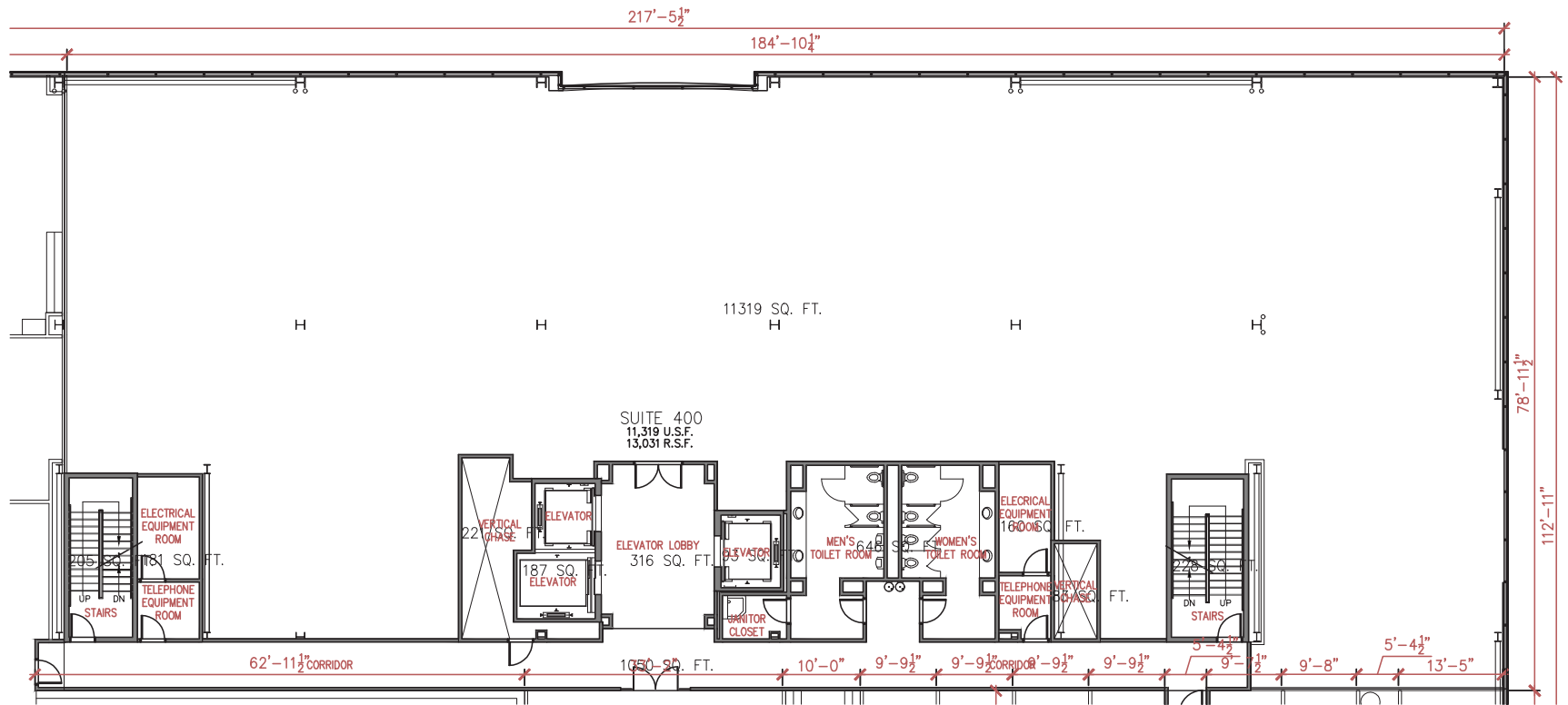


11

Suite 400: 11,319 SF

FLOORPLAN

+/- 11,319 SF Gray Shell Floor Available

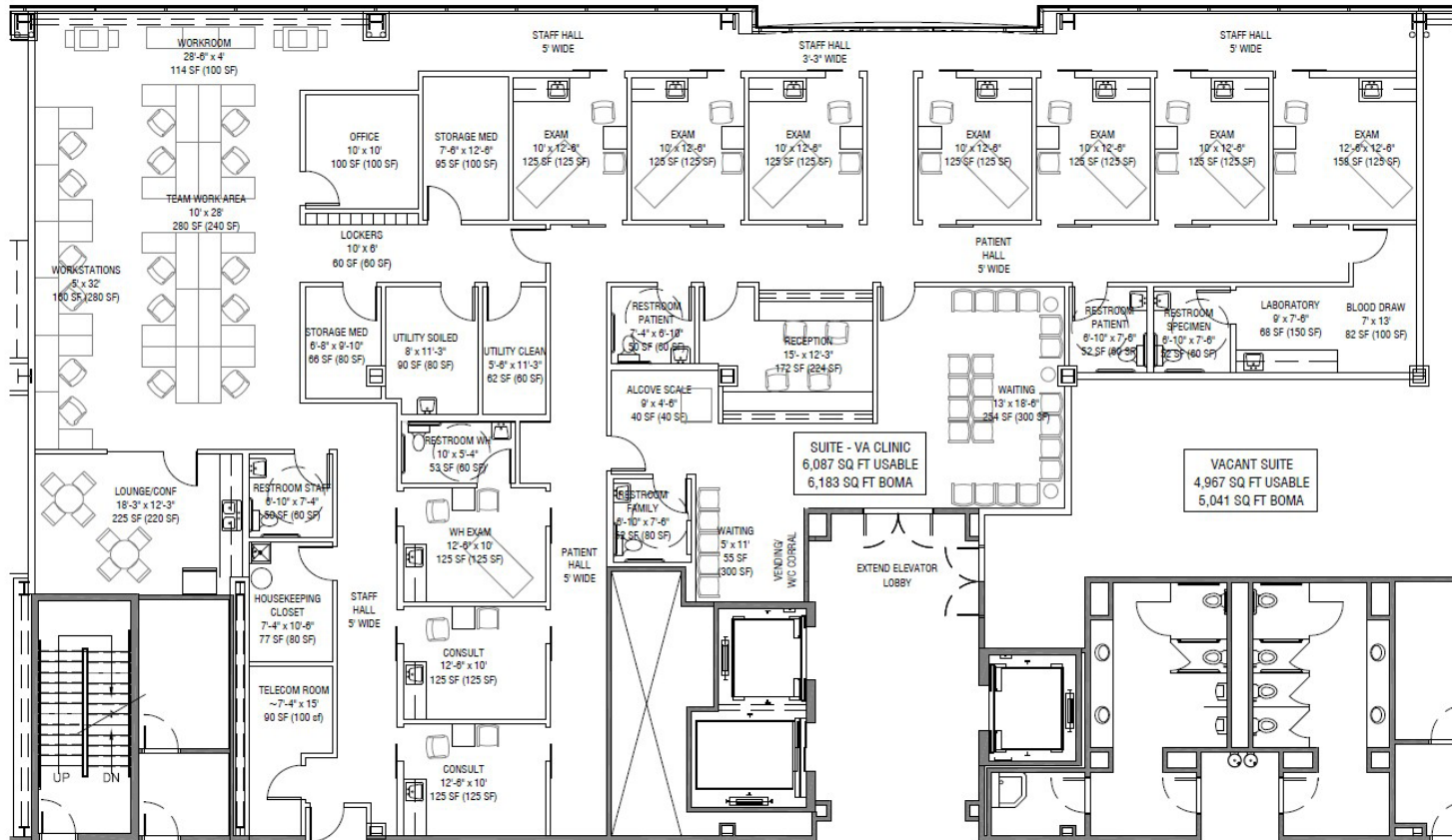


Suite 400 (Option A): 6,087 USF FLOORPLAN

Clinical-ready framework



12

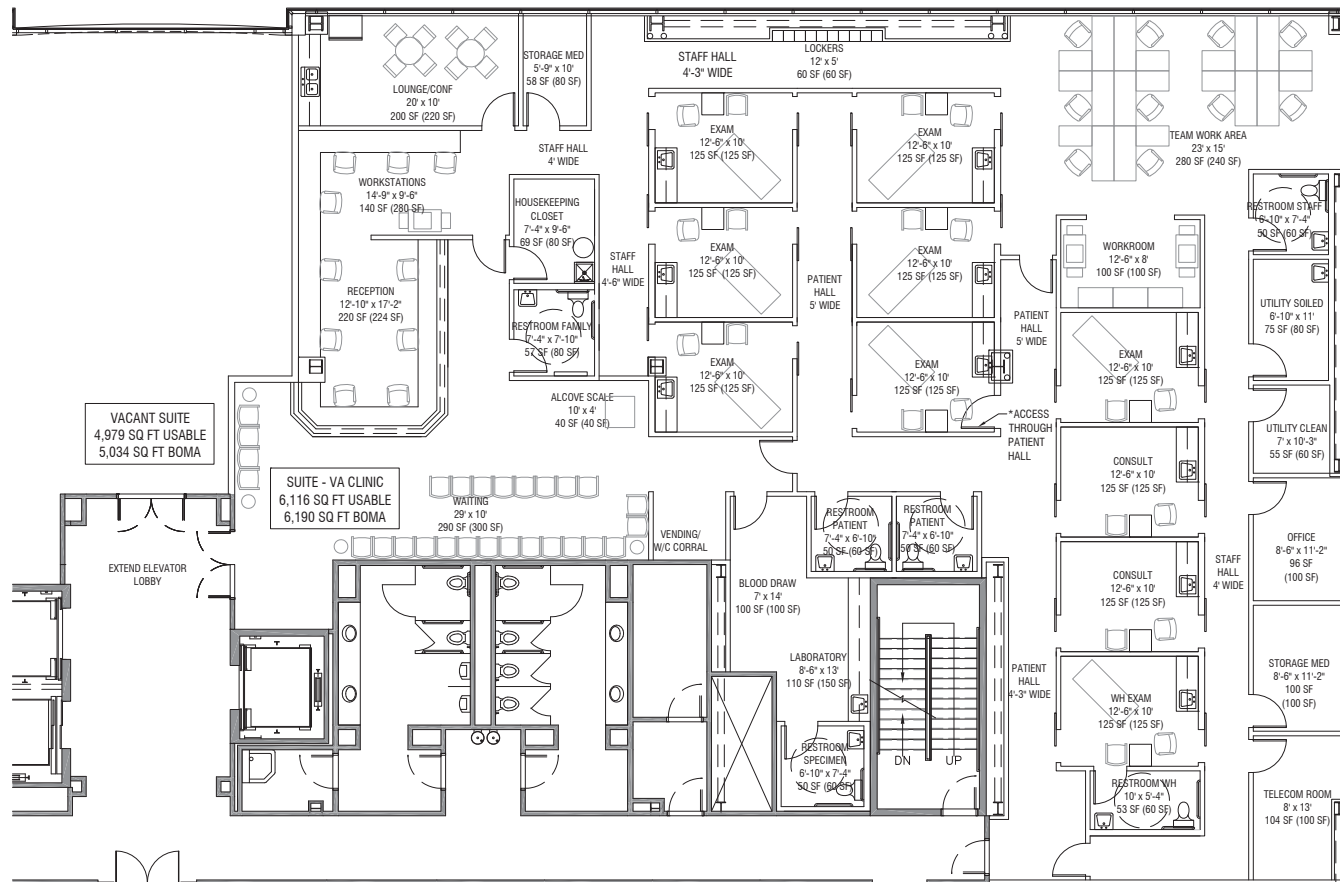




Suite 400 (Option B): 6,116 USF

FLOORPLAN

purpose-built medical infrastructure




VA CLINIC / 5550 PAINTED MIRAGE ROAD, SUITE 400
space plan option B

04-09-26
1/8" = 1'-0"





Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



15





DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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Kinetic Deal Acceleration System[™]