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3585 E Flamingo Road

Las Vegas, NV 89121











Flamingo Pearl

Central location between
Henderson / Green Valley
and the Strip

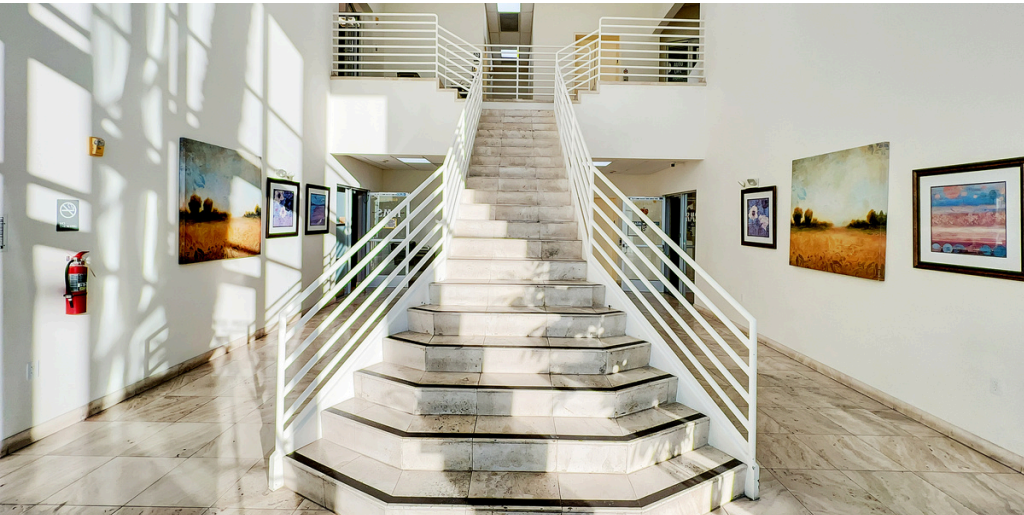
+/- 2,064 - 6,709
Rentable SF Turnkey
suite available NOW



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 - 6,709 Rentable Square Feet / 1,818 - 2,623 Usable Square Feet	 C-1 Clark County Local Business	 \$1.15 - \$1.25 Triple Net (NNN) + 2026 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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Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 101	Office	2,064	1,818	\$1.25 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$3,410	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

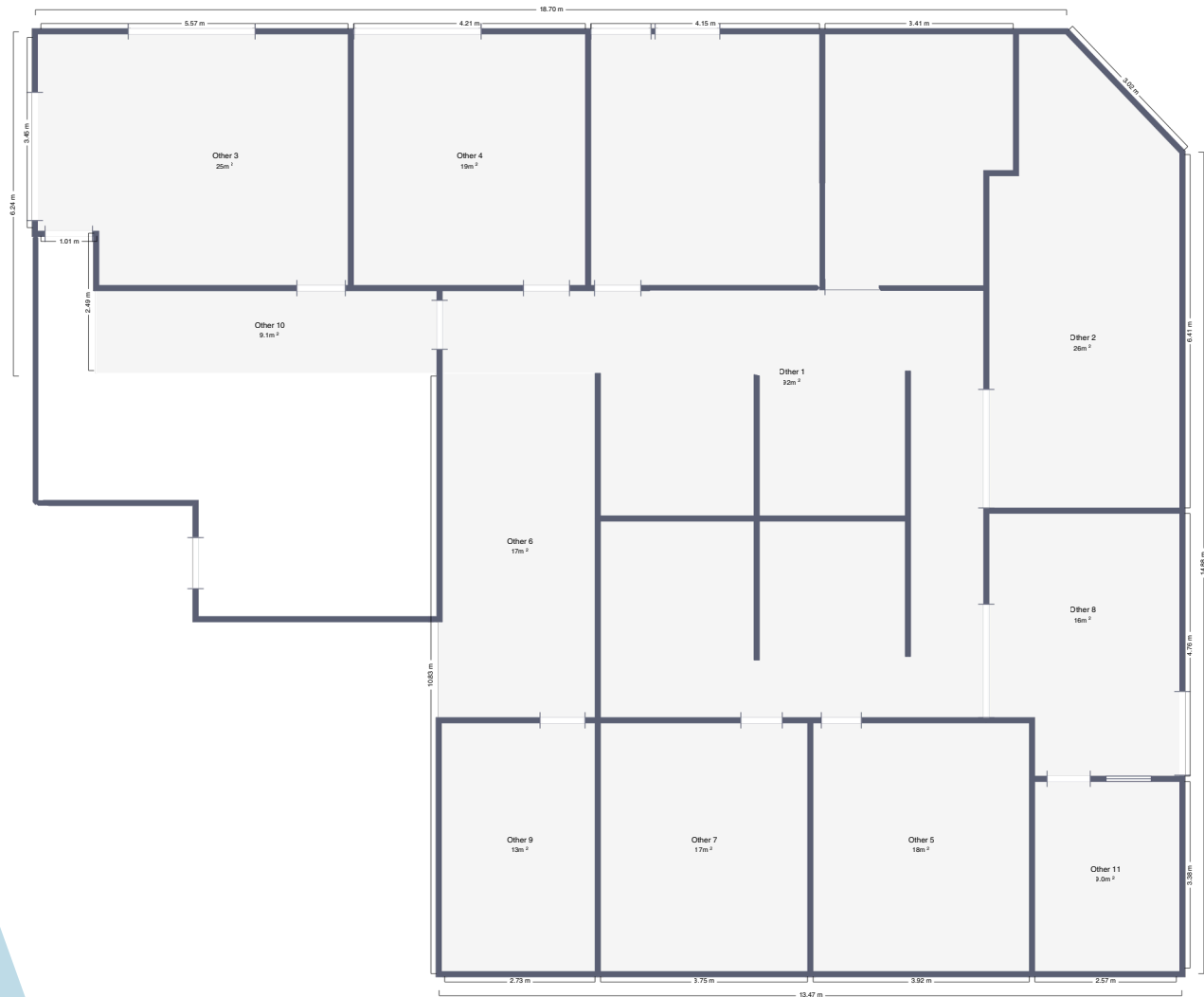


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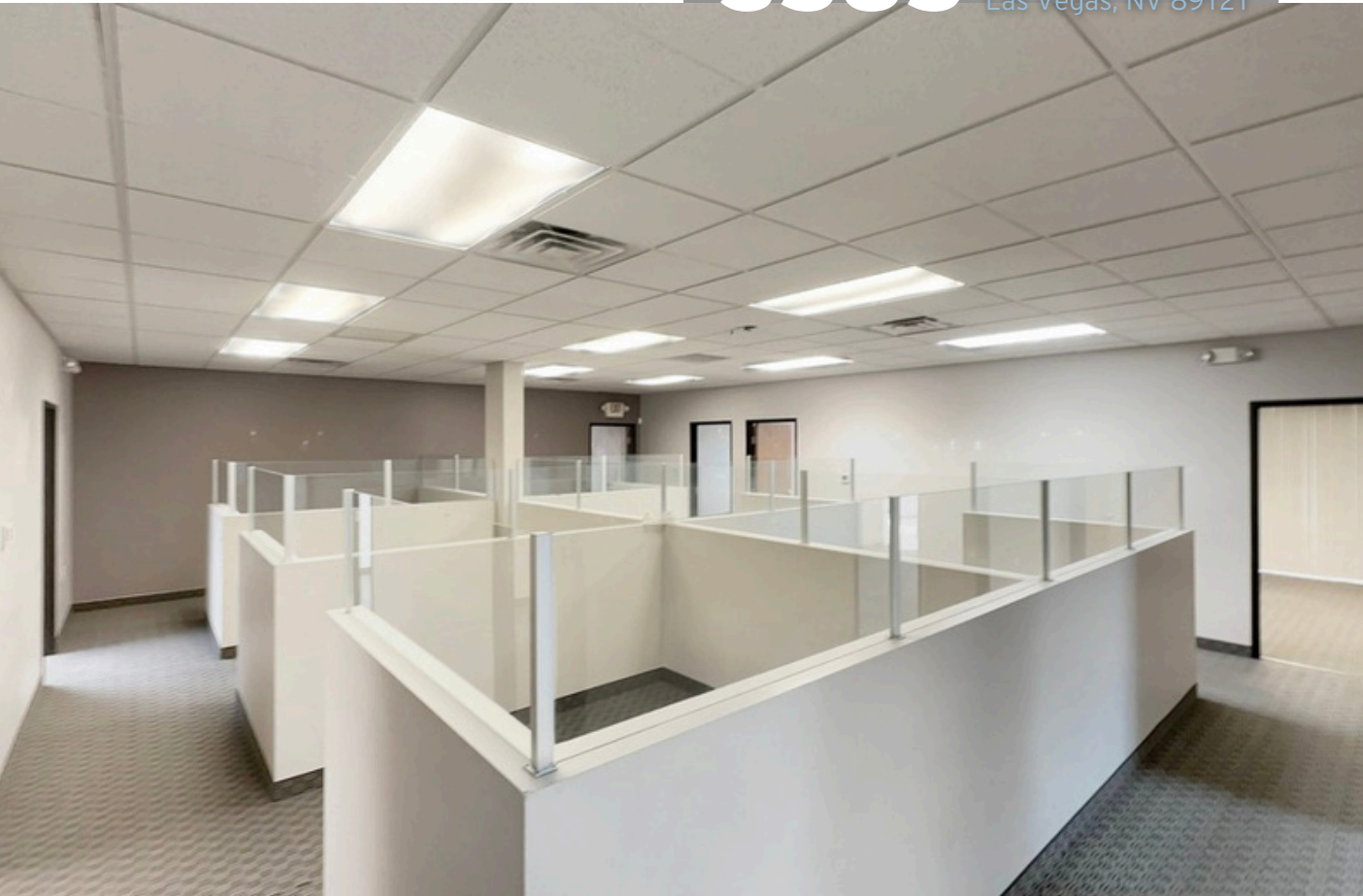


Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 102	Office	3811	2906	\$1.25 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$6,212	Front reception with built in reception desk, large open work area with built in pony wall cubicles (able to be removed), 7 offices, 1 executive office, 1 conference room, storage.

Suite 102

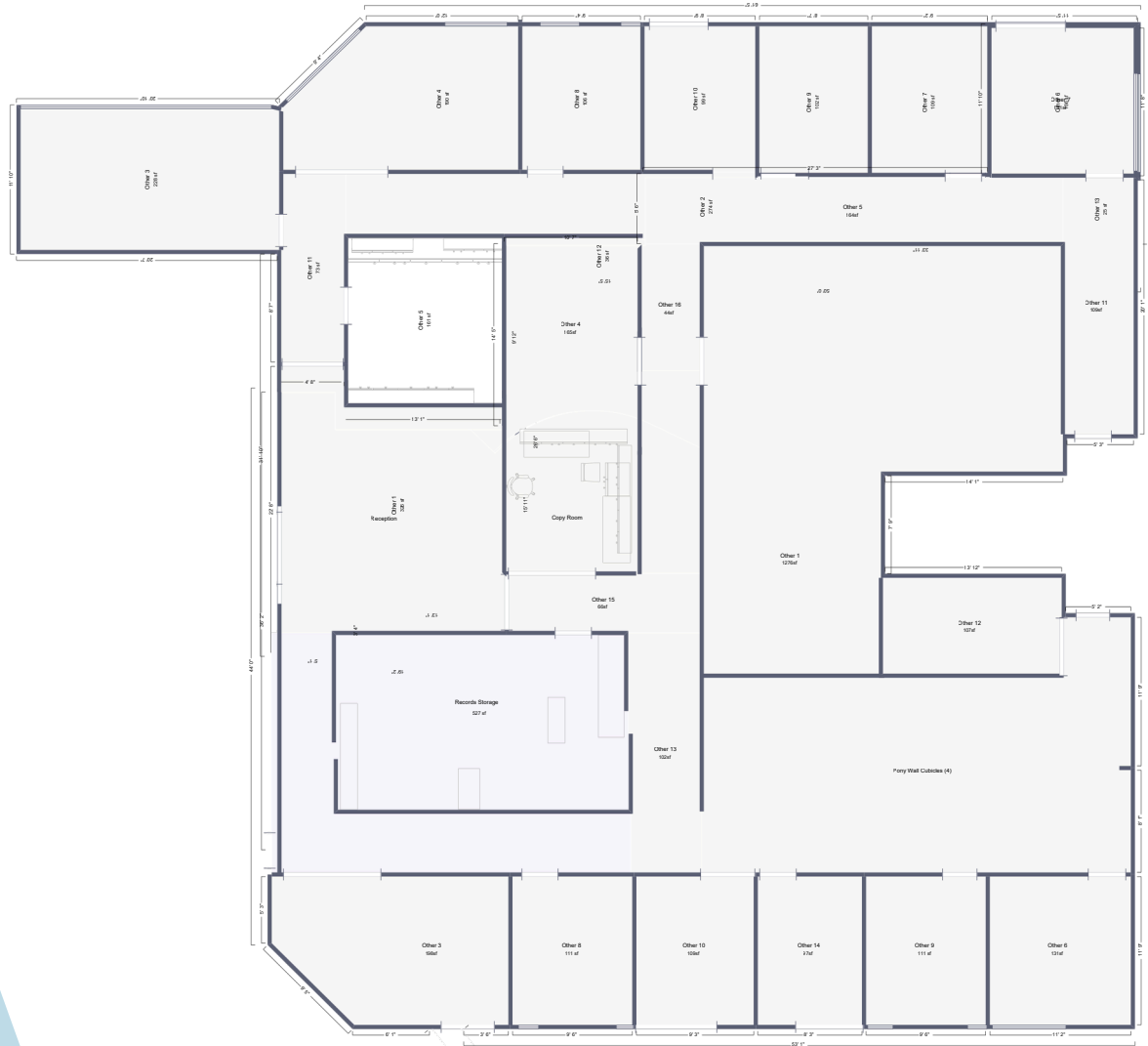


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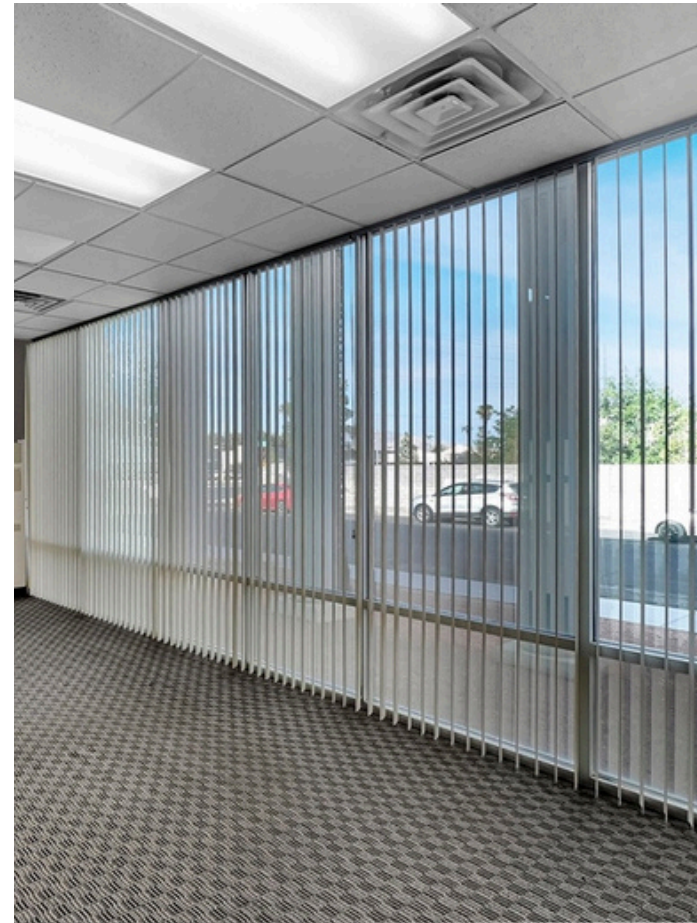
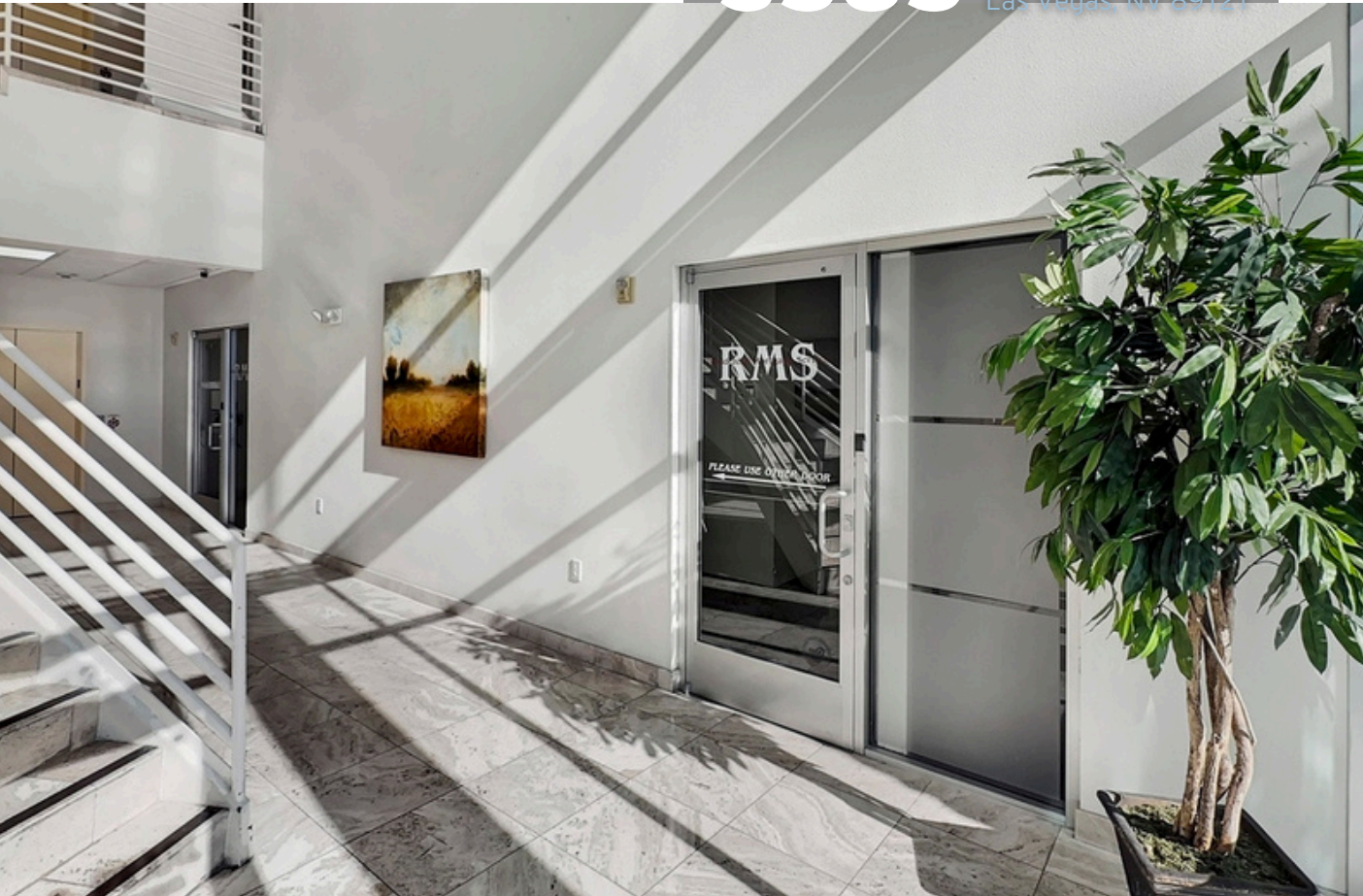


Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 103	Office	6,709	6,218	\$1.25 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$10,936	Full south end ground floor of building located directly off the lobby. Two (2) large conference rooms, thirteen (13) private offices, break area with sink, copy room and record storage with sliding track archive system.

Suite 103

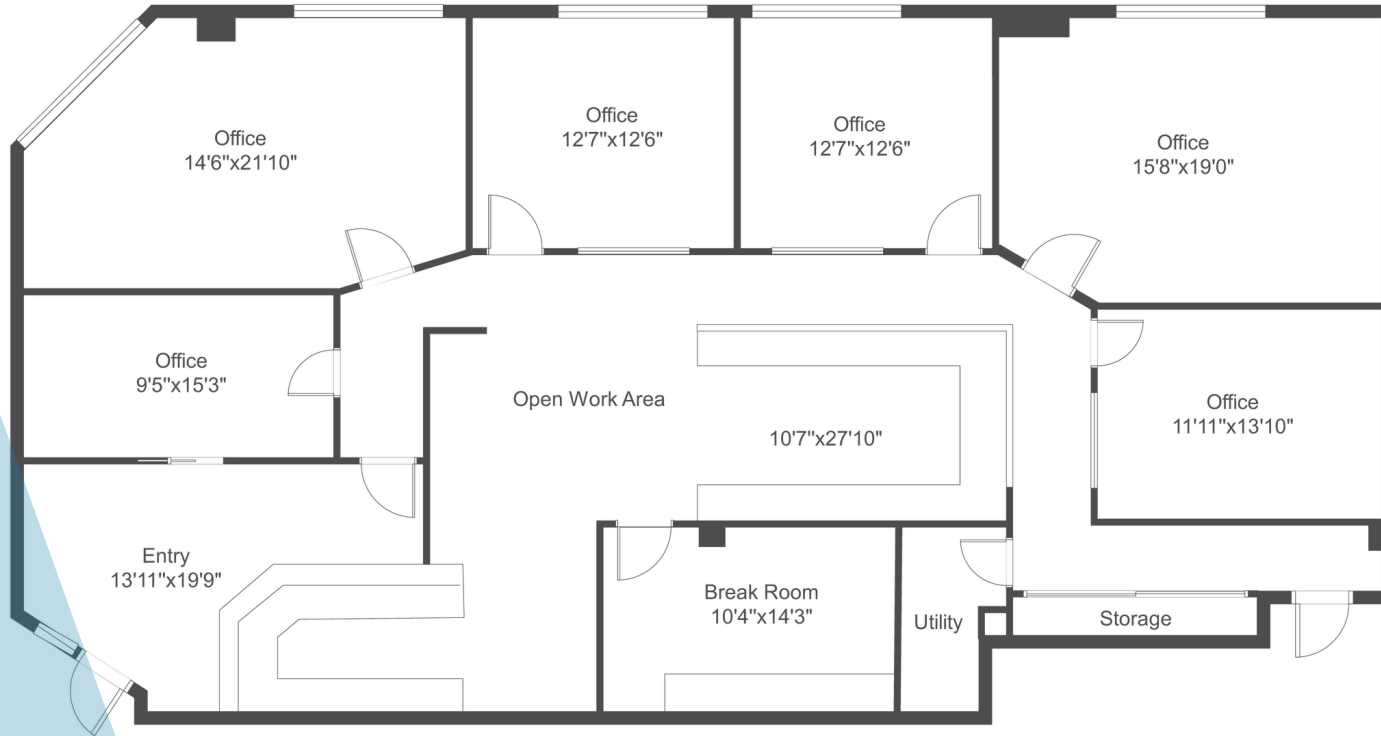


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Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 201	Office	2973	2623	\$1.15 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$4,549	Front reception with built in reception desk, large open work area with built in pony wall desks (able to be removed), 4 offices, 1 executive office, 1 conference room, storage, and break room with sink

Suite 201

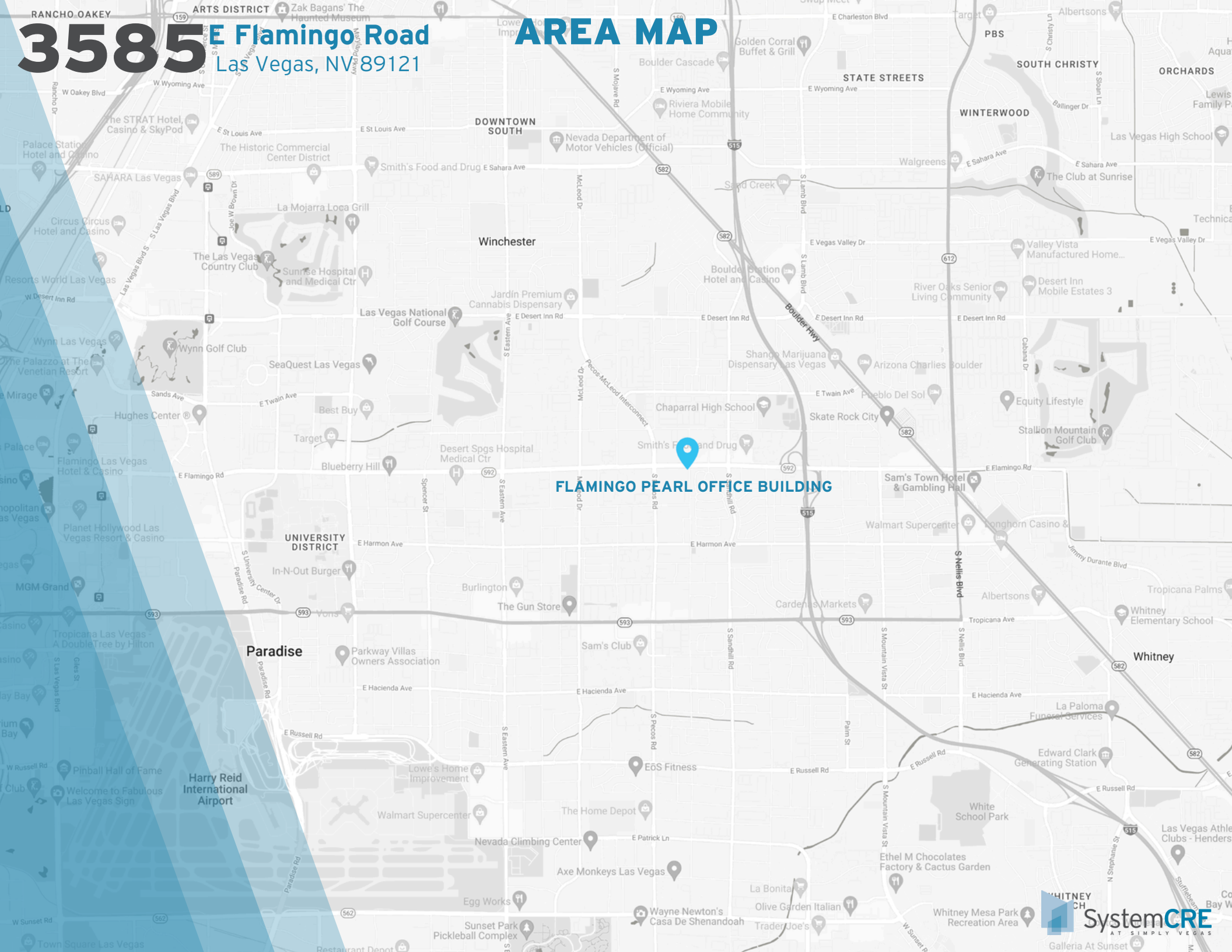


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AREA MAP



FLAMINGO PEARL OFFICE BUILDING

FOR MORE INFO OR TO TOUR:

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