

FOR LEASE

WHITING  COMPANY Ltd.
REAL ESTATE ADVISORS

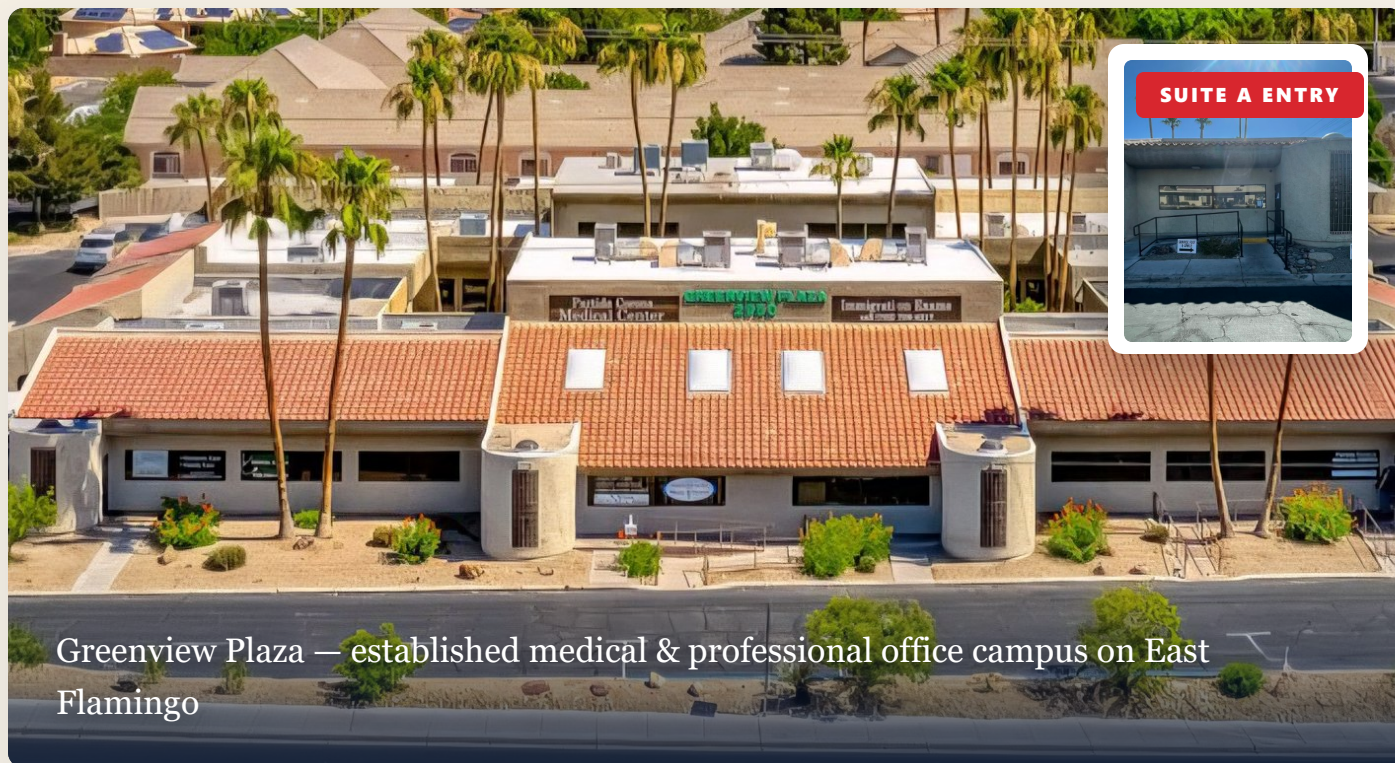
Medical / Professional Office

2950 E. Flamingo Road, Suite A | Las Vegas, Nevada

AVAILABLE SUITE

Approx. 1,280 SF

Modified Gross | 5-Year Term



Greenview Plaza — established medical & professional office campus on East Flamingo

APPROX. SIZE

1,280 SF

ASKING RATE

\$1.45/SF/Mo

MONTHLY RENT

\$1,856/Mo

LEASE TYPE

Modified Gross

5-year term

SUITE HIGHLIGHTS

- Four private offices, each approximately 8 ft × 10 ft — configurable as dry exam rooms for medical users.
- Waiting area lobby and full reception leading to a receptionist window.
- Central hallway provides direct access to all four offices.
- Dedicated open work / support space at the rear of the suite.
- Sink available outside of the restroom (hand-wash / prep).

IDEAL USE • MEDICAL OR GENERAL OFFICE

Well suited to general professional office tenants and to medical users who do not require plumbing in each individual exam room.

LEASE RESPONSIBILITIES

TENANT PAYS

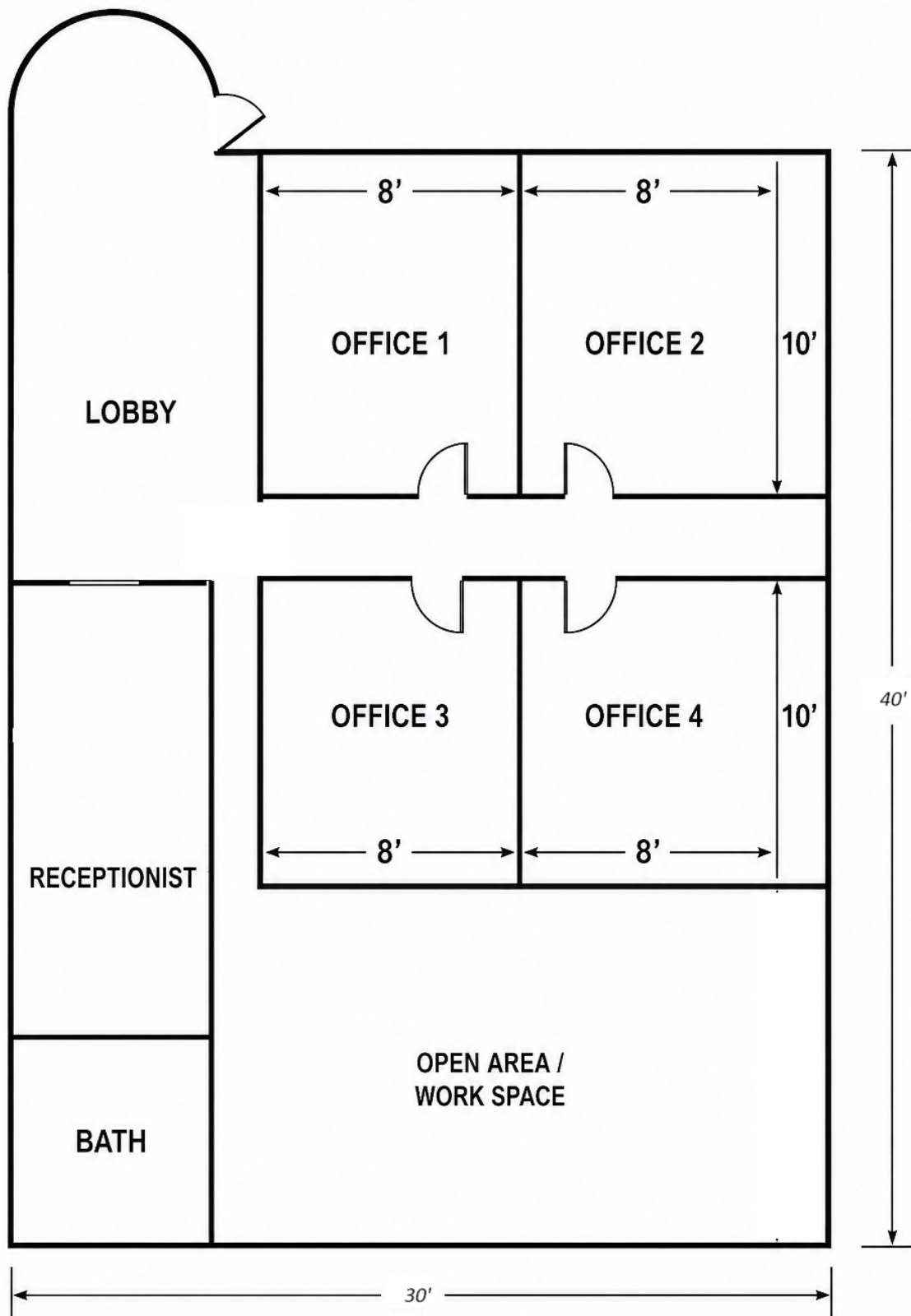
Electricity, repairs, insurance, and HVAC.

LANDLORD PAYS

CIC, structural components, and other building systems.

CONCEPTUAL FLOOR PLAN

Approximate — not to scale



Approx. Total Area: 1,280 SF

Not to scale

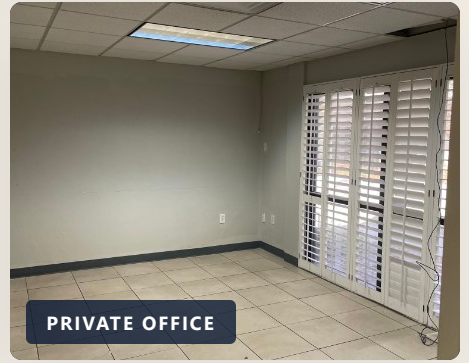
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ENTRY / LOBBY



RECEPTION



PRIVATE OFFICE

WHITING & COMPANY^{LLC}
REAL ESTATE ADVISORS

FOR LEASING INFORMATION OR TO SCHEDULE A TOUR

Casey Whiting, Broker

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NV B.1001939

Approximate suite size and floor plan are based on available drawings and field observations. Information is deemed reliable but is not guaranteed and is subject to change or withdrawal without notice.