



+45,000 Cars Per Day

FOR LEASE

±6,358 SF PROFESSIONAL MEDICAL & RETAIL

KAREN THOMAS, CCIM
SENIOR VICE PRESIDENT
O: 702.955.4335
karent@kwcommercial.com
NV #BS.1001441

KARA WALKER, CCIM
SENIOR VICE PRESIDENT
O: 702.429.6535
kara.walker@kwcommercial.com
NV #BS.0143369.LLC

2285 E. Flamingo Road , Las Vegas, NV 89119

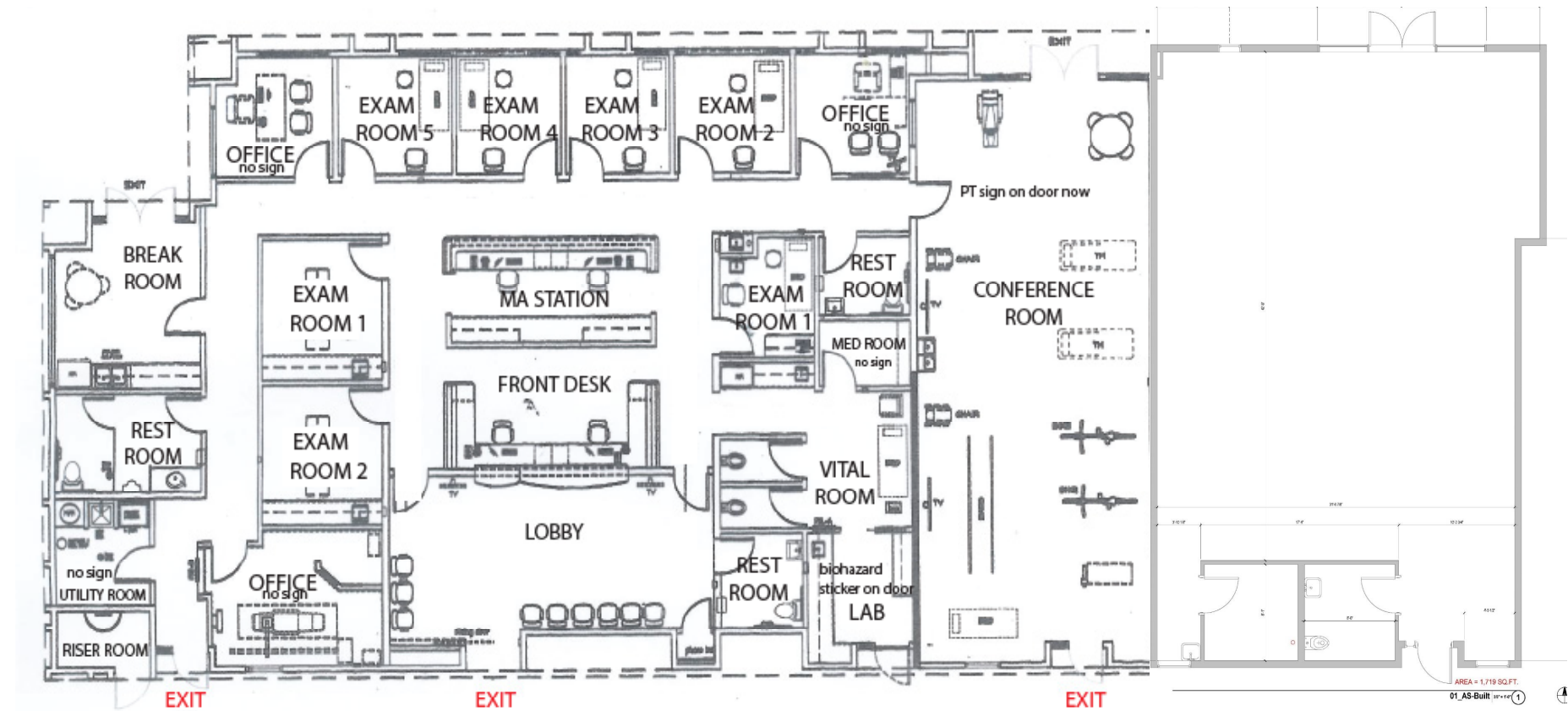


EXPERIENCE. SOLUTIONS. RESULTS.

FLOOR PLAN

SUITE 104 & 125 Combined

±6,358 SF Total



±6,358 SF TURN-KEY, MEDICAL & RETAIL

Excellent street exposure on a high-traffic medical corridor

Proud to be a part of

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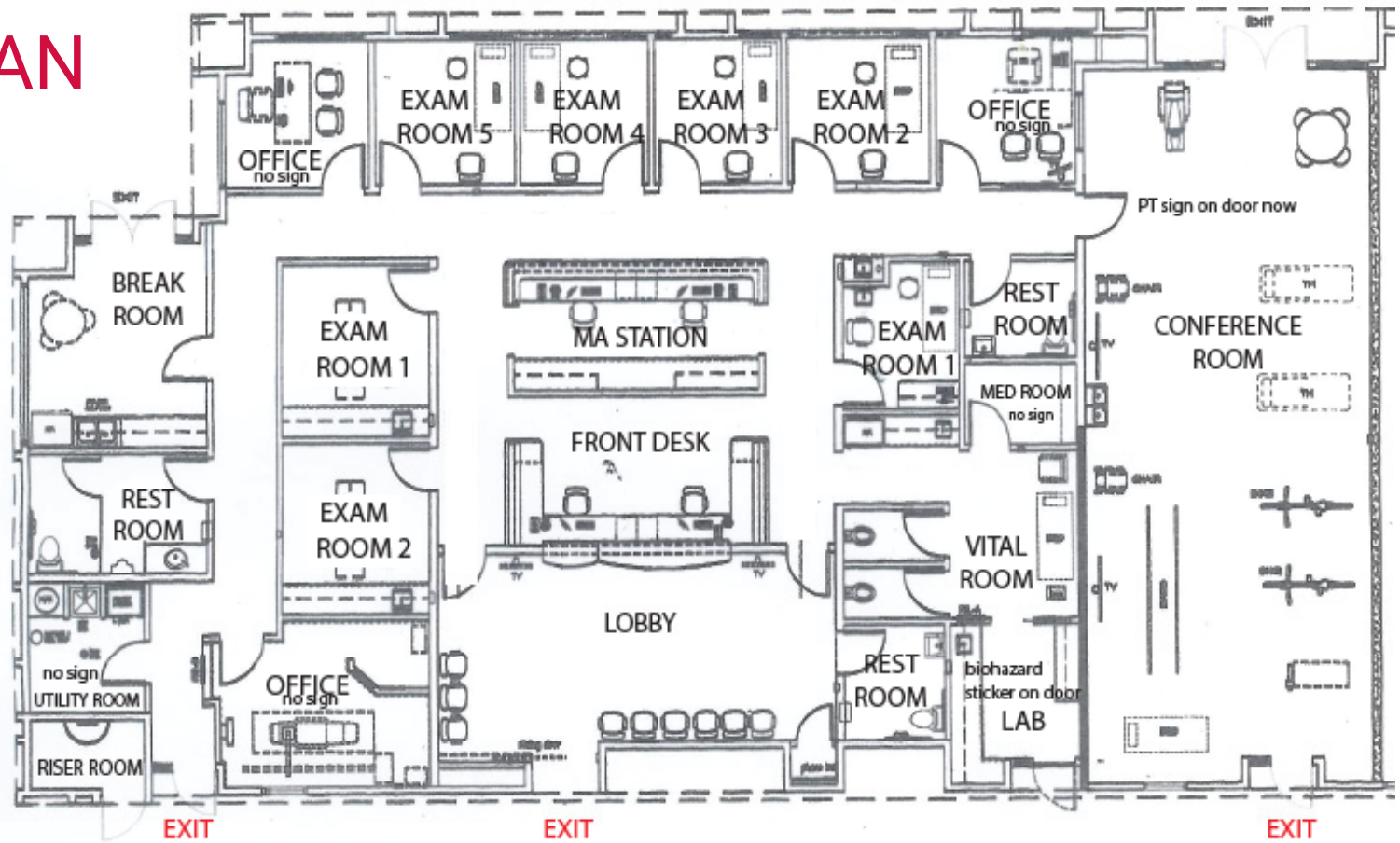
KELLERWILLIAMS, REALTY

Each Office Is Independently Owned and Operated

FLOOR PLAN

SUITE 104

±4,708 SF



PROPERTY HIGHLIGHTS

- Large front desk and waiting area
- Separate checkout desk
- Seven (7) exam rooms, three (3) private offices
- Large open area ideal for training room, physical therapy, billing, call center, treatment room, etc.
- Multiple restrooms, lab and break room.

±4,708 SF TURN-KEY, PROFESSIONAL MEDICAL

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PROPERTY PHOTOS



FRESHLY PAINTED,
POLISHED TILE FLOORS
MODERN FINISHES
BLACK, ELEVATED CEILINGS

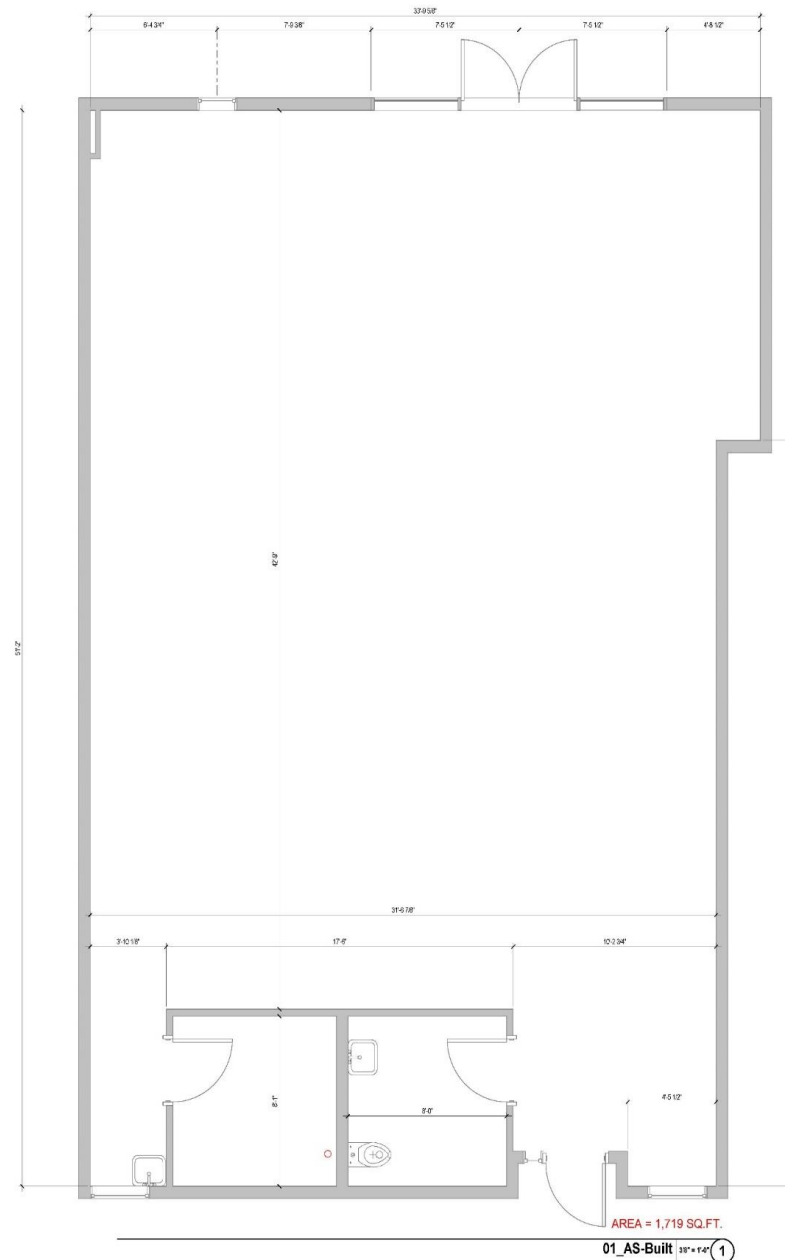
FLOOR PLAN

SUITE 125

±1,650 SF

PROPERTY HIGHLIGHTS

- Open showroom with laminate floors
- Two (2) restrooms
- Excellent retail visibility providing signage on E. Flamingo Road with exposure to 45,000 cars per day and up to 80,000 cars per day at the nearby section-line intersection.



±1,650 SF TURN-KEY, RETAIL / SHOWROOM SUITE

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Location Overview



Airport

Harry Reid International
10 minutes



Major Roads

West of Section-Line Intersection
Flamingo Rd. & Eastern Ave.



City Centres

Las Vegas Strip
5 minutes



Location Overview

2285 E. Flamingo Road provides neighborhood services to more than 70,000 nearby households (3-mile radius) in the central portion of the Las Vegas Valley. Zoned Commercial General (CG), this property allows a wide-range of businesses uses, giving tenants excellent exposure to area commuters.