

**AVISON
YOUNG**

MEDICAL/PROFESSIONAL OFFICE FOR LEASE

Westland Plaza

2110 EAST FLAMINGO ROAD
LAS VEGAS, NV 89119



BARTON HYDE
702.475.7546
barton.hyde@avisonyoung.com
NV Lic #: S.41080

DOMINICK FLORATOS
702.904.3442
dominick.floratos@avisonyoung.com
NV Lic #: S.204334

10845 Griffith Peak Drive, Suite 100 • Las Vegas, NV 89135 • 702.472.7979 www.avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.



PROPERTY HIGHLIGHTS

- **Premier 3-story 96,431 sf professional/medical office building** centrally located between I-15 and U.S. 95
- **Diverse tenant mix** of medical and professional services, notably Wellish Vision Institute
- **Exceptional visibility and prominent signage** directly along Flamingo Road, a major east-west arterial
- **Located approximately 3 miles** from the Las Vegas Strip and Harry Reid International Airport
- **Covered parking and monument signage**

Available suites: 1,261 to 3,804 rsf

Lease rate: \$1.60/sf/mo FSG

Westland Plaza is a multi-tenant professional and medical office building located in the Central East Las Vegas submarket, one of the most active infill corridors in the region. Westland Plaza functions as a neighborhood-serving medical/professional hub with strong healthcare orientation.

HARRY REID INTERNATIONAL AIRPORT

LAS VEGAS STRIP

LAS VEGAS CONVENTION CENTER

DESERT SPRINGS HOSPITAL

FLAMINGO ROAD

Westland Plaza

BURNHAM STREET

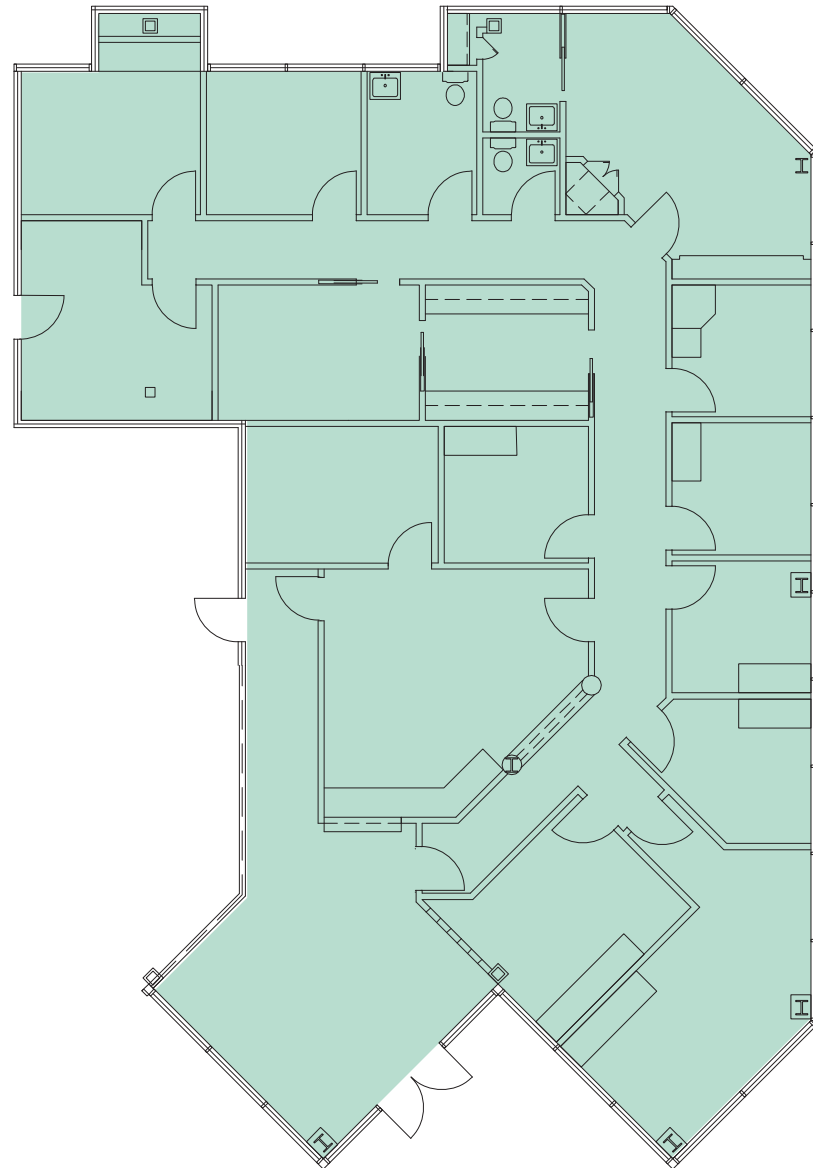




FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



SUITE 100

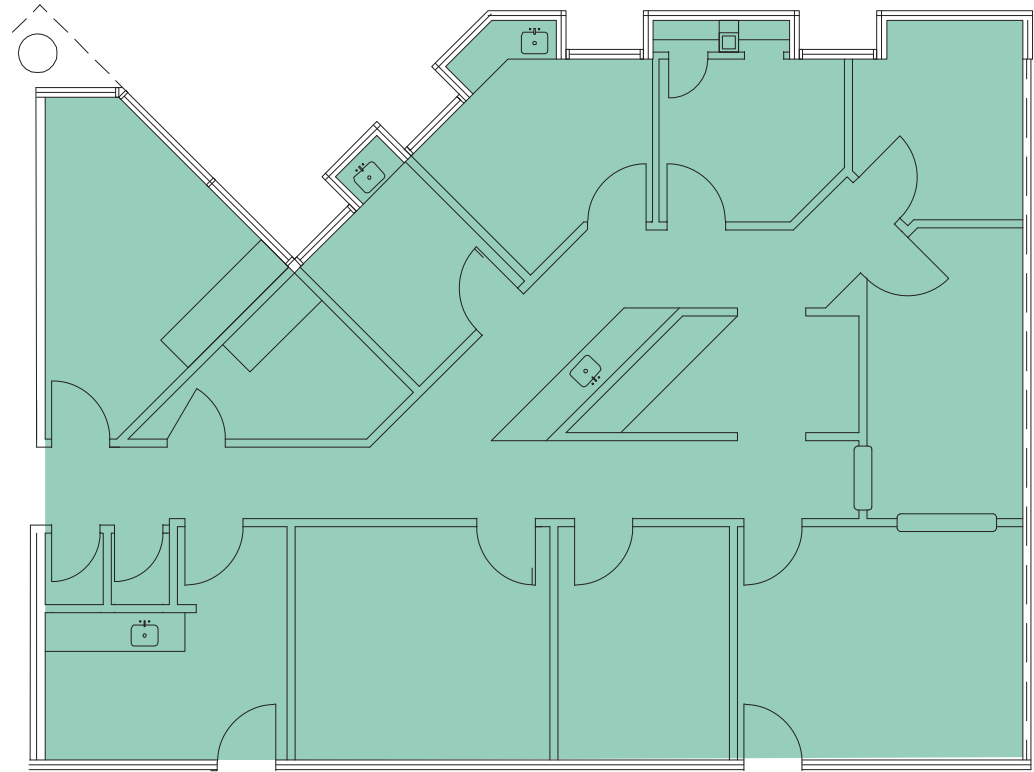
3,804 rsf

Lease rate: \$1.60/sf/mo FSG

FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



SUITE 104

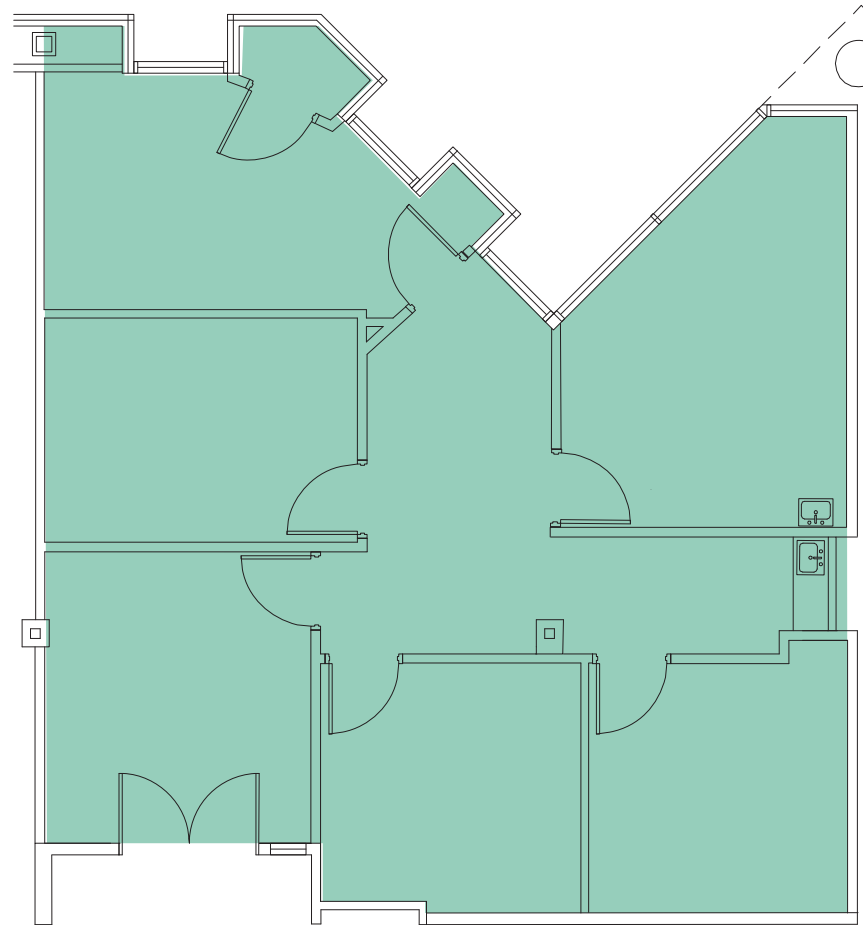
2,084 rsf

Lease rate: \$1.60/sf/mo FSG

FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



SUITE 105

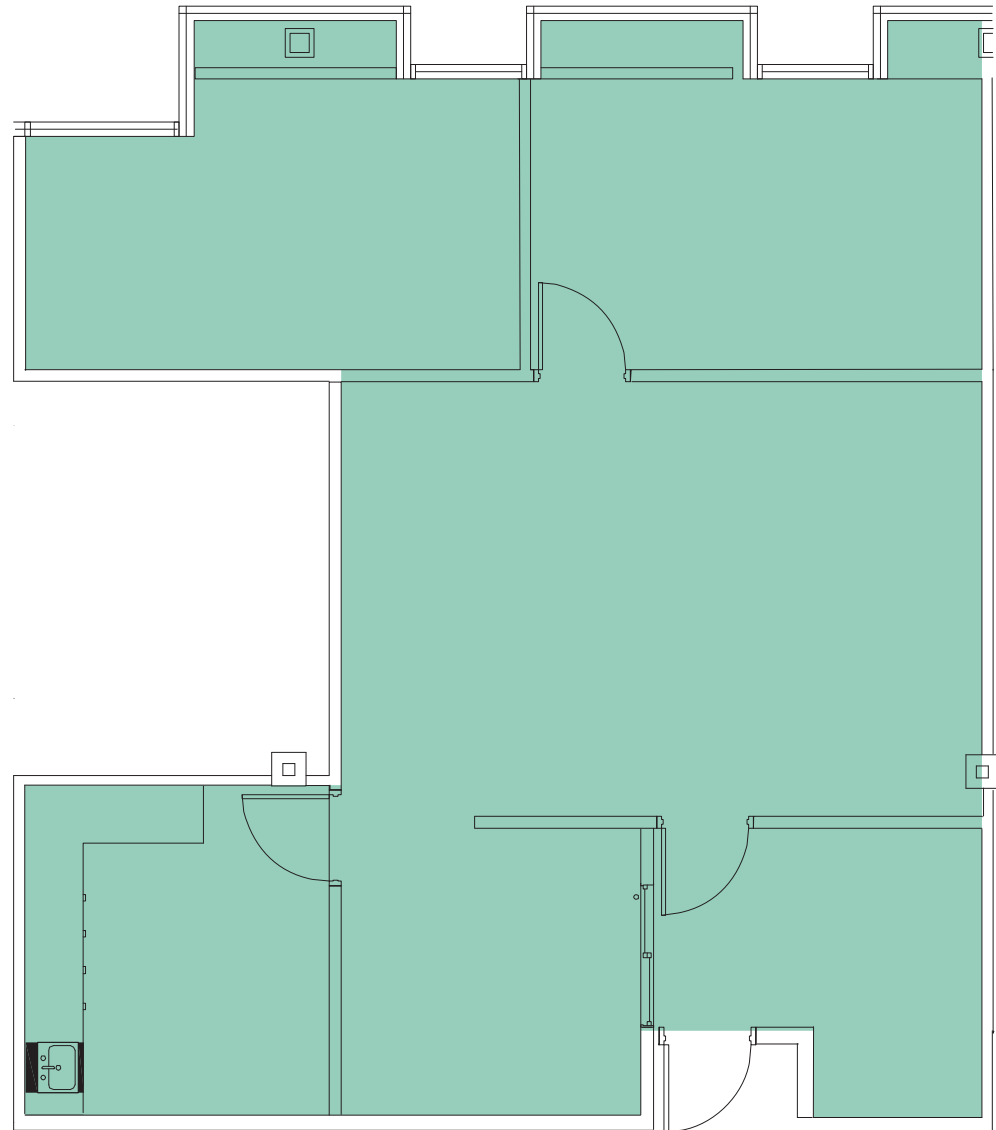
1,261 rsf

Lease rate: \$1.60/sf/mo FSG

FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



SUITE 115

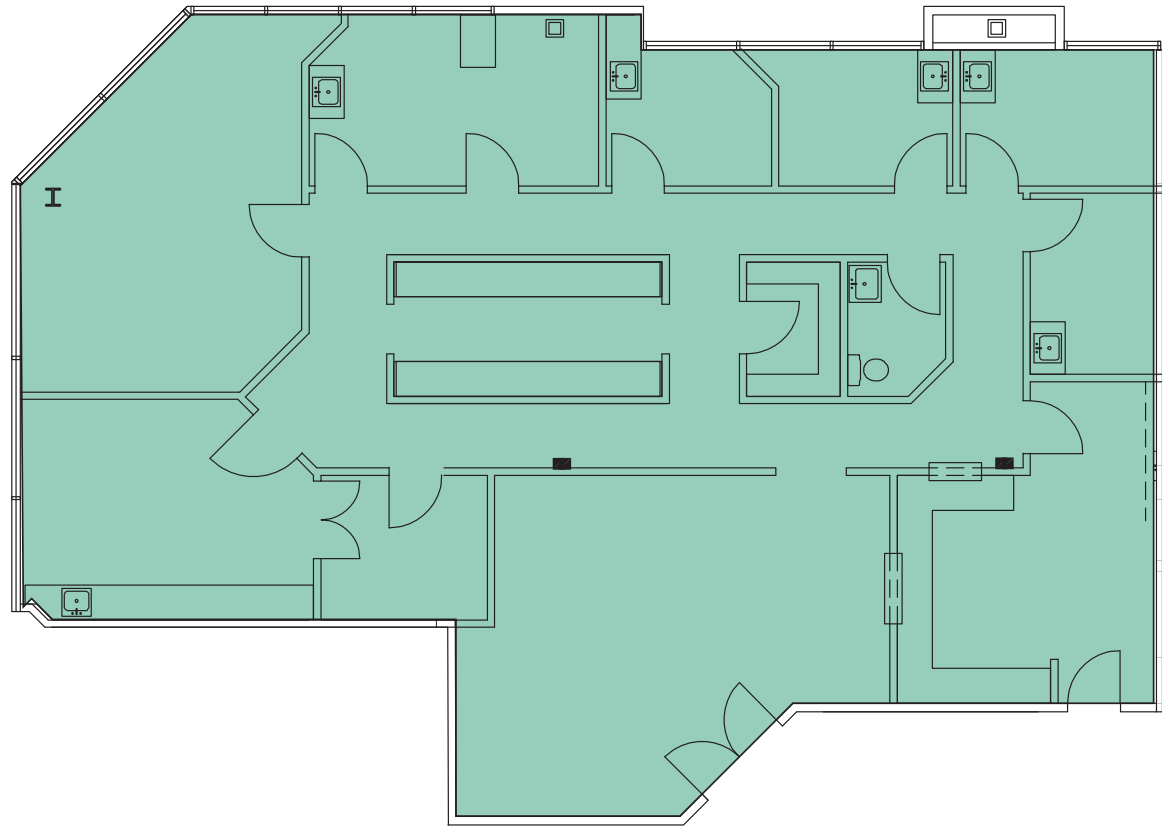
1,459 rsf

Lease rate: \$1.60/sf/mo FSG

FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



SUITE 330

2,865 rsf

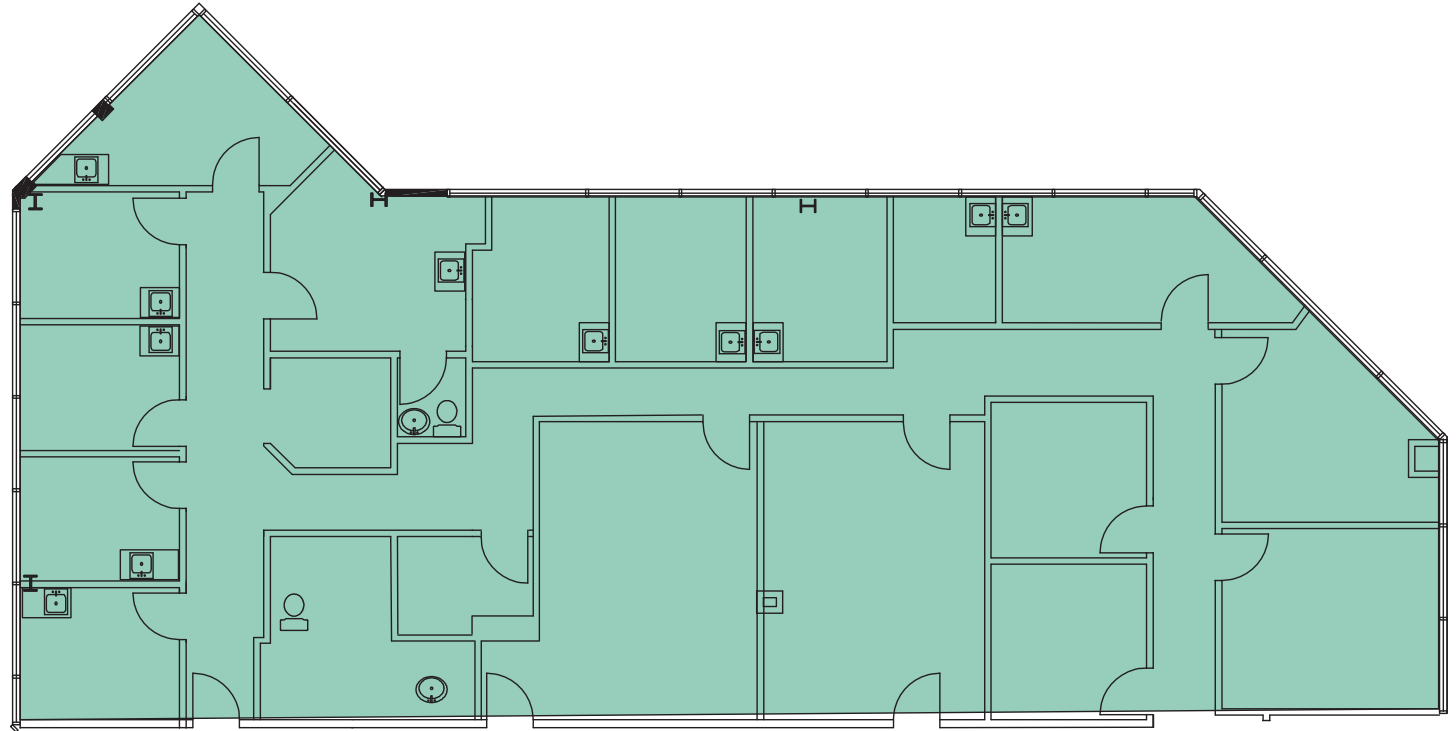
Lease rate: \$1.60/sf/mo FSG



FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



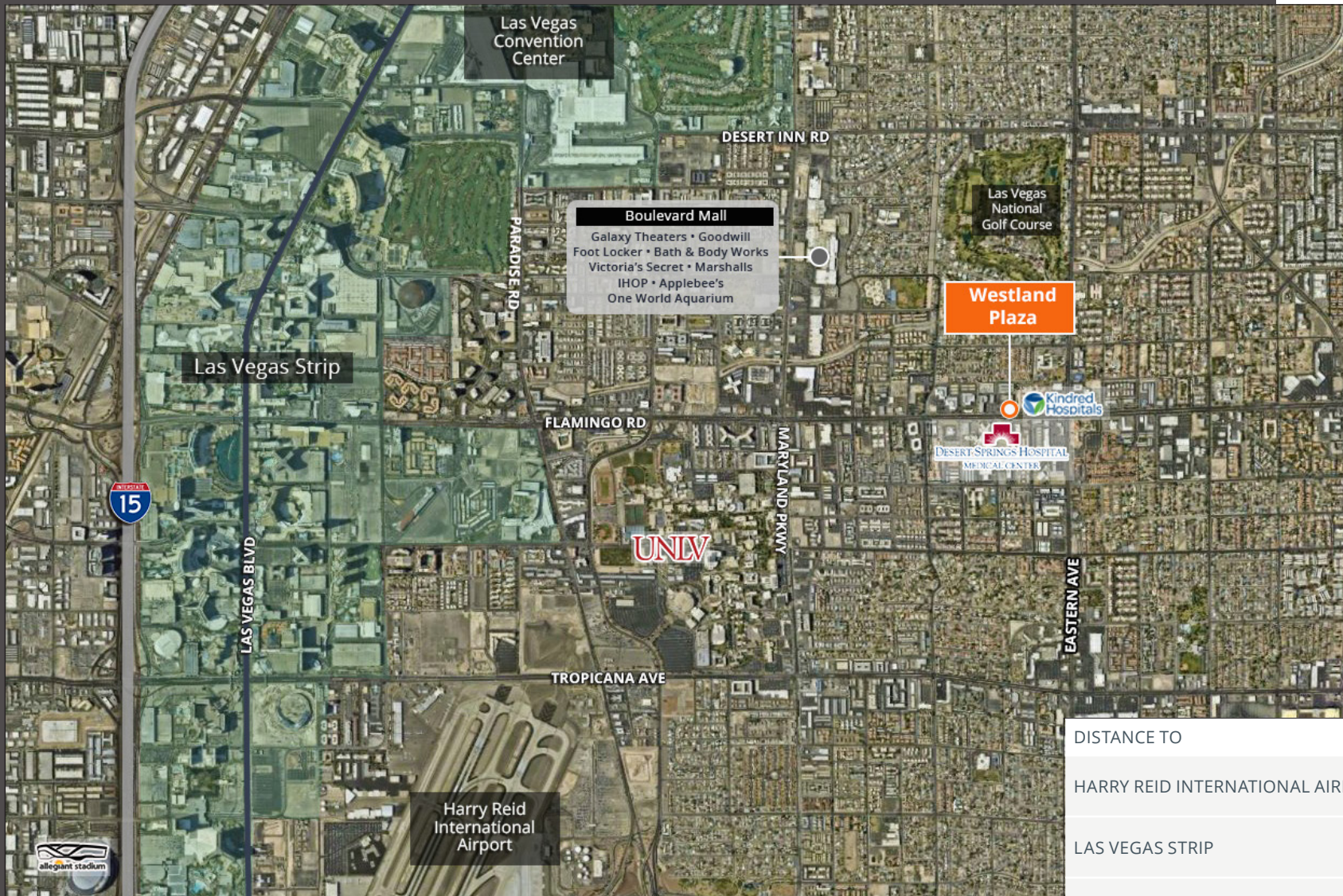
SUITE 370

3,526 rsf

Lease rate: \$1.60/sf/mo FSG



LOCATION



DISTANCE TO	
HARRY REID INTERNATIONAL AIRPORT	±2.8 MI ±10 MINS
LAS VEGAS STRIP	±2.8 MI ±10 MINS
DOWNTOWN LAS VEGAS	±9.3 MI ±15 MINS
I-15	±3.0 MI ±11 MINS
U.S.95/I-11	±2.3 MI ±6 MINS
HENDERSON	±12.4 MI ±21 MINS

The immediate area is a dense healthcare corridor home to Kindred Hospital (adjacent) and Desert Springs Hospital (across the street), as well as multi-specialty and outpatient clinics. Centrally located on Flamingo Road between I-15 and U.S. 95, this highly visible site benefits from robust commuter traffic linking the Strip, UNLV, Eastern Avenue, and nearby Henderson neighborhoods.



HENDERSON

Westland Plaza

Kindred Hospitals

EASTERN AVENUE

FLAMINGO ROAD