

MEDICAL POINTE
± 2,961 SF • \$0.90/SF
FOR LEASE


**LEASE RATE
REDUCED!**

*Generous Rent Abatements
Offered in Lieu of TI*

2470
E Flamingo Rd
Suite B
Las Vegas, NV 89119

OFIR BARASHY
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An independently operated franchisee of BHH Affiliates, LLC

Property Snapshot



± 2,961 SF
Available SF



\$0.90 / NNN
Lease Rate



Unit B is an efficiently designed ± 2,961 SF medical office that features 4 exam rooms and an x-ray room.

Property Highlights

- Strategic Location
- Fully Equipped Facility
- Convenient Amenities Nearby
- Renovation Rent Abatements

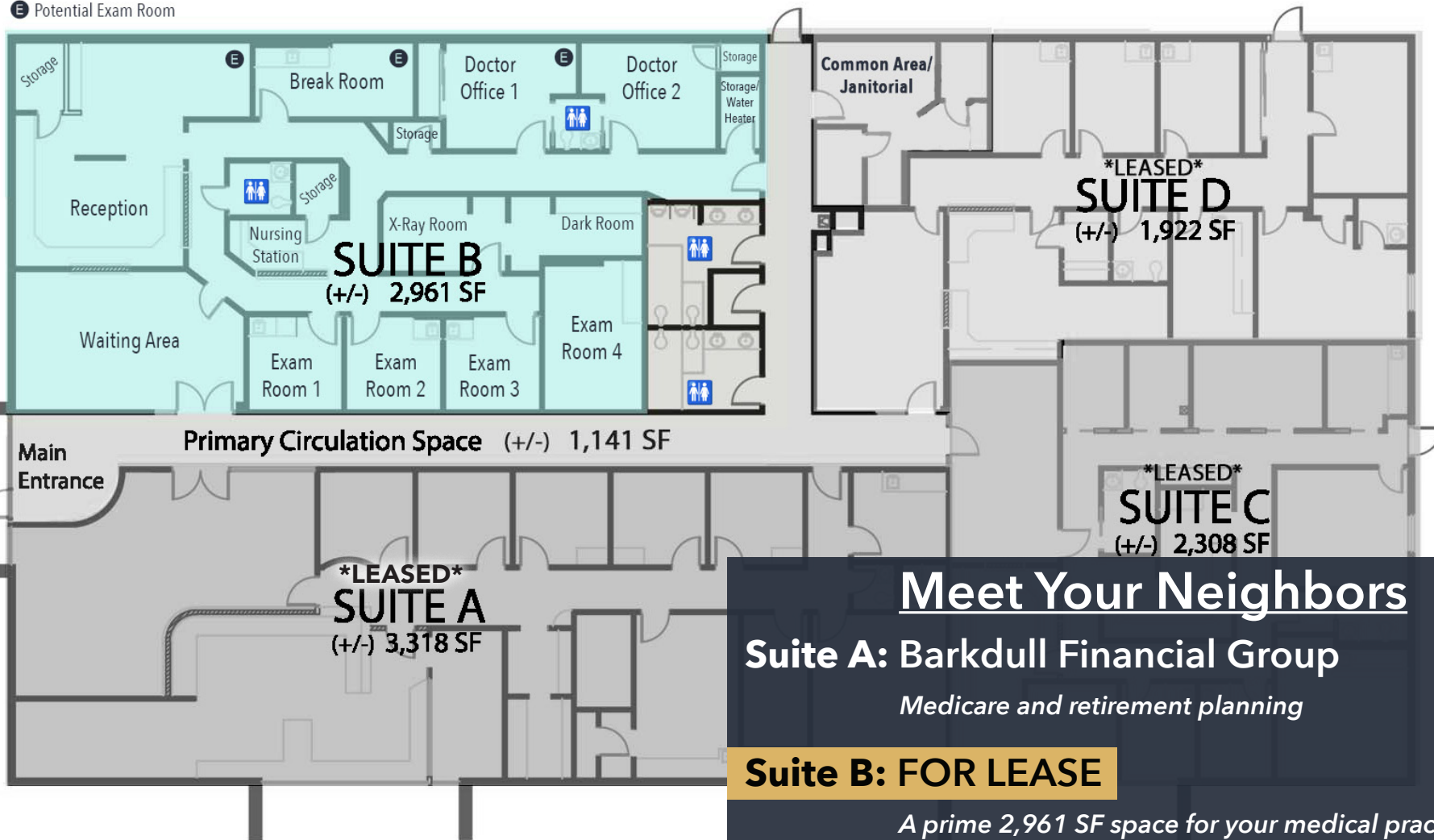


 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Floor Plan

E Potential Exam Room




NORTH

FLOOR PLAN : Not to Scale
2470 E Flamingo Rd., Las Vegas, NV 89121

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Meet Your Neighbors

Suite A: Barkdull Financial Group
Medicare and retirement planning

Suite B: FOR LEASE

A prime 2,961 SF space for your medical practice

Suite C: Dr. Firhaad Ismail

Endocrinologist: expert care for hormonal disorders

Suite D: Southwest Cardiovascular Associates

Dr. Mohamed S Ahmed: advanced cardiovascular care

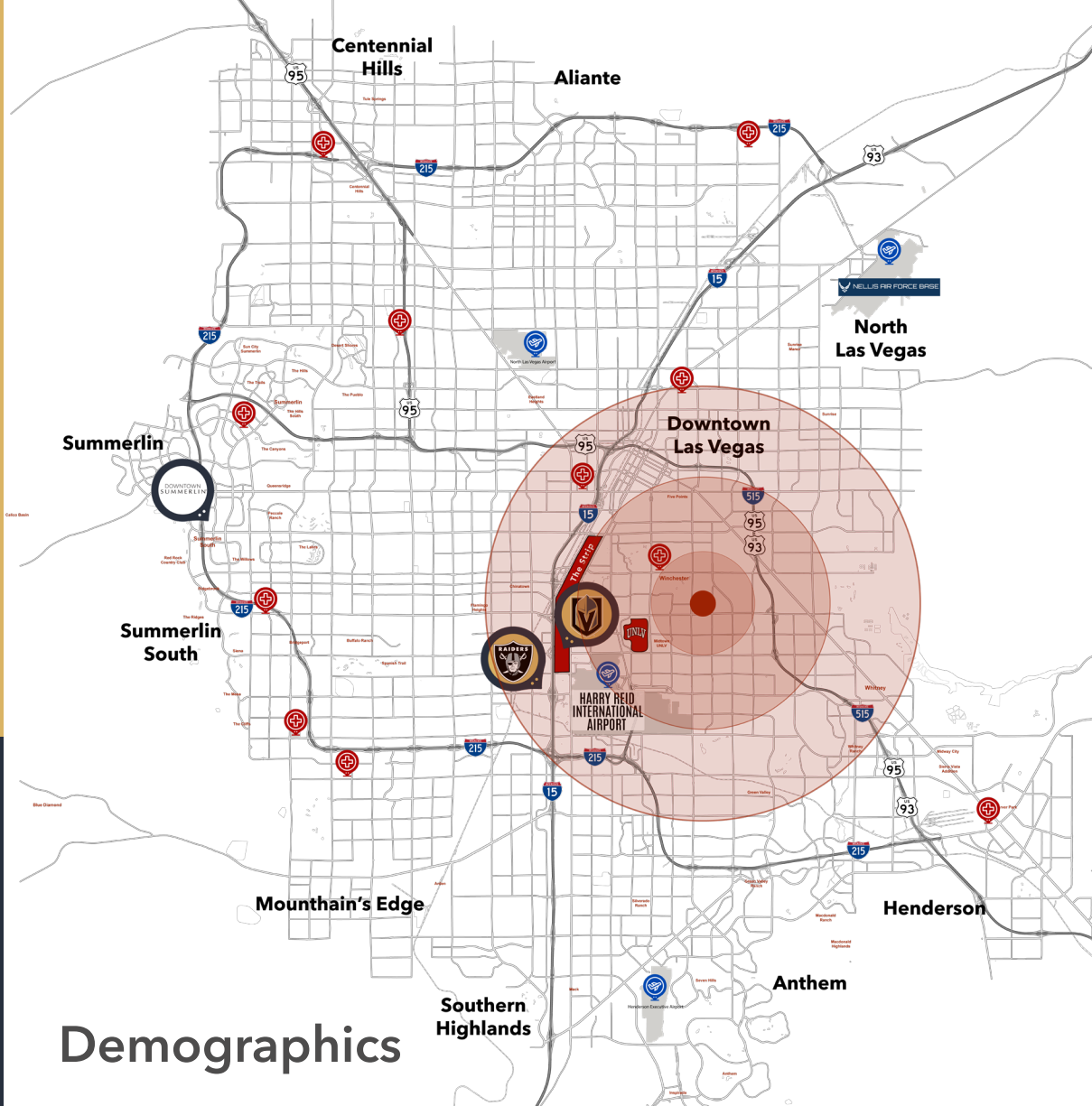
Suite E: Common Area / Janitorial

Retail Map



Vicinity Map

Discover Medical Pointe at 2470 E Flamingo, a prime 2,961 SF medical office near Flamingo and Eastern's busy intersection. Featuring 4 exam rooms (3 wet), an x-ray room, and more, it's designed for medical efficiency. Positioned near Starbucks and Subway, it combines high visibility with convenience. Ideal for healthcare professionals, Medical Pointe is available now with generous rent abatements for renovations.



Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



UNLV



Sunrise Hospital



Harry Reid International Airport

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	22,910	174,358	443,573
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$65,876	\$66,204	\$68,532
Households	1-mile	3-mile	5-mile
2022 Total Households	9,861	69,044	170,065



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