

# FLAMINGO GRAND PLAZA

PROFESSIONAL OFFICE SUITES

1050 E. FLAMINGO

# Flamingo Grand Plaza

1050 E. Flamingo Rd. | Las Vegas, NV 89119





## PROPERTY OVERVIEW

Flamingo Grand Plaza is ideally located in the heart of the metro area allowing quick and easy access to and from all that Las Vegas has to offer. The site is great for commuters with access to all major area highways as it is only 10 minutes to I-15 or I-11 and just 12 minutes to I-215. All within a 10-minute drive are area landmarks such as the Las Vegas Strip, Las Vegas Convention Center, University of Nevada Las Vegas, and Harry Reid International Airport. The area immediately surrounding the property is rich with restaurants and shopping options such as Maryland Crossing shopping center offering businesses like Target, Thai Plaza and Dollar Tree.

## HIGHLIGHTS



Building SF: 136,744 SF



Rate: \$1.50 - \$1.55 Full Service Gross



Suites Ready for Immediate Occupancy



Year Built: 1995



Parking Ratio: 4.29:1000



On-site Conference Room, Property Management, Maintenance, and Security



Submarket: Central East

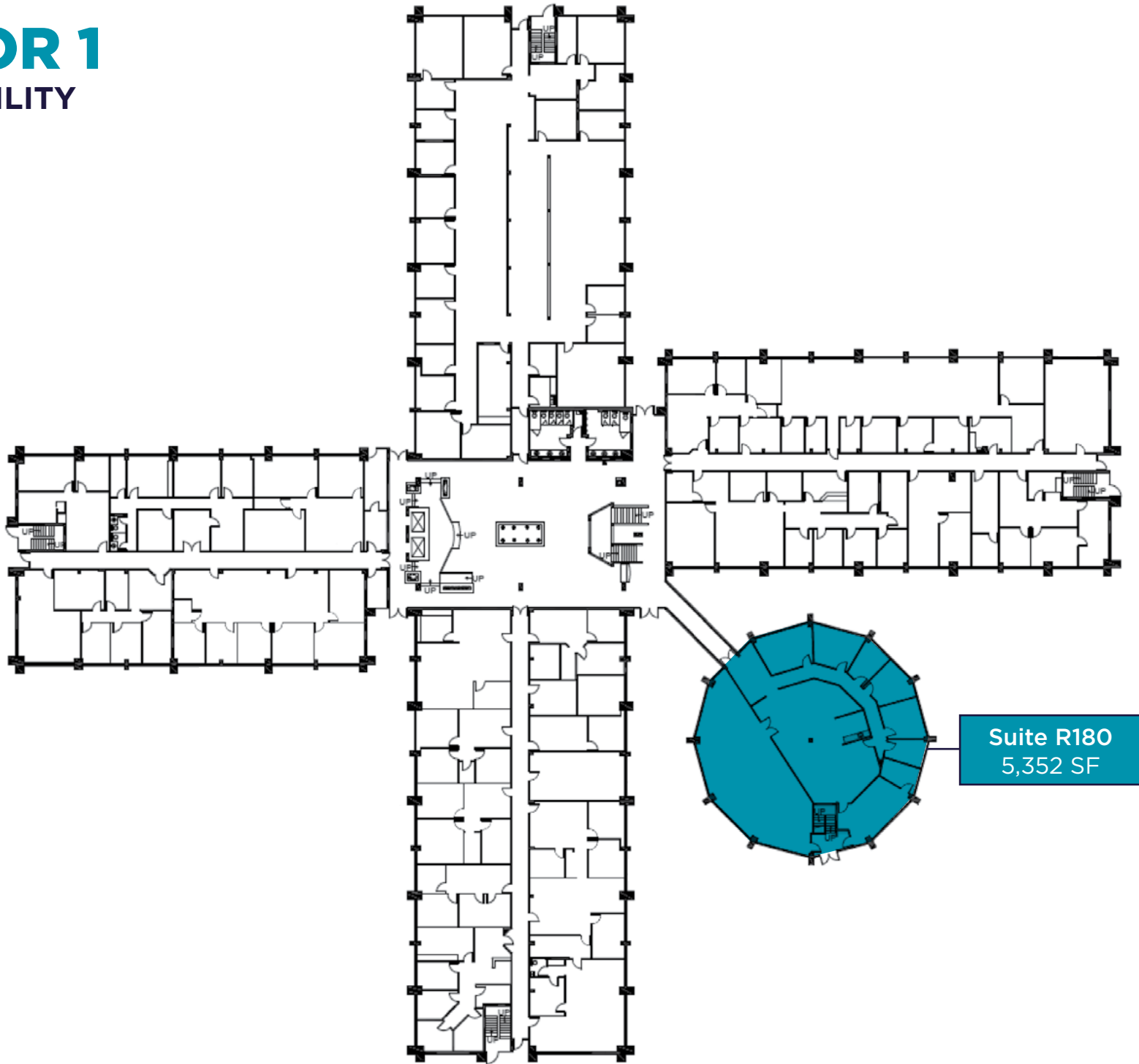
## CURRENT AVAILABILITIES

| SUITE #        | SF       | WING    |
|----------------|----------|---------|
| <b>FLOOR 1</b> |          |         |
| Suite R180     | 5,352 SF | ROTUNDA |
| <b>FLOOR 2</b> |          |         |
| Suite N237     | 3,742 SF | NORTH   |
| Suite N240     | 3,597 SF | NORTH   |
| Suite E220     | 1,925 SF | EAST    |
| Suite S200     | 6,078 SF | SOUTH   |
| Suite S210     | 6,077 SF | SOUTH   |
| Suite R281     | 1,985 SF | ROTUNDA |
| Suite W251     | 1,477 SF | WEST    |
| Suite W252     | 2,886 SF | WEST    |
| <b>FLOOR 3</b> |          |         |
| Suite N337     | 4,683 SF | NORTH   |
| Suite E320     | 4,803 SF | EAST    |
| Suite E322     | 5,720 SF | EAST    |
| Suite S301     | 1,037 SF | SOUTH   |
| Suite W356     | 2,960 SF | WEST    |
| Suite W369     | 436 SF   | WEST    |



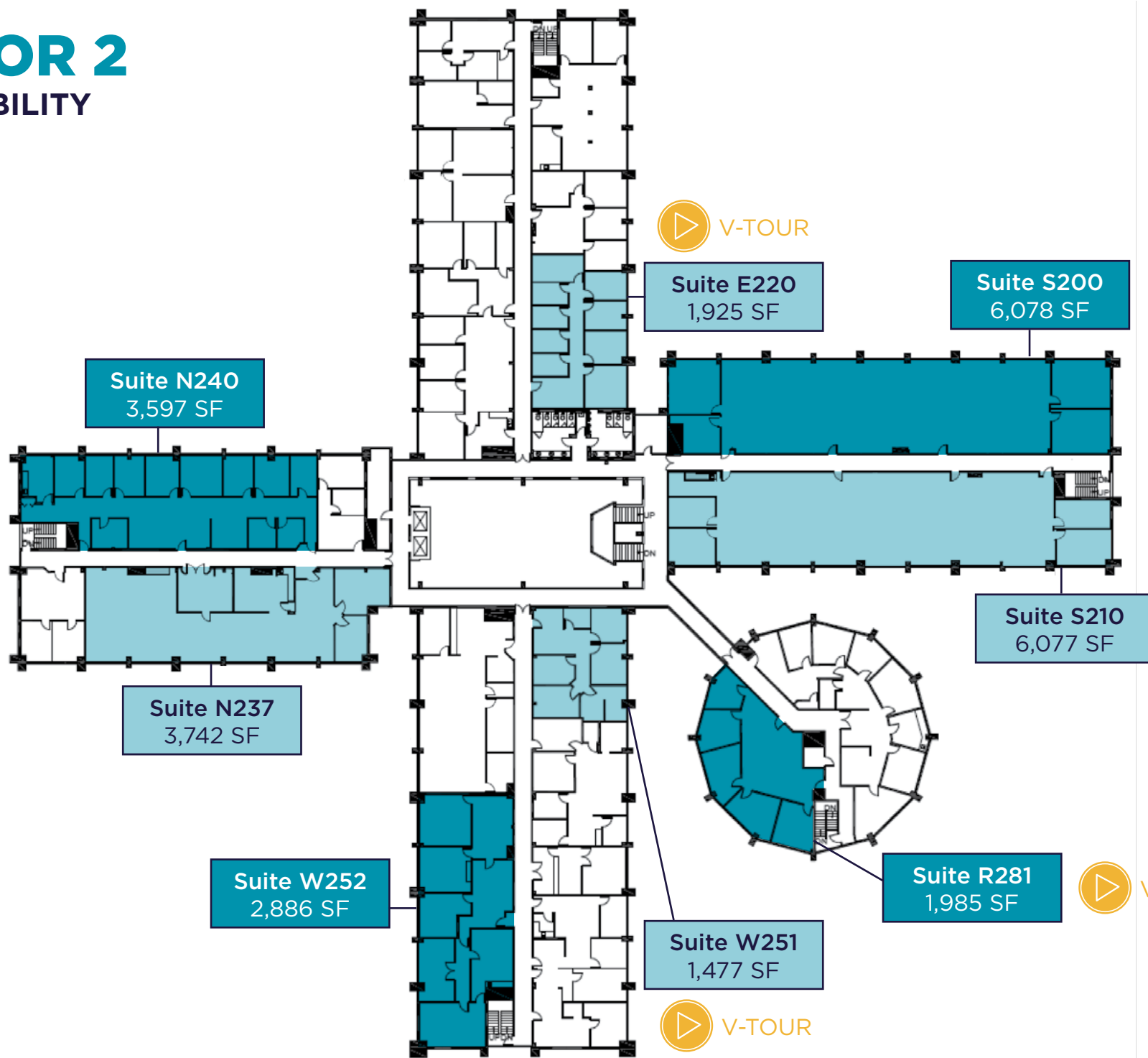
# FLOOR 1

AVAILABILITY



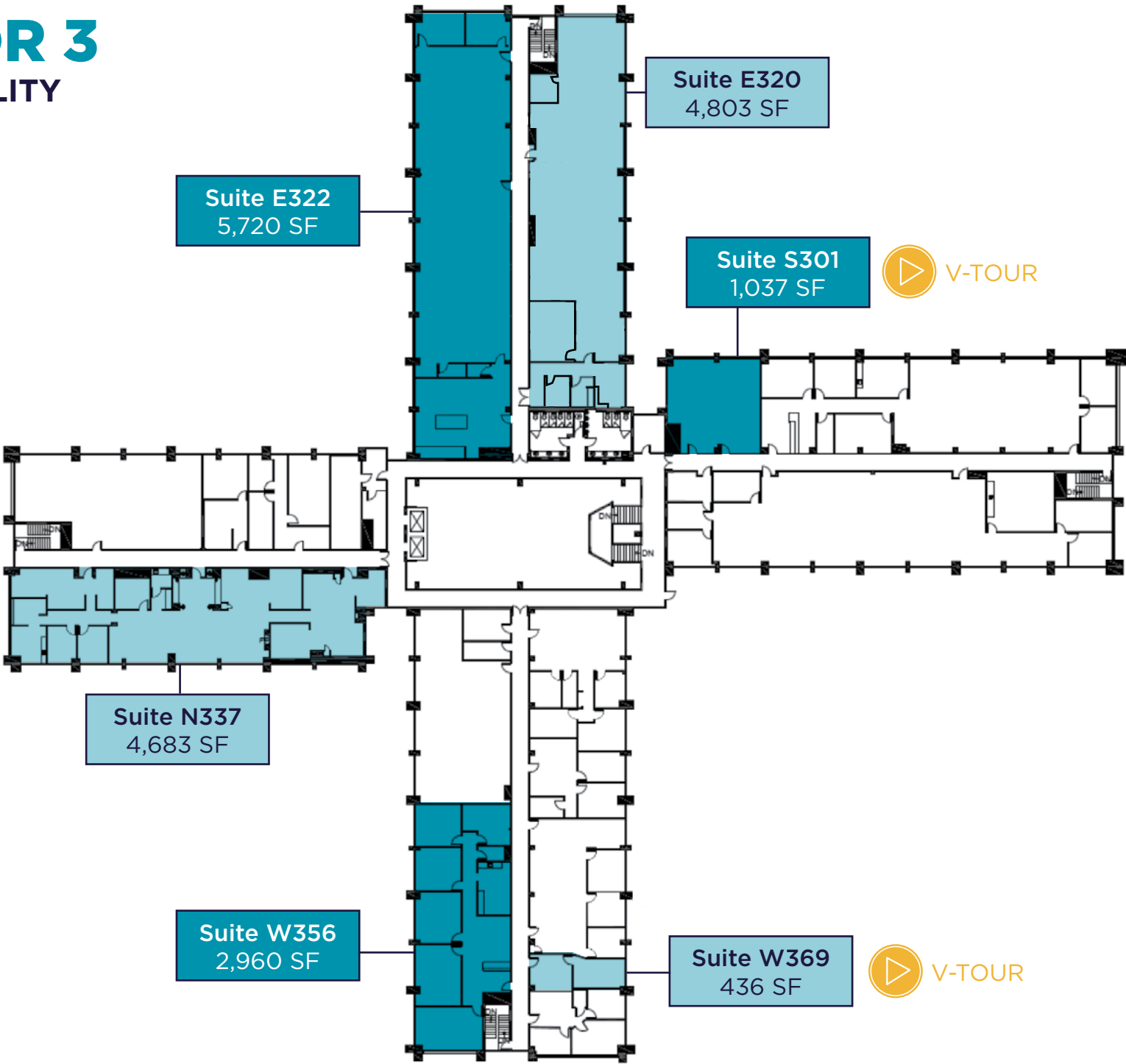
# FLOOR 2

## AVAILABILITY



# FLOOR 3

AVAILABILITY

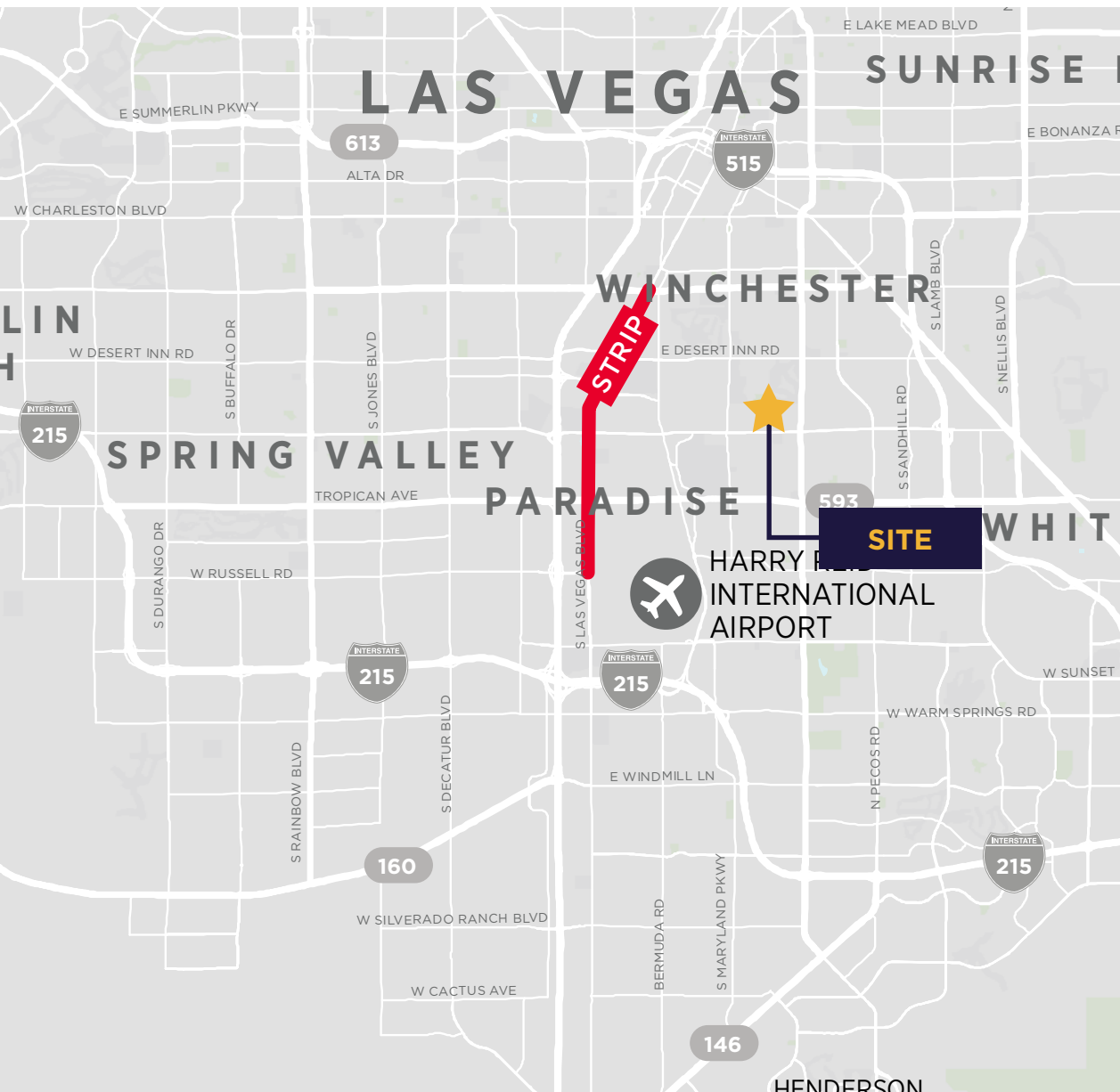






- |                                      |                                    |                                      |
|--------------------------------------|------------------------------------|--------------------------------------|
| 1. The Cove Sushi & Oyster Bar       | 11. Shell                          | 21. Raising Cane's Chicken Fingers   |
| 2. Lawry's The Prime Rib Las Vegas   | 12. Chick-fil-A                    | 22. Menchie's Frozen Yogurt          |
| 3. Lo-Lo's Chicken & Waffles         | 13. Silver Sevens Hotel & Casino   | 23. Happy Lamb Hot Pot               |
| 4. Mi Ranchito Restaurante SF        | 14. Morton's The Steakhouse        | 24. All You Korean BBQ & Sushi       |
| 5. Starbucks                         | 15. Buca di Beppo                  | 25. Five Guys                        |
| 6. Fogo de Chao                      | 16. DoubleTree by Hilton           | 26. Popeyes Louisiana Kitchen        |
| 7. Panera Bread                      | 17. Lotus of Siam                  | 27. L&L Hawaiian Barbecue            |
| 8. Chipotle Mexican Grill            | 18. Jack in the Box                | 28. Yama Sushi                       |
| 9. Residence Inn by Marriott         | 19. 76                             | 29. Blueberry Hill Family Restaurant |
| 10. FedEx Office Print & Ship Center | 20. Costa Vida Fresh Mexican Grill | 30. Olive Garden Italian Restaurant  |

# AREA AMENITIES



#### **FOOD & BEVERAGE**

Mins. away from many food & beverage options



#### **DRIVING EFFICIENCY**

Expedient access to the I-11, I-215 and I-15 freeways



#### **HARRY REID INTL AIRPORT**

Located approx. 6 mins away



#### **LAS VEGAS STRIP**

Located approx. 6 mins away



#### **NEARBY AMENITIES**

Banks and convenient shopping nearby





# CONTACT

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