

FOR LEASE

5550 Painted Mirage Road, Las Vegas, NV 89149



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.25 - 3.75 SF/month (NNN)
CAM:	\$0.56 SF/month
AVAILABLE SF:	1,783 - 10,952 SF
YEAR BUILT:	2005
ZONING:	C-2
APN:	125-34-116-004

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 5550 Painted Mirage Rd, Las Vegas, NV, 89149. This property offers a prime location directly adjacent to the US-95 Freeway, providing quick and easy access at Ann Road, with traffic counts of over 100,000 vehicles per day. As one of only six "Class A" office buildings in the Centennial Hills submarket, it exudes an upscale corporate image. The building boasts a parking garage with a 5:1 parking ratio, a fully built-out Class C surgery center, a professional office suite, and an entire full floor plate office penthouse available for lease. Tenants will enjoy common area amenities including a break room, restrooms, and balconies, as well as the added benefit of a backup generator for uninterrupted operations.

PROPERTY HIGHLIGHTS

- Modern interiors with ample natural light and versatile floor plans to suit diverse business needs
- Ample parking and easy accessibility for clients and employees
- Well-maintained landscaping for a professional setting
- High visibility in a prime location for enhanced business presence
- Strategic setting to attract and serve clientele with proximity to amenities and resources for business convenience

DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

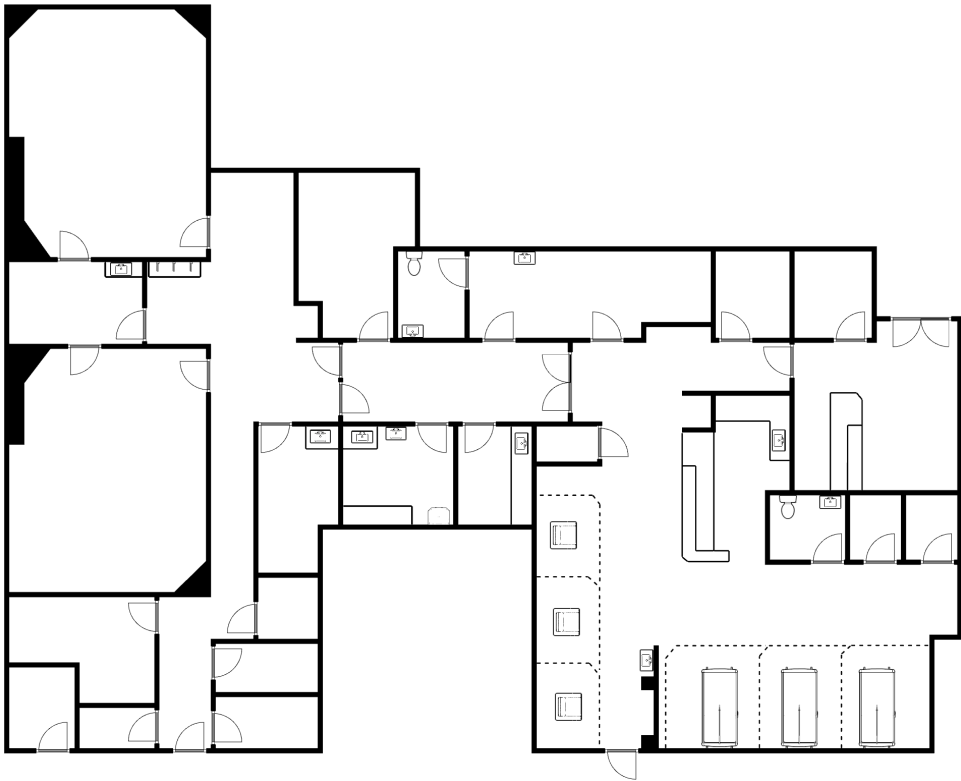
PHOTOS



DAVID LIVINGSTON
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SUITE 115 - FURNISHED SURGERY CENTER WITH TWO (2) "CLASS C" OPERATING ROOMS



Scan to view Matterport
Suite 115



AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 115	5,870 SF	NNN	\$3.50 - \$3.75 SF/month	View Here

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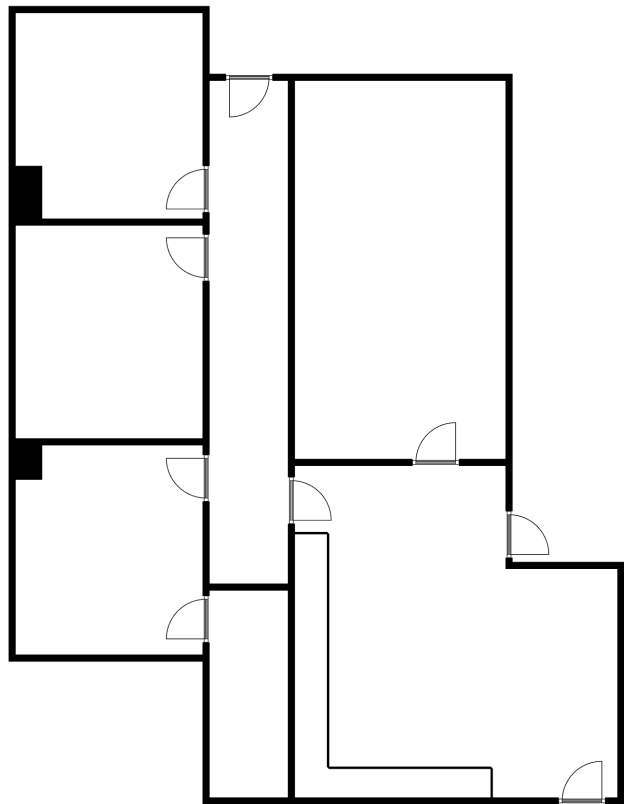
SUITE 115 PHOTOS



DAVID LIVINGSTON
O: 702.527.7915
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FABIAN LECHUGA
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NV #S.201673

SUITE 220 - INTIMATE 2ND GENERATION PROFESSIONAL OFFICE SUITE



Scan to view Matterport
Suite 220



AVAILABLE SPACE SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 220	1,783 SF	NNN	\$2.25 SF/month	View Here

DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

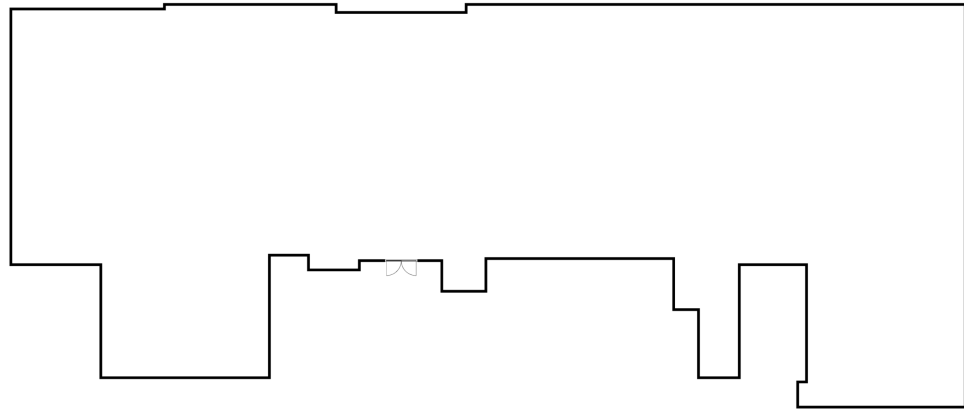
SUITE 220 PHOTOS



DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

SUITE 400 - GRAY SHELL



AVAILABLE SPACE		LEASE TYPE	LEASE RATE	MATTERPORT
SUITE	SIZE (SF)			
Suite 400	10,952 SF	NNN	\$2.25 SF/month	-

DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673

LOCATION MAP



DAVID LIVINGSTON
 O: 702.527.7915
 david.livingston@svn.com
 NV #BS.146519

FABIAN LECHUGA
 O: 702.527.7547
 fabian.lechuga@svn.com
 NV #S.201673

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,922	115,028	394,744
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	42	41	39
AVERAGE AGE (FEMALE)	44	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,537	42,770	143,107
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$110,837	\$116,288	\$107,619
AVERAGE HOUSE VALUE	\$479,234	\$538,016	\$489,187

Demographics data derived from AlphaMap



DAVID LIVINGSTON
O: 702.527.7915
david.livingston@svn.com
NV #BS.146519

FABIAN LECHUGA
O: 702.527.7547
fabian.lechuga@svn.com
NV #S.201673



Presented by:

DAVID LIVINGSTON

Vice President

C: 702.533.9562 | O: 702.527.7915

david.livingston@svn.com

NV # BS.0146519

FABIAN LECHUGA

Associate Advisor

C: 702.569.1821 | O: 702.527.7547

fabian.lechuga@svn.com

NV #S.201673

6018 S. DURANGO DR., STE#110
LAS VEGAS, NV 89113
www.SVN-TheEquityGroup.com

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