

# LEASE HERE

## 3585 E Flamingo Road Las Vegas, NV 89121

### Flamingo Pearl

Central location between  
Henderson / Green Valley  
and the Strip

+/- 2,064 - 2,973  
Rentable SF Turnkey  
suite available NOW

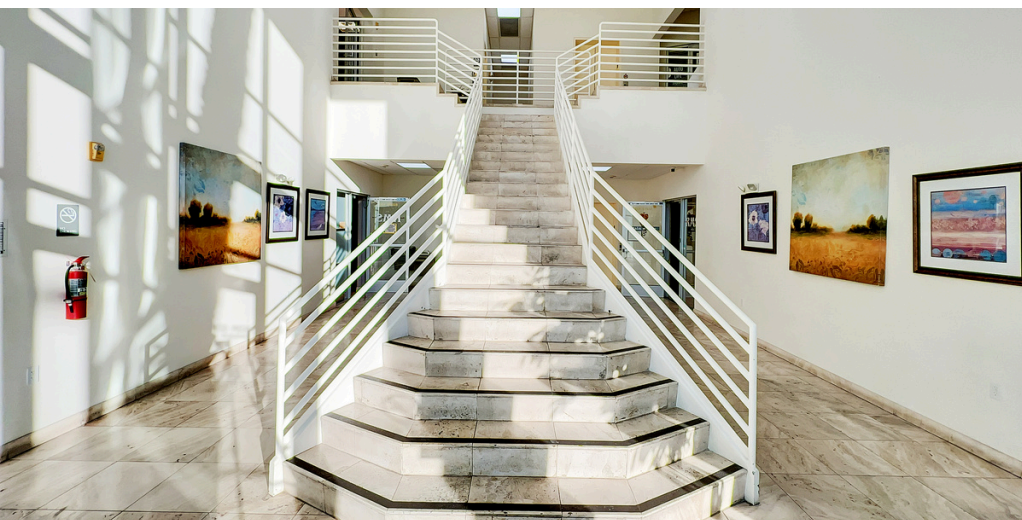




Flamingo Pearl is a centrally located Class B office building on the well trafficked East Flamingo Road corridor. This office property is home to mortgage other professional uses and features covered parking, inviting facade and entry lobby, and well maintained restrooms.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Central / East Las Vegas Flamingo Corridor	 Professional Office	 +/- 2,064 - 2,973 Rentable Square Feet / 1,818 - 2,623 Usable Square Feet	 C-1 Clark County Local Business	 \$1.25 - \$1.35 Triple Net (NNN) + 2025 Estimated NNNs @\$0.38 / SF
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT
 Most suites feature 100A single phase panel @110 / 220V (To be Verified)	 Excellent visibility on E Flamingo Boulevard	 Common area restrooms	 Pylon signage space available	 10' - 12' ceiling heights, (non-sprinklered building)

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# FLAMINGO PEARL OFFICE BUILDING

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## AVAILABILITIES



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 101	Office	2,064	1,818	\$1.35 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$3,880.32	Reception/lobby area, six (6) offices, conference/training room, bullpen, file storage room that could be used as employee break room and in-suite restroom.



Suite 101

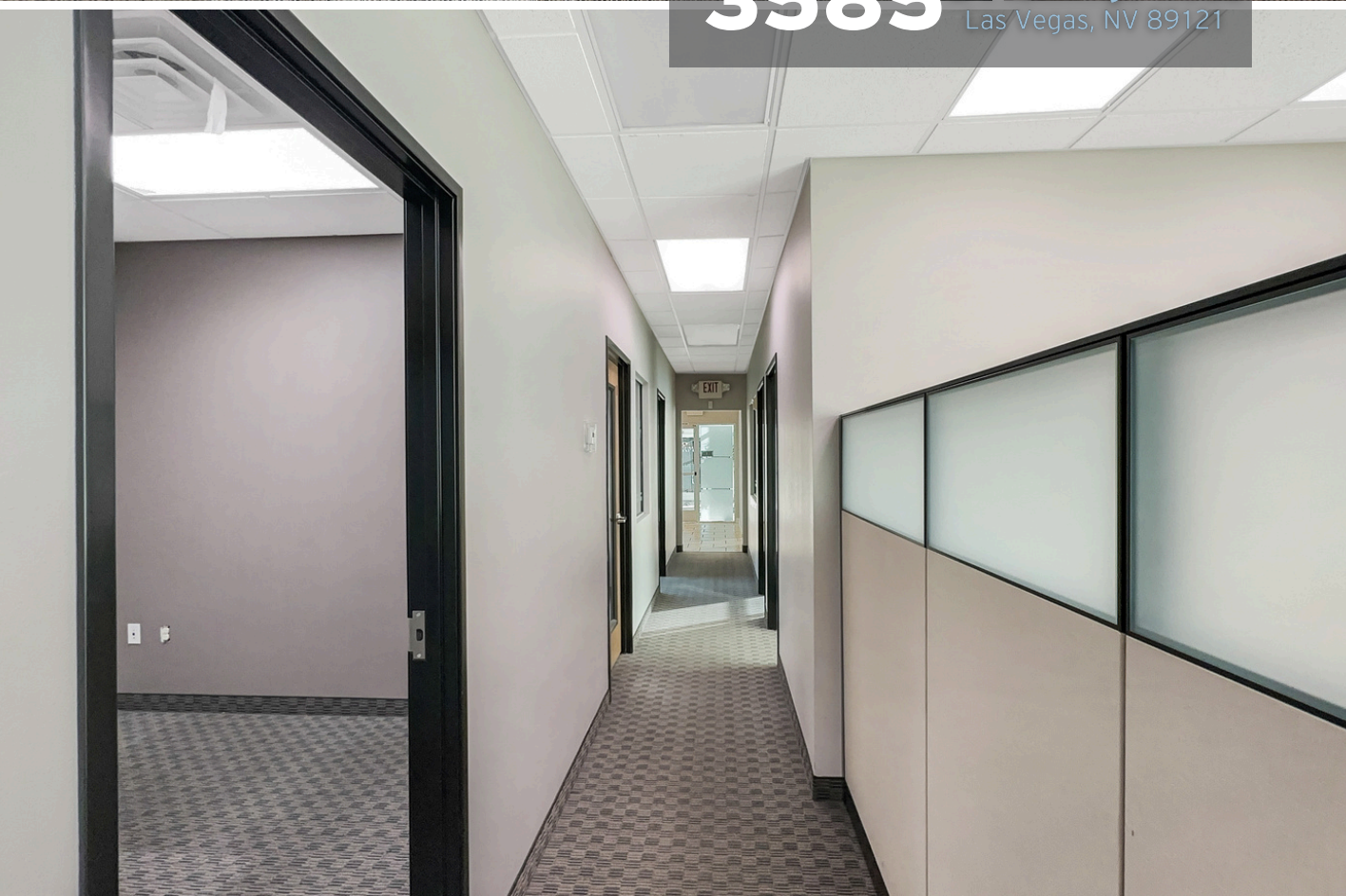
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**Suite 101**

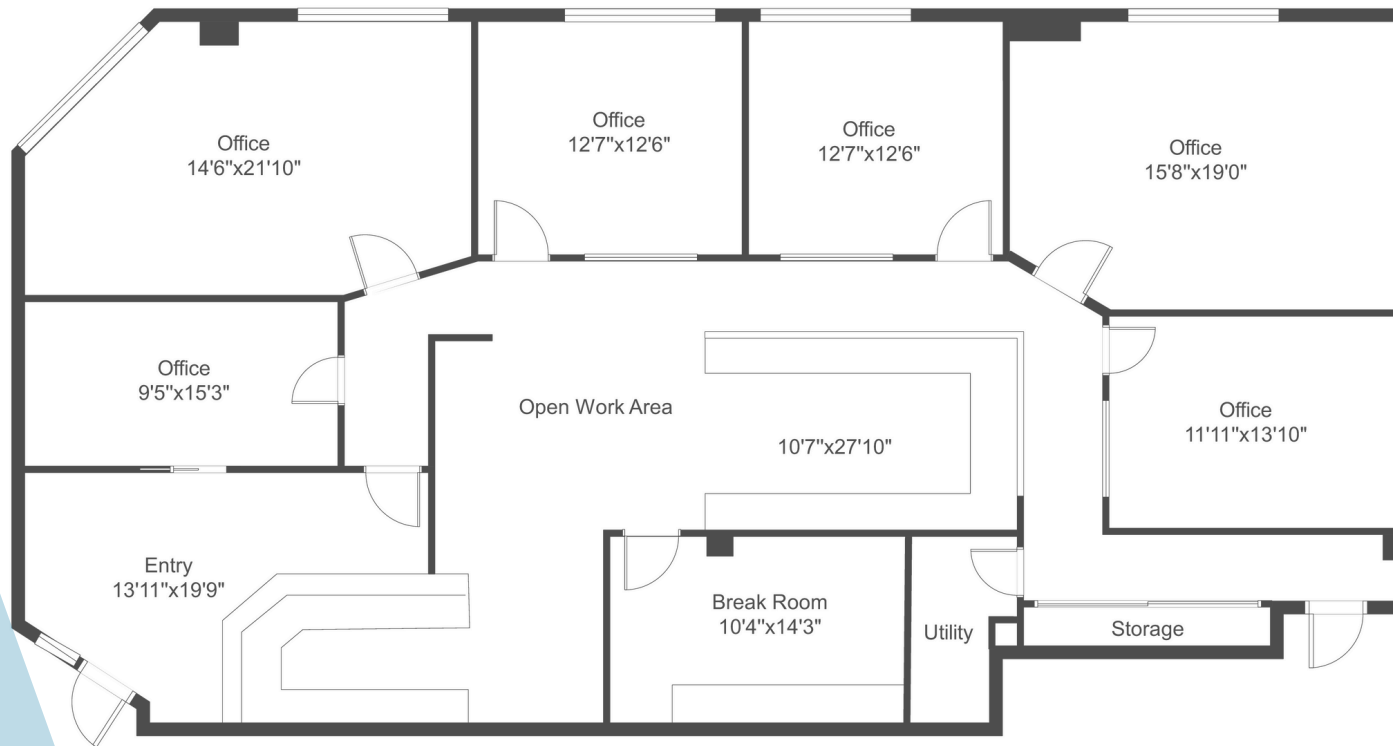


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Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 201	Office	2973	2623	\$1.25 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$4,845.99	Front reception with built in reception desk, large open work area with built in pony wall desks (able to be removed), 4 offices, 1 executive office, 1 conference room, storage, and break room with sink



Suite 201



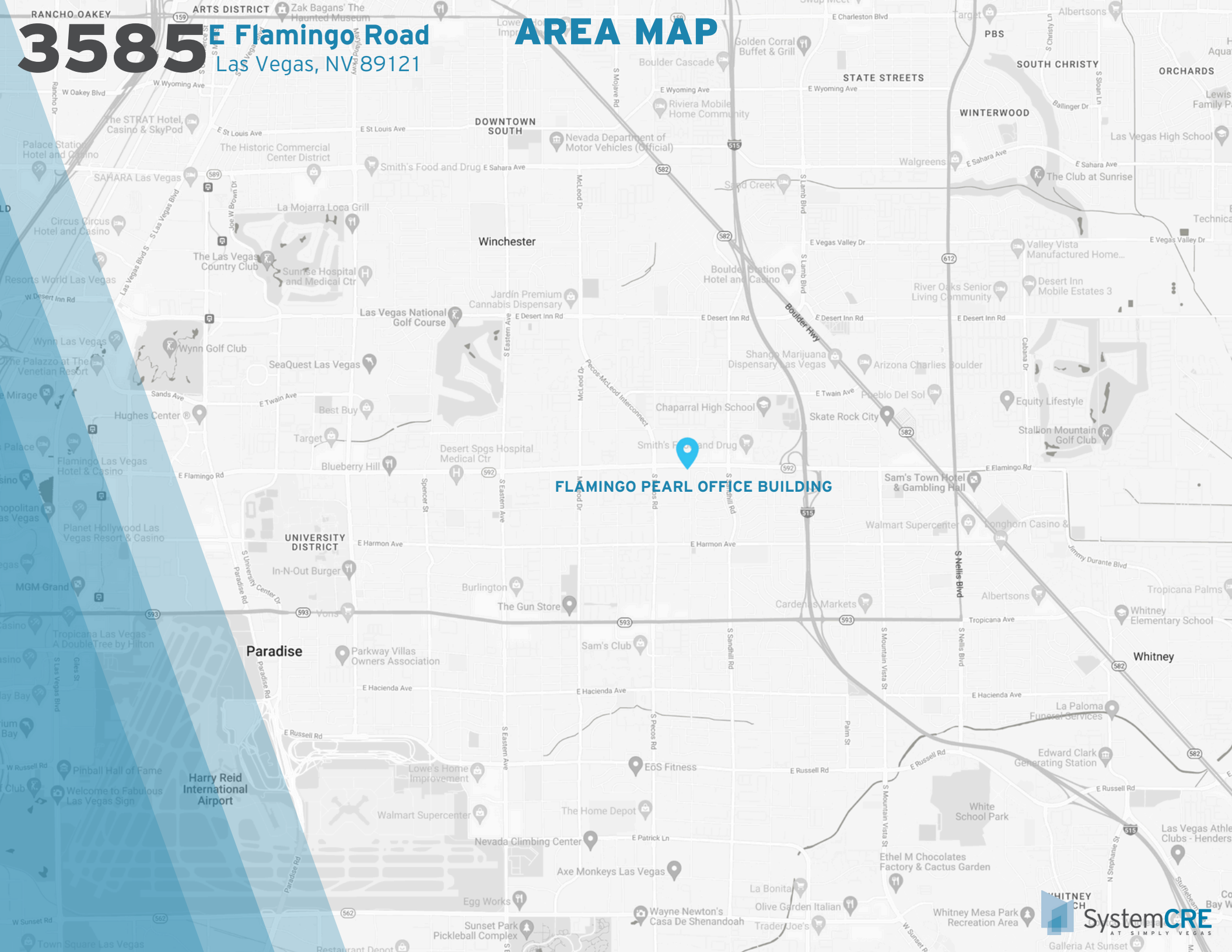
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# AREA MAP



**FLAMINGO PEARL OFFICE BUILDING**



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