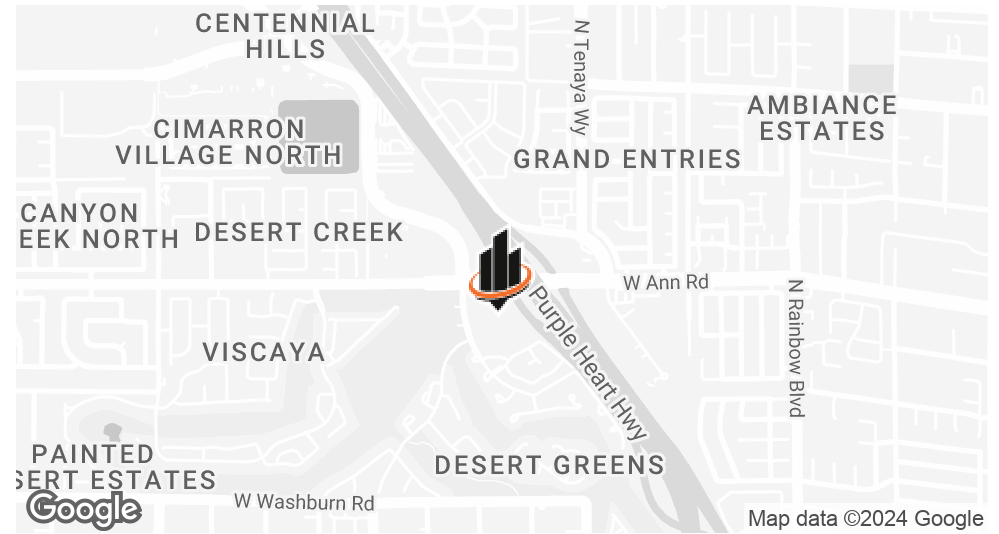


FOR LEASE

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 - 26,298 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

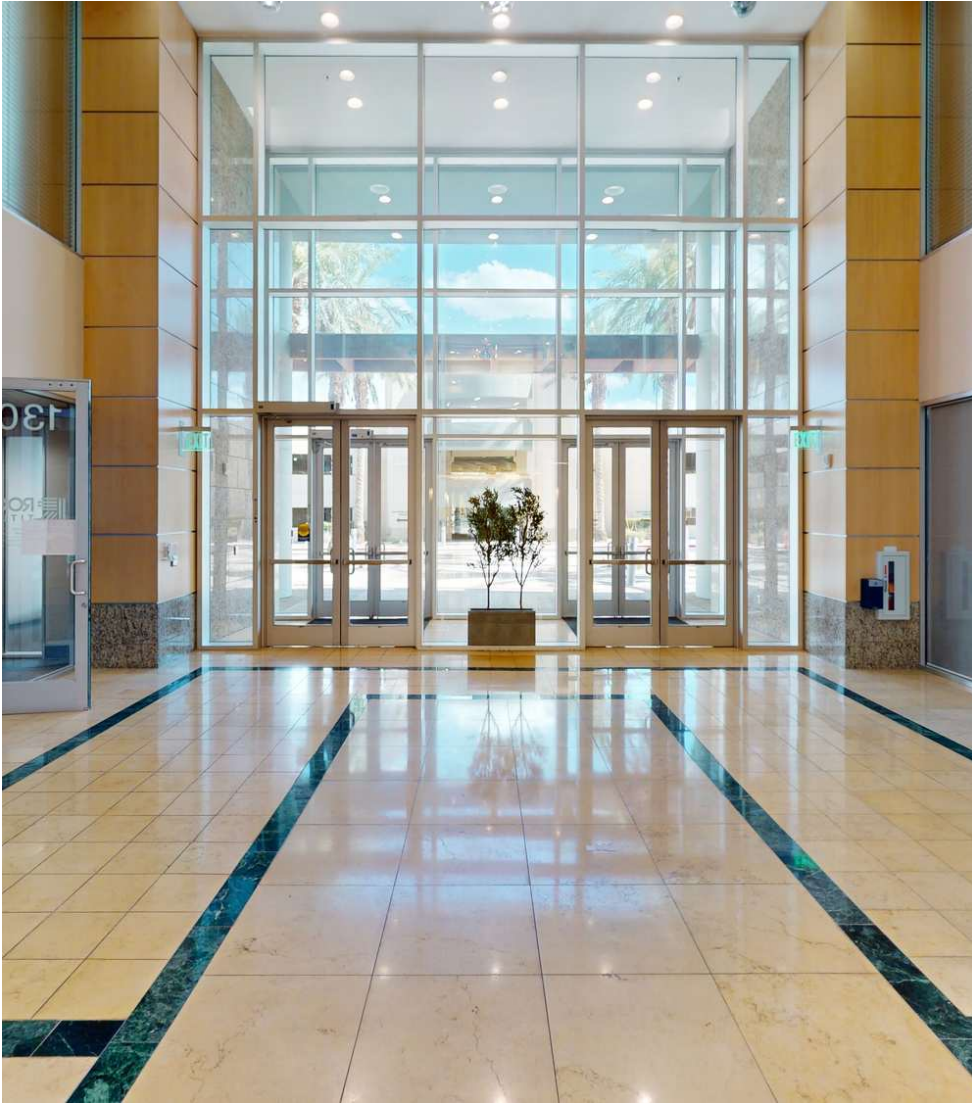
DAVID LIVINGSTON

O: 702.527.7915

david.livingston@svn.com

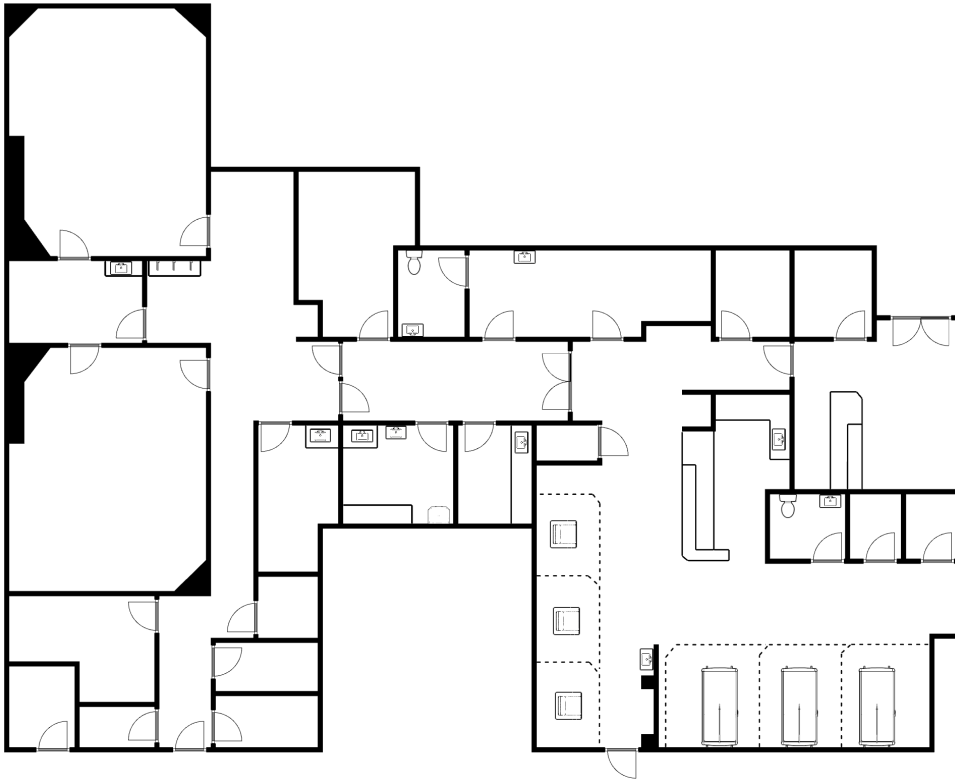
NV #BS.146519

LOBBY PHOTOS



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



Scan to view Matterport
Suite 115

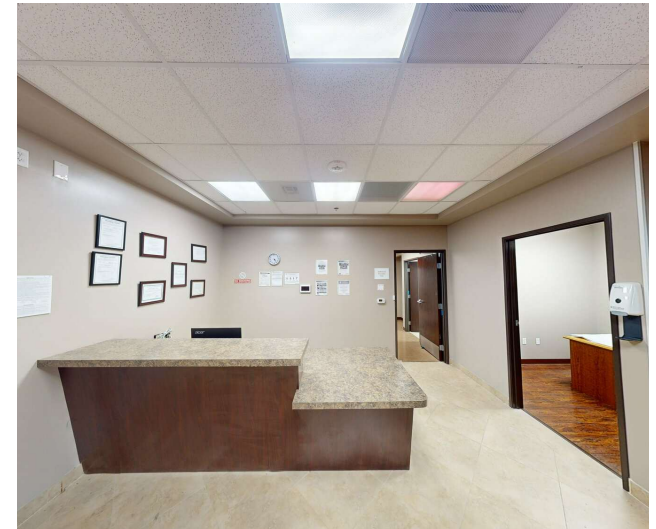
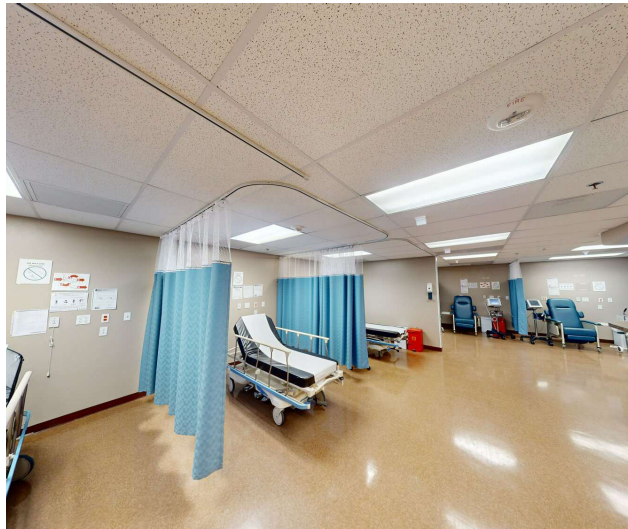


AVAILABLE SPACE

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



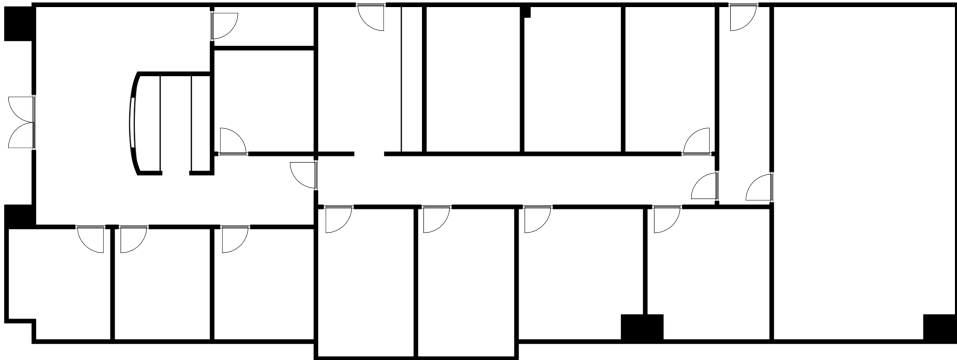
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SUITE 130 - GROUND FLOOR PROFESSIONAL OFFICE SUITE



Scan to view Matterport
Suite 130



AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 130	3,894 SF	NNN	\$2.25 SF/month	View Here

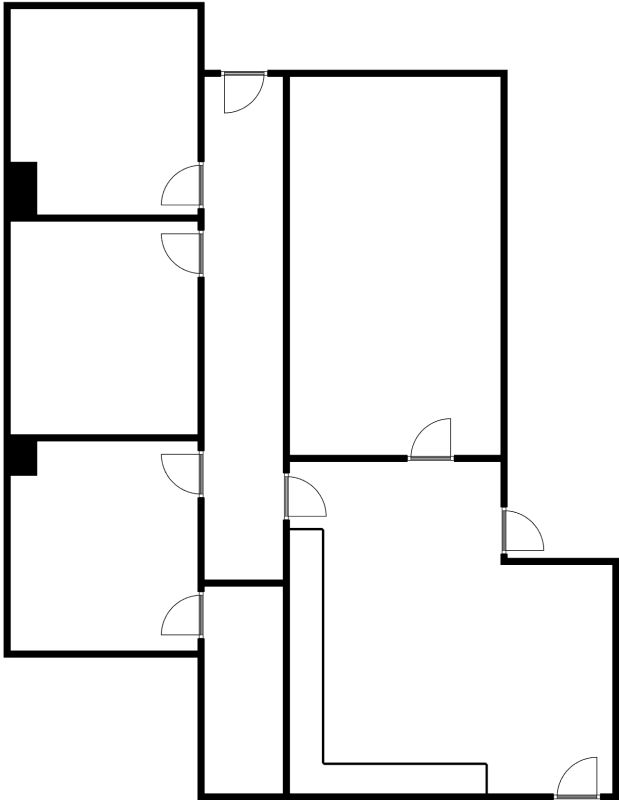
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SUITE 130 PHOTOS



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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

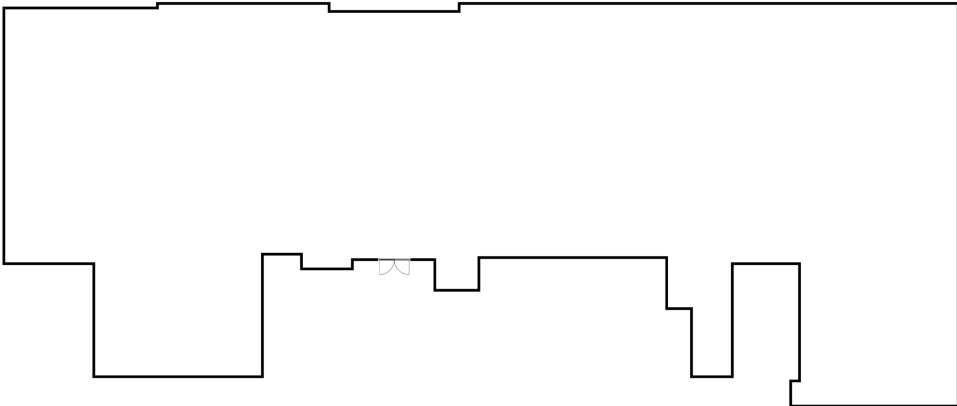
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 david.livingston@svn.com
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SUITE 220 PHOTOS



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SUITE 400 - GRAY SHELL

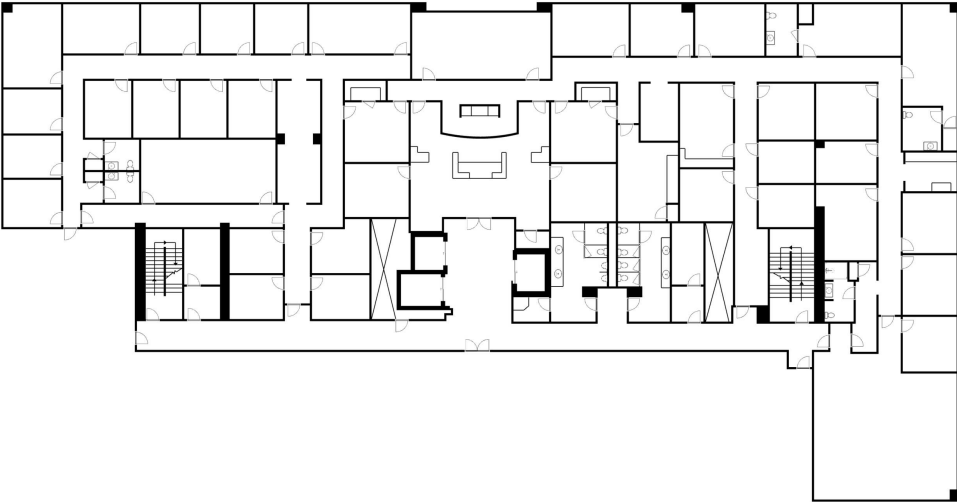


AVAILABLE SPACE

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

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SUITE 500 - CENTENNIAL FACING PROFESSIONAL OFFICE



Scan to view Matterport
Suite 500



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 500	13,944 SF	NNN	\$2.25 SF/month	View Here

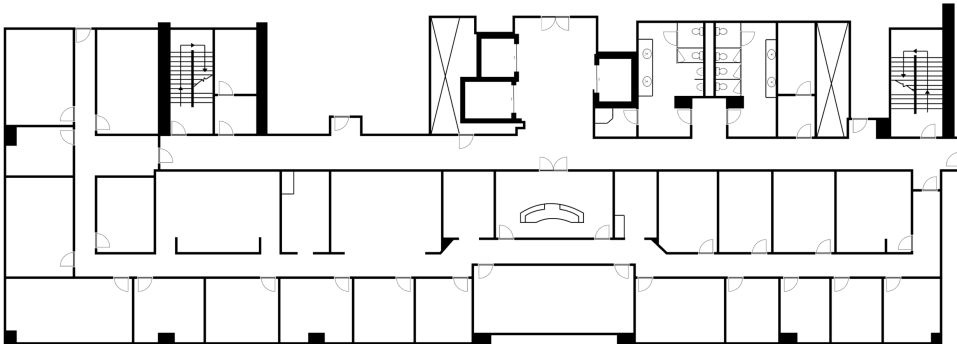
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SUITE 500 PHOTOS



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SUITE 501 - STRIP VIEW PROFESSIONAL OFFICE



Scan to view Matterport
Suite 501



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 501	12,354 SF	NNN	\$2.25 SF/month	View Here

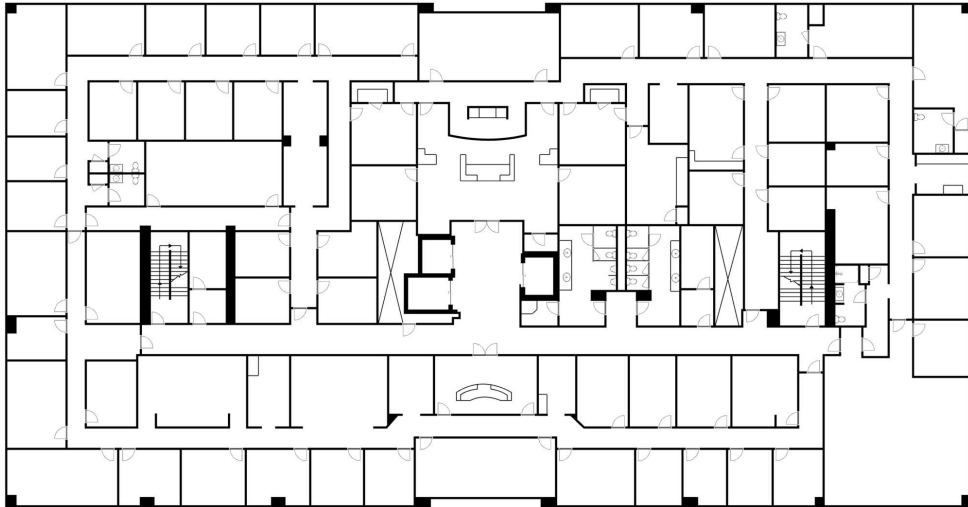
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SUITE 501 PHOTOS



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SUITE 500 & 501 - ENTIRE 5TH FLOOR PENTHOUSE OFFICE SUITE



Scan to view Matterport
Suite 500 & 501

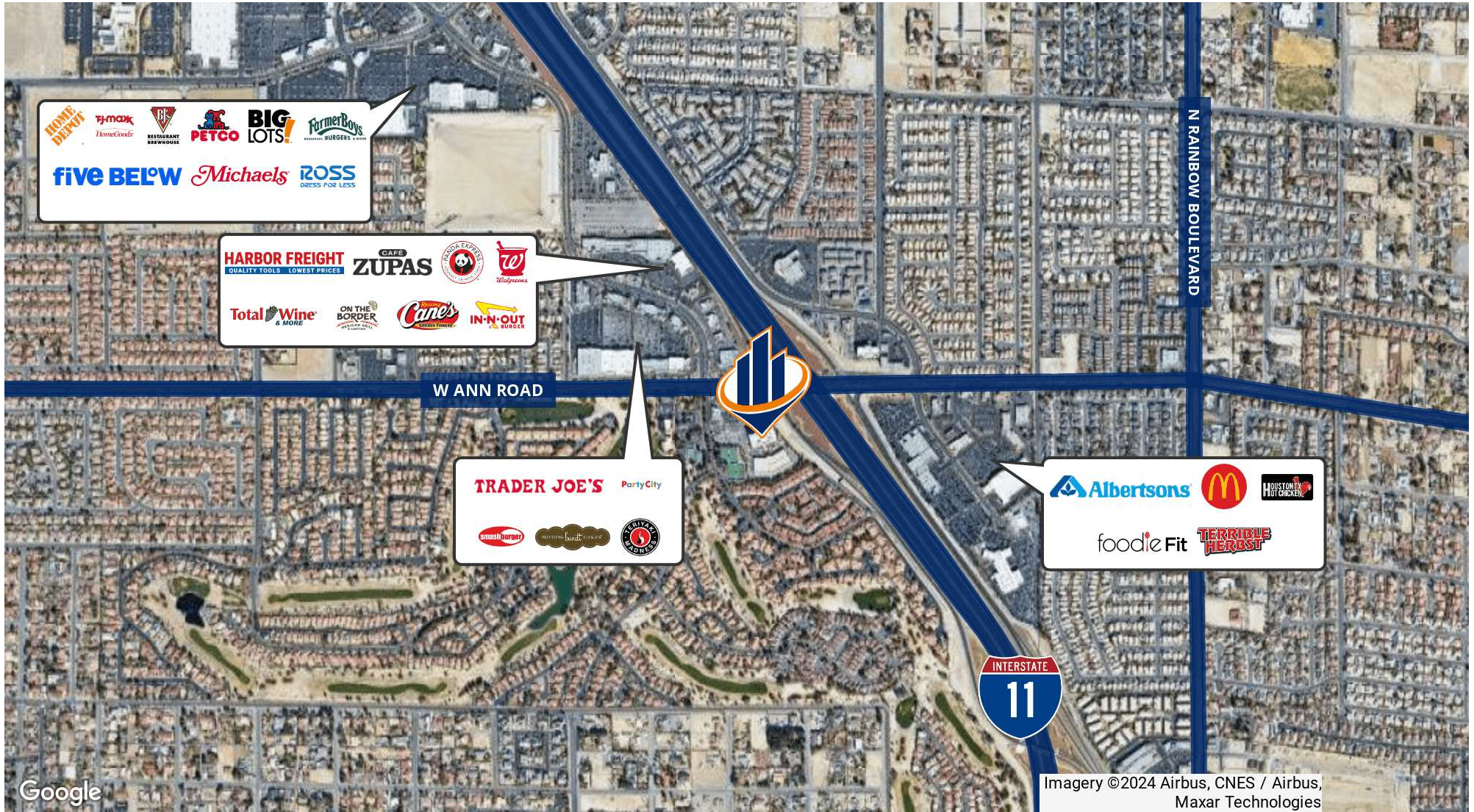


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	MATTERPORT
Suite 500 & 501	26,298 SF	NNN	\$2.25 SF/month	View Here

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

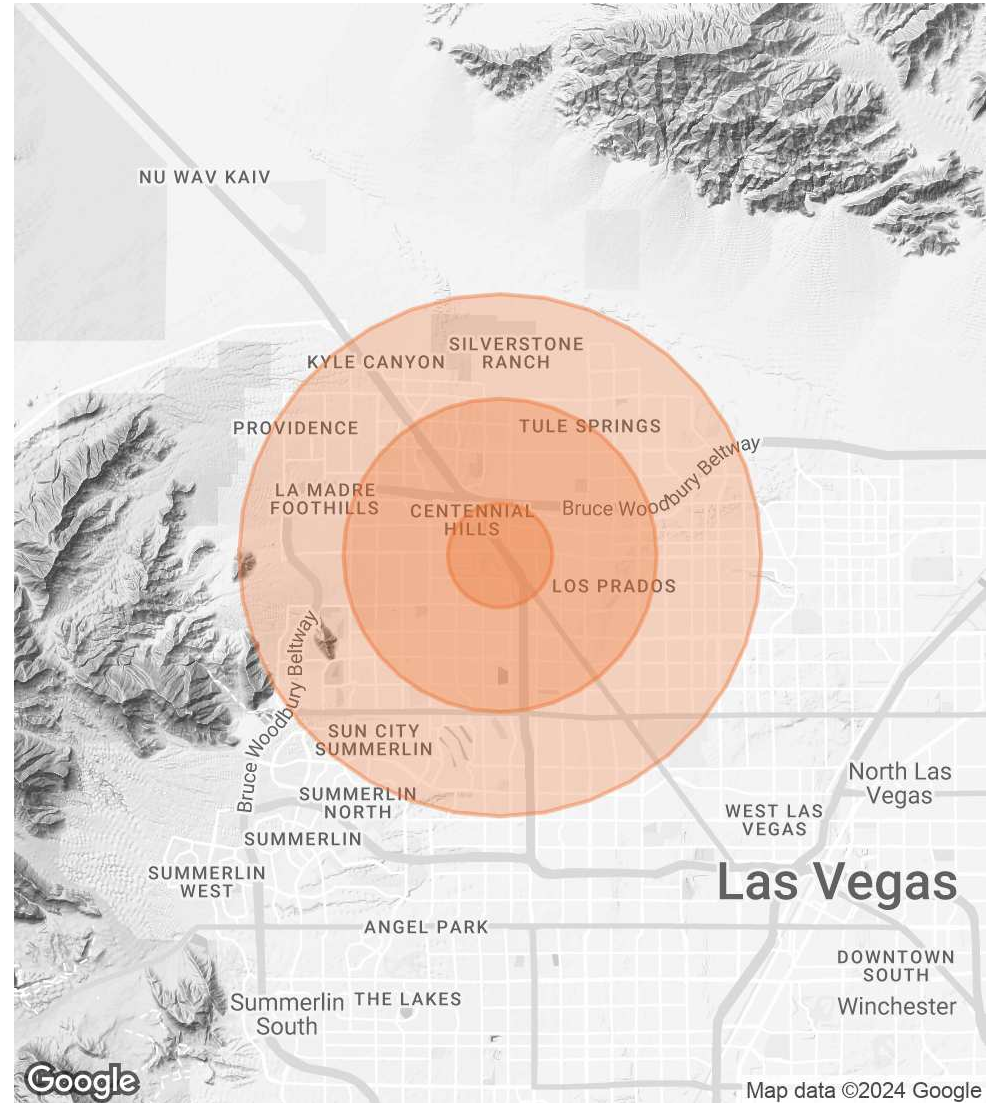
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,922	115,028	394,744
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	42	41	39
AVERAGE AGE (FEMALE)	44	43	41

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	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



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