

BARASHY GROUP • MEDICAL OFFICE FOR LEASE

# Medical Pointe

2470 E. FLAMINGO RD. SUITE D  
LAS VEGAS, NV 89121



**OFIR BARASHY**

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Nevada Real Estate License #B.146149.LLC

*A turnkey medical suite  
delivered ready.*

AVAILABLE  
**July 15, 2026**

## THE OPPORTUNITY

# Built for medicine.

## Ready in July.

Suite D at Medical Pointe is a fully operating cardiology practice today and a fully turnkey medical suite the moment Southwest Cardiovascular Associates relocates on July 15, 2026. Skip the build-out. Skip the permitting. Open your doors.

- ±2,185 RSF · ±1,922 USF with efficient dual-entry layout
- Four (4) wet examination rooms
- Reception window, waiting lobby, nurse station, breakroom & storage
- Power included in NNN – no separate electrical meter to set up
- Covered parking included; abundant surface parking on-site
- Newly renovated common-area restrooms with modern porcelain tile
- Strong E. Flamingo Rd. visibility with monument signage

## AVAILABLE SF

±2,185

RSF / ±1,922 USF

## LEASE RATE

\$1.20

+ 0.59 NNN  
incl. power

## MONTHLY

\$3,911

all-in starting rent



## WHAT SETS IT APART

# Most medical suites cost *six months and six figures* to build. This one is move-in ready.

Suite D has operated as a working cardiology practice for years. Every wall, sink, exam room, and circulation pathway already meets medical-use standards.

01

## Four Wet Exam Rooms

Each room fully outfitted with sinks and cabinetry. Avoid \$40K-\$80K per room in mechanical buildout, plus the permitting timeline that comes with it.

02

## Purpose-Built Layout

Reception with pass-through window, dedicated nurse station, private corridor to exam rooms, and back-of-house breakroom. Designed for clinical workflow, not retrofit from office.

03

## Dual Entry Configuration

Front patient entrance plus secondary access, useful for staff routing, deliveries, or separating clinical and administrative traffic in a multi-provider practice.

04

## Power Included in NNN

Electrical is part of the common-area expense load – one less utility account to open, one less monthly variable to underwrite when modeling occupancy costs.

05

## Operating Medical Building

Co-located with primary care, medical insurance brokerage, and medical consulting established patient flow and clinical-use entitlement already in place.

06

## Renovated Common Areas

Newly tiled restrooms and shared corridors elevate the patient experience without capital outlay from the tenant.

07

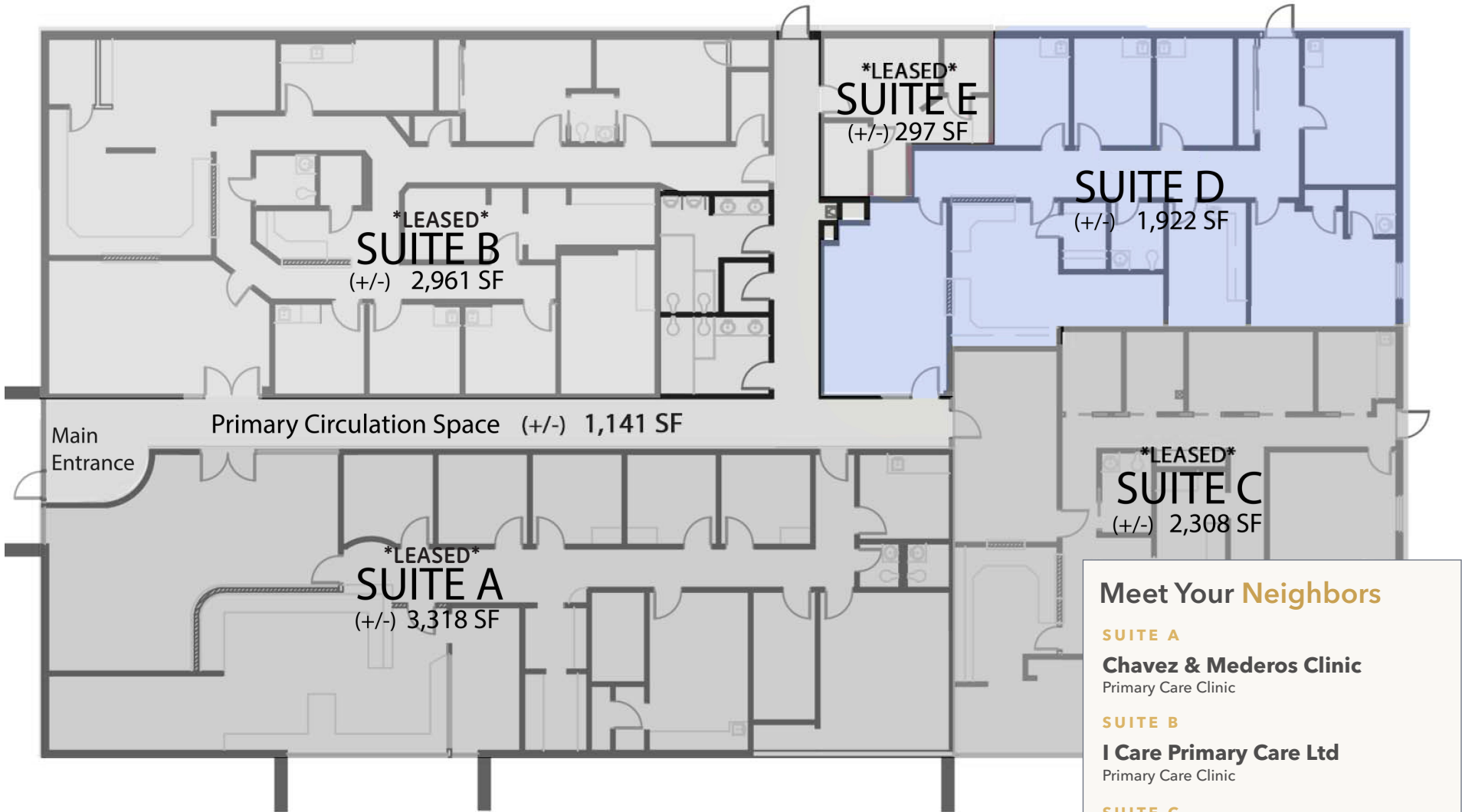
## Flamingo Visibility

Frontage on E. Flamingo Rd. with building signage. Patient acquisition advantage that drives long term practice value.

08

## Delivery: July 15, 2026

Tenant relocation, not termination. Suite delivered as-shown after a clean exit by the current cardiology practice. Ample runway to plan operations.



**FLOOR PLAN** : Not to Scale  
 2470 E Flamingo Rd., Las Vegas, NV 89121

**Meet Your Neighbors**

- SUITE A**  
**Chavez & Mederos Clinic**  
 Primary Care Clinic
- SUITE B**  
**I Care Primary Care Ltd**  
 Primary Care Clinic
- SUITE C**  
**EvalOne Pro LLC**  
 Medical Consulting and Evaluation
- SUITE D**  
**AVAILABLE**  
 ±2,185 RSF · ±1,922 USF Turnkey Medical

THE CORRIDOR

# One of Las Vegas's busiest *healthcare arteries.*

**43,500**

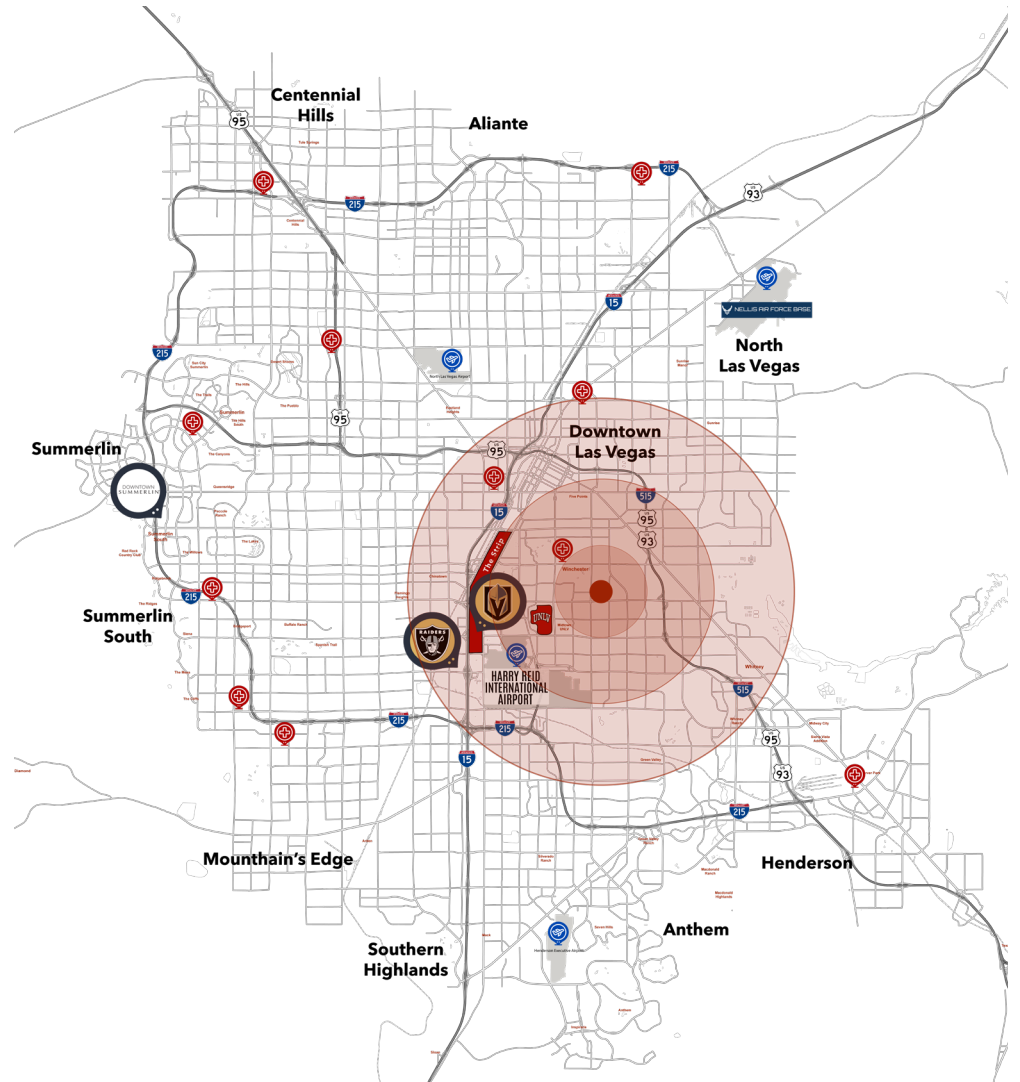
*vehicles per day*

E FLAMINGO RD.

**30,500**

*vehicles per day*

S EASTERN AVE.



## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	21,486	173,653	443,533

Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$69,773	\$71,466	\$73,502

Households	1-mile	3-mile	5-mile
2023 Total Households	9,296	69,113	170,411

The Las Vegas Strip	3.2 mi	Sunrise Hospital	2.1 mi
Harry Reid Int'l Airport	3.8 mi	UNLV Campus	2.4 mi
T-Mobile Arena	4.6 mi	Allegiant Stadium	4.3 mi





CONTACT

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THE PROPERTY

**Medical Pointe**

2470 E. Flamingo Rd. Suite D

Las Vegas, NV 89121

±2,185 RSF · Available July 15, 2026

Information deemed reliable but not guaranteed.

BROKERAGE

**BARASHY  
GROUP**

3227 Meade Ave., Suite 3B  
Las Vegas, NV 89102