



5550 Painted Mirage Rd
Las Vegas, Nevada 89149

Class A Suburban Office Complex





KINETIC[®]

Property Advisors

Energy Behind Every Deal

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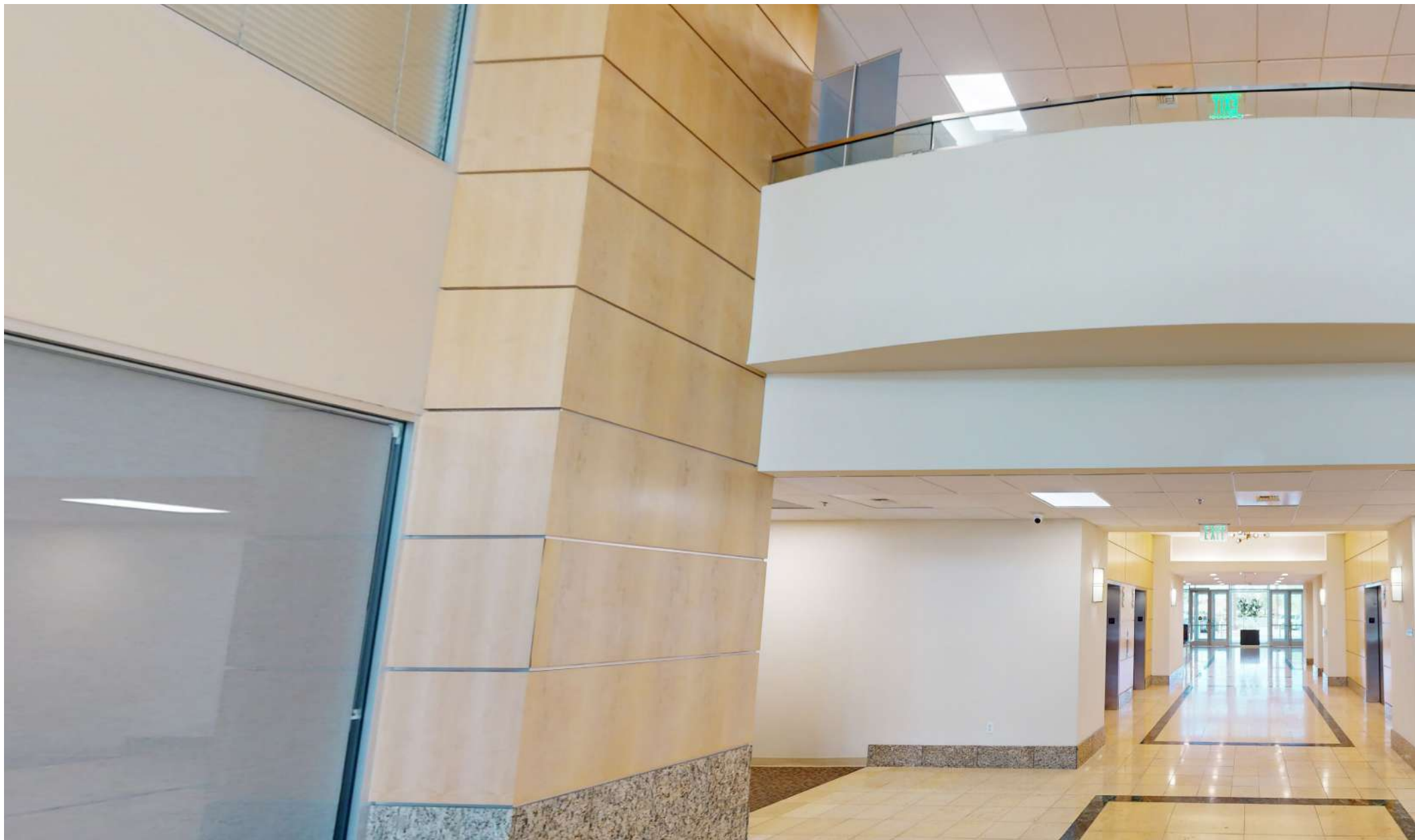
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BUILT FOR MEDICAL. SCALED FOR GROWTH.



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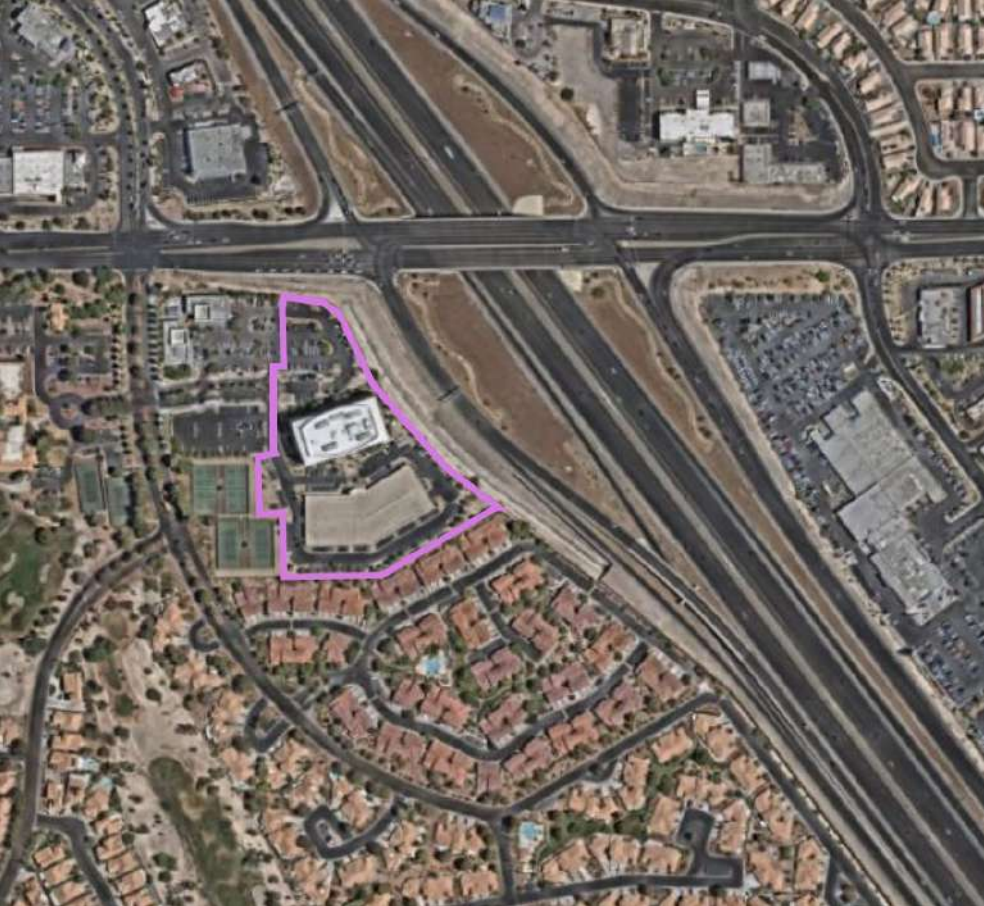


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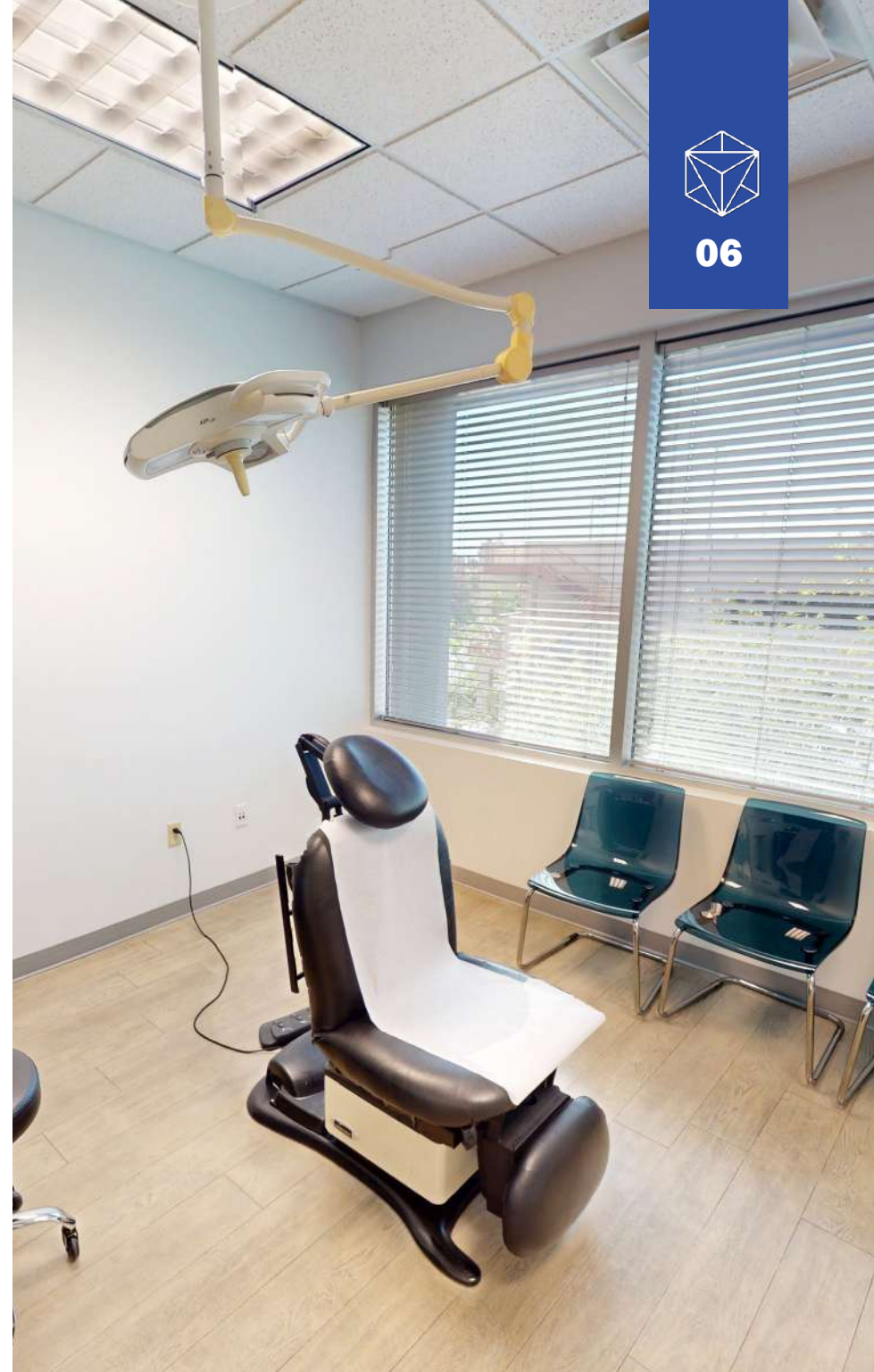


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Property Address	5550 Painted Mirage Rd Las Vegas, Nevada 89149
Property Type	Medical / Professional Office
Parcel Number	125-34-116-004
Parcel Size	5.25 Acres
Rentable Sq. Ft.	+/- 3,194 - 11,319
Zoning	C-2
Parking	Private/Covered
Parking Ratio	5:1 SF
Year Built	2005





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OPPORTUNITY OVERVIEW

Base Rent

\$2.25 - \$2.50

CAM

\$0.60 PSF

Size

3,194 - 11,319 SF

Product Type

Medical & Professional

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.

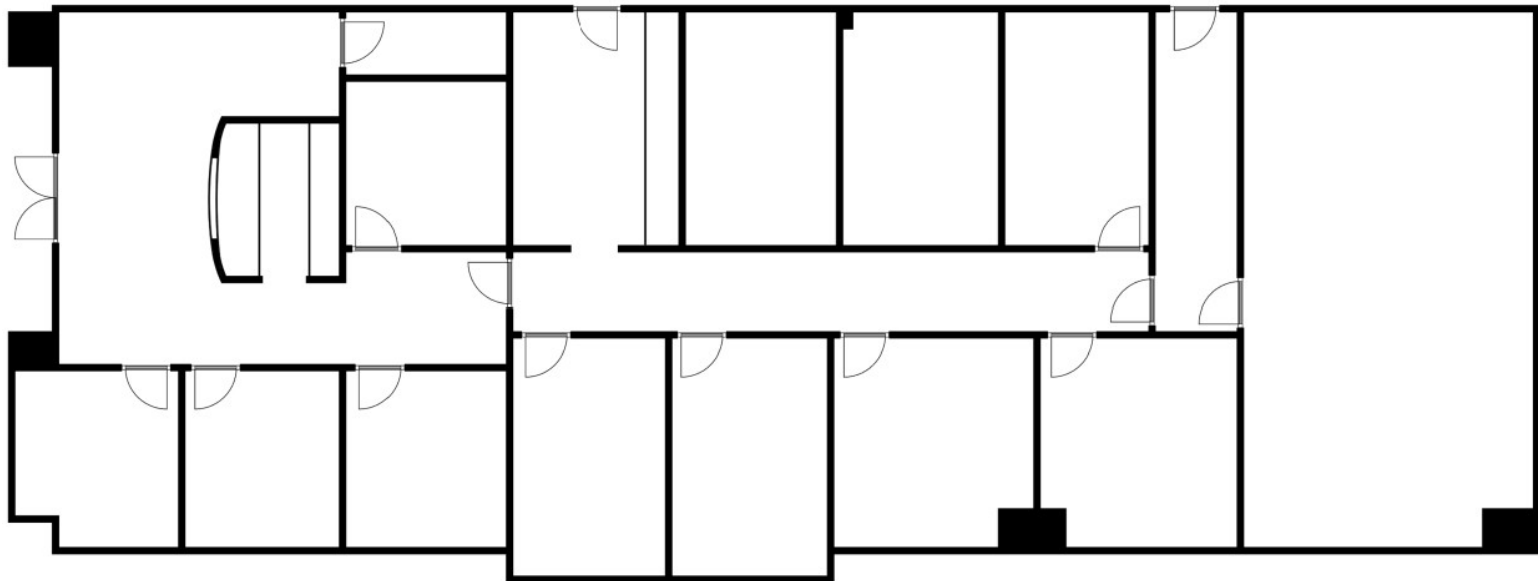
- Suite 130 – 3,194 SF: Ground-floor professional office featuring multiple private offices and an efficient layout for a variety of professional users.
- Suite 215 – 2,367 SF: Move-in-ready medical office with plumbed exam rooms, reception, waiting area, and support space.
- Suite 400 – 11,319 SF: Full-floor gray shell opportunity that can be demised to accommodate a range of tenant size requirements.
- Suite 400 (Concept Plan) – 6,087 SF: Speculative medical office design demonstrates the potential for a modern, purpose-built healthcare facility within the gray shell.
- Flexible leasing opportunities ranging from 2,367 SF to 11,319 SF within a Class A medical and professional office building.
- Ideal for medical, healthcare, and professional office users seeking high-quality space in Northwest Las Vegas.



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Suite 130: 3,194 USF

FLOORPLAN



Suite 215: 2,367 RSF

FLOORPLAN



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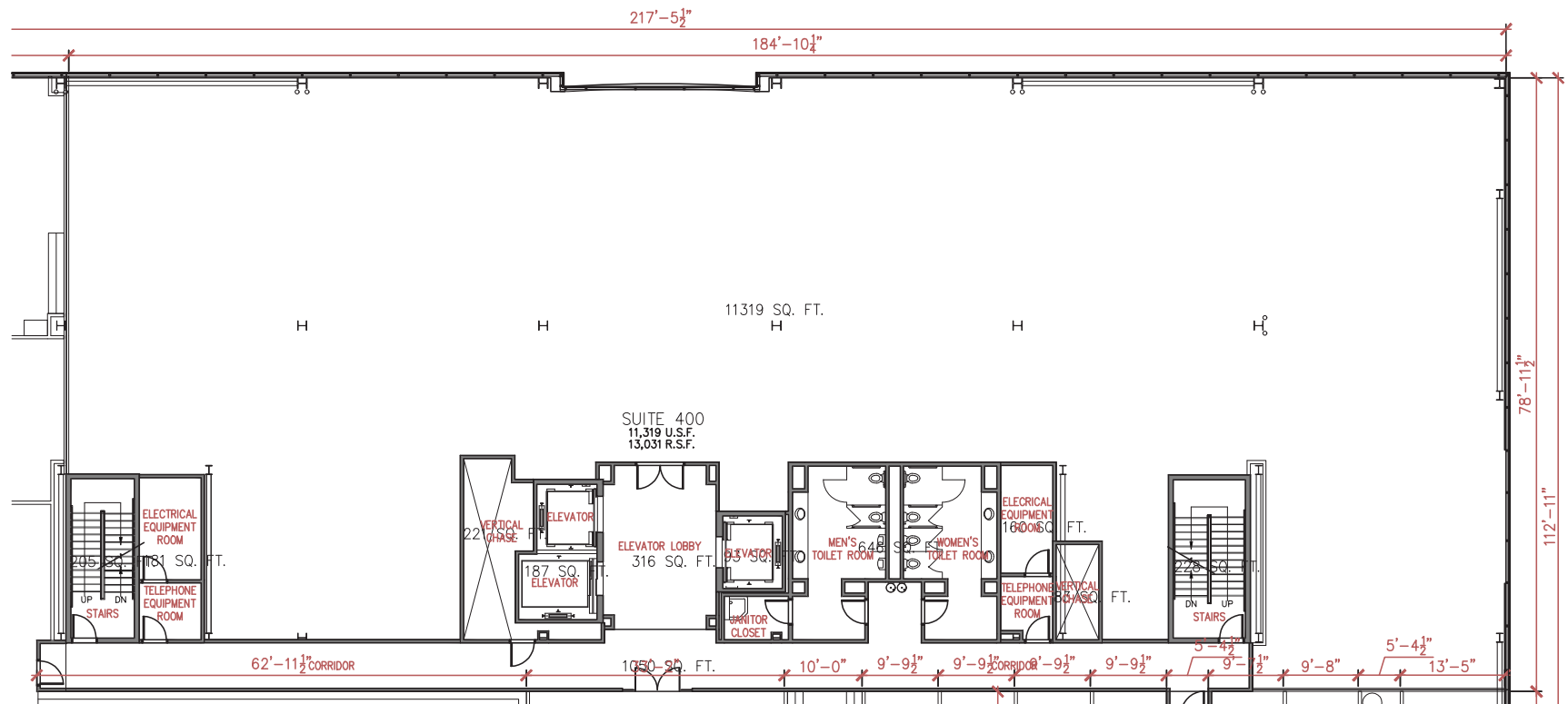


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Suite 400: 11,319 SF

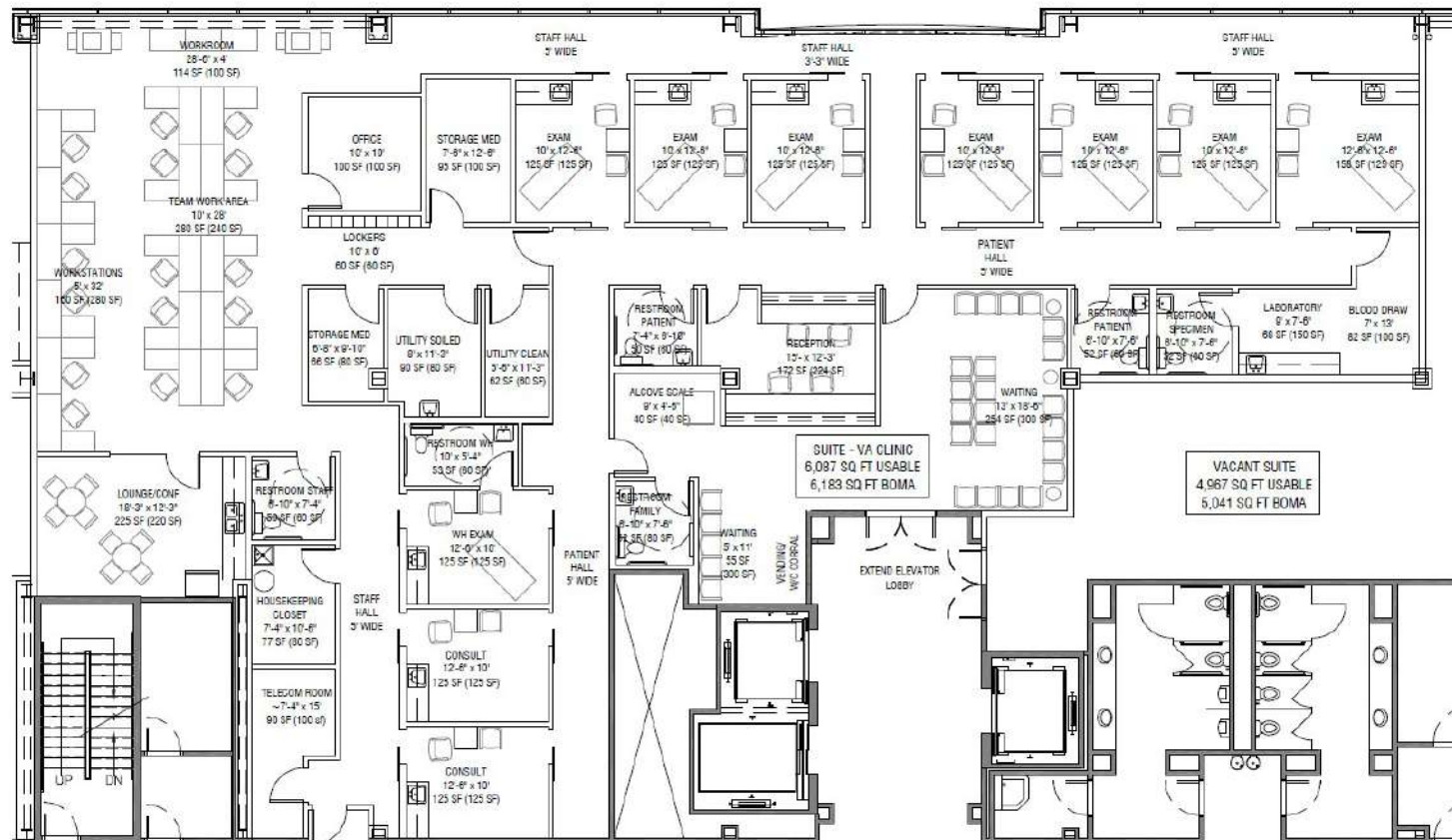
FLOORPLAN

+/- 11,319 SF Gray Shell Floor Available





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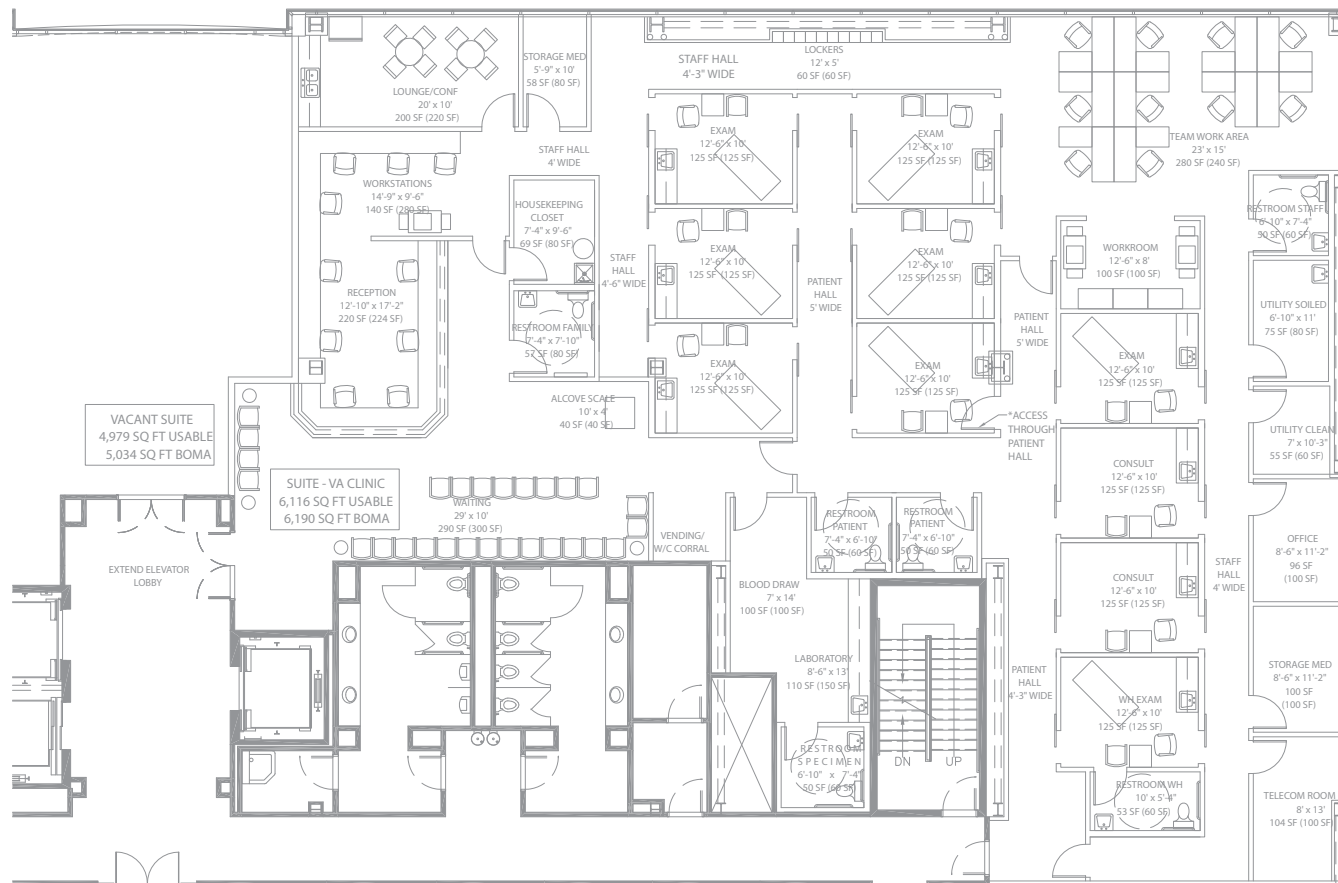


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Suite 400 (Option B): 6,116 USF

purpose-built medical infrastructure

FLOORPLAN



VA CLINIC / 5550 PAINTED MIRAGE ROAD, SUITE 400

space plan option B

04-09-26

1/8"=1'-0"

atwood
DESIGN



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