



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

FLOOR 1

SUITE N132 - 1,223 SF

- 3 Private Offices, 1 Storage/IT Closet and Open Bullpen



SUITE R180 - 5,352 SF

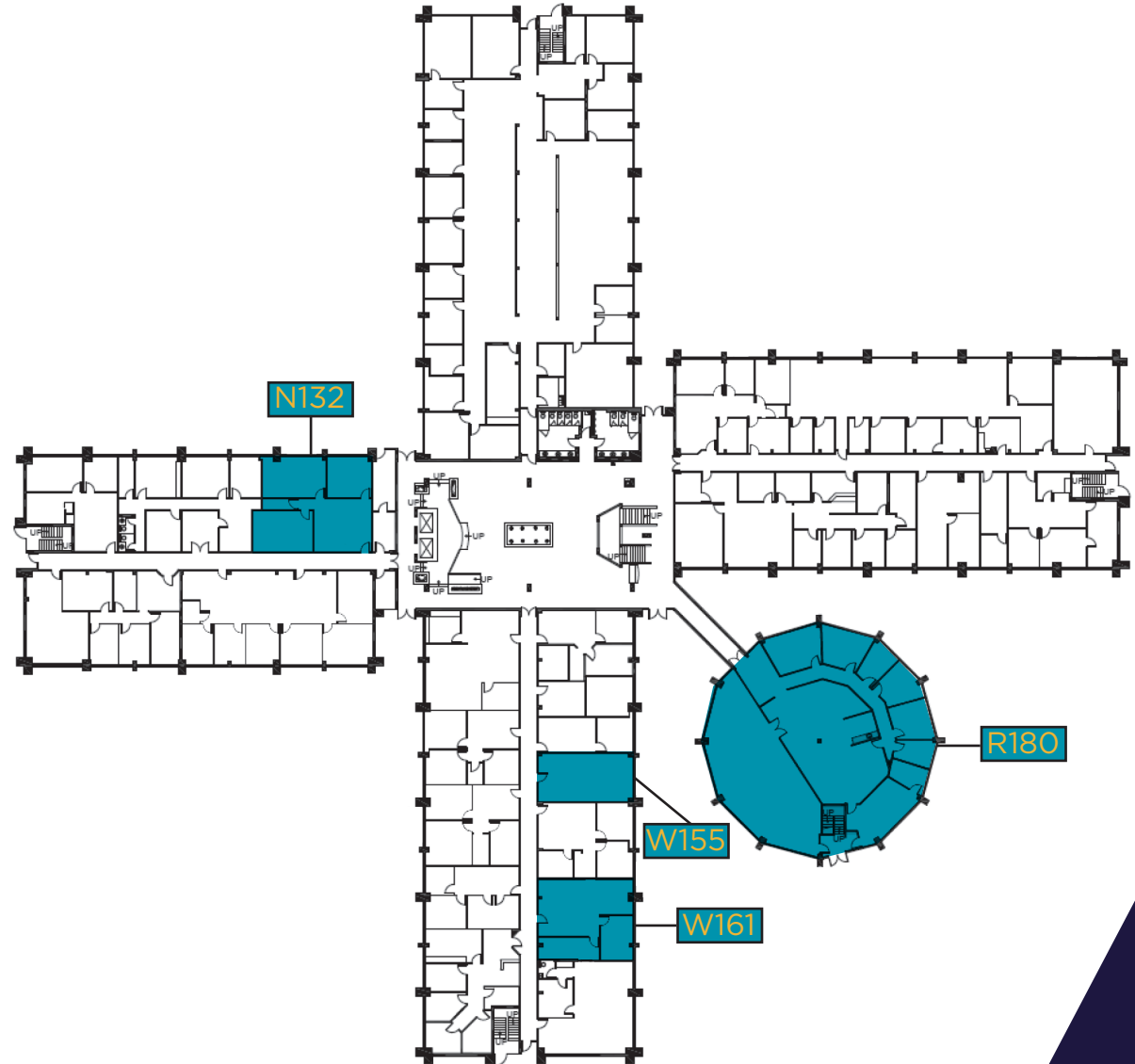
- 6 Private Offices, Break Room and Open Bullpen

SUITE W155 - 598 SF

- Open Layout

SUITE W161 - 1,041 SF

- 2 Private Offices and Open Bullpen



FLOOR 2

SUITE N237 - 3,742 SF

- Reception Area, 1 Conference Room, 1 Private Office, Large Storage/ IT Room and Open Bullpen

SUITE N240 - 3,597 SF

- Reception Area, 10 Private Offices, Full Kitchen, Storage/IT Room and Small Open Bullpen

SUITE S200 - 6,078 SF

- 4 Private Office and Large Open Bullpen (plumbing for break room)

SUITE S210 - 6,077 SF

- 4 Private Office, Large Open Bullpen and Small Break Room

SUITE W250 - 2,547 SF

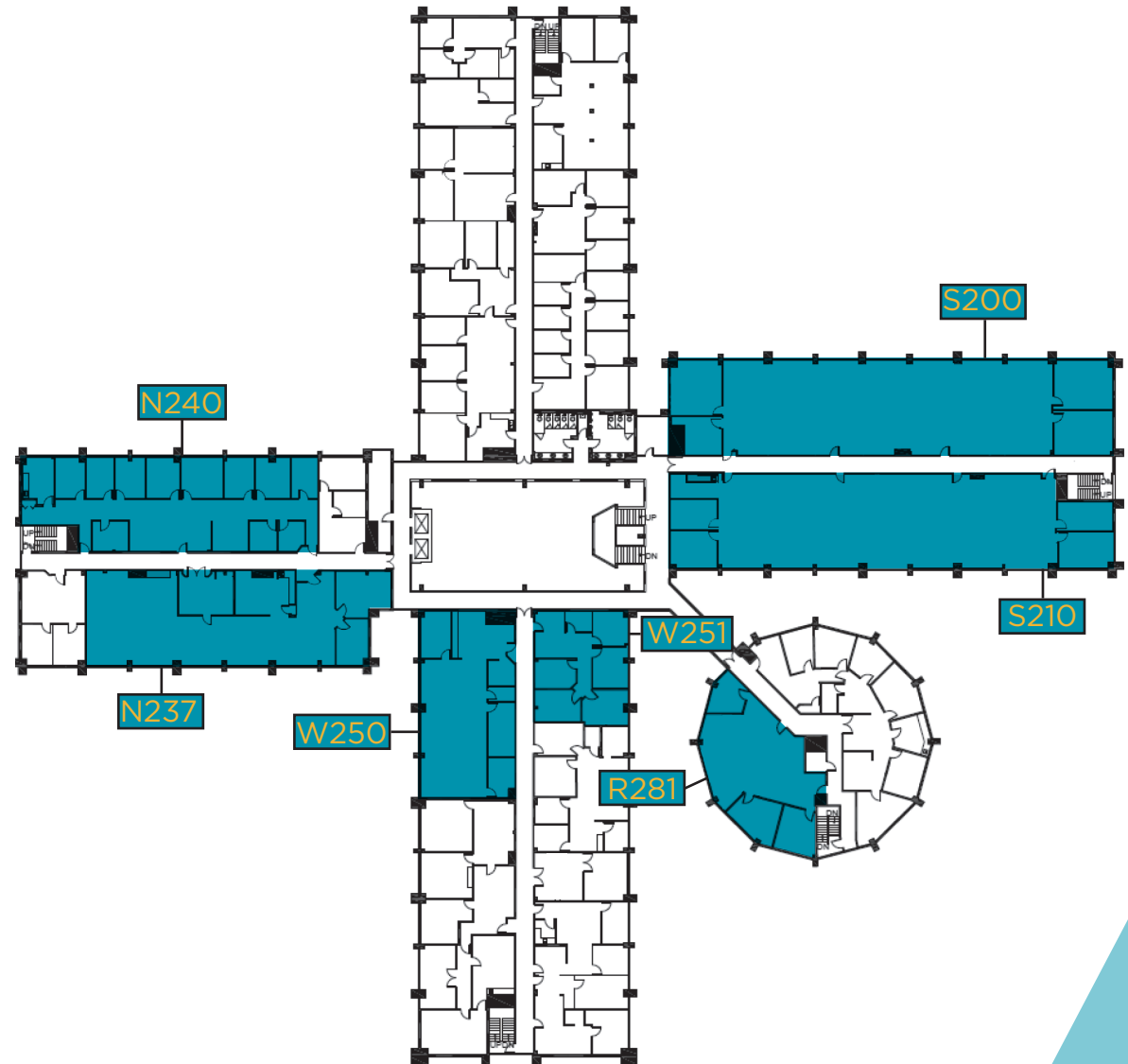
- Reception Area, 1 Conference Room, 2 Private Offices, 2 Storage Rooms and Open Bullpen

SUITE W251 - 1,477 SF

- Reception Area, 1 Conference Room, 4 Private Offices and Small Storage Room

SUITE R281 - 1,985 SF

- 2 Private Offices, Full Break Room with Sink and Open Bullpen



FLOOR 3

SUITE N337 - 4,683 SF

- Reception Area, 3 Private Offices, Training Room and Open Area with Fireplace

SUITE E322 - 5,720 SF

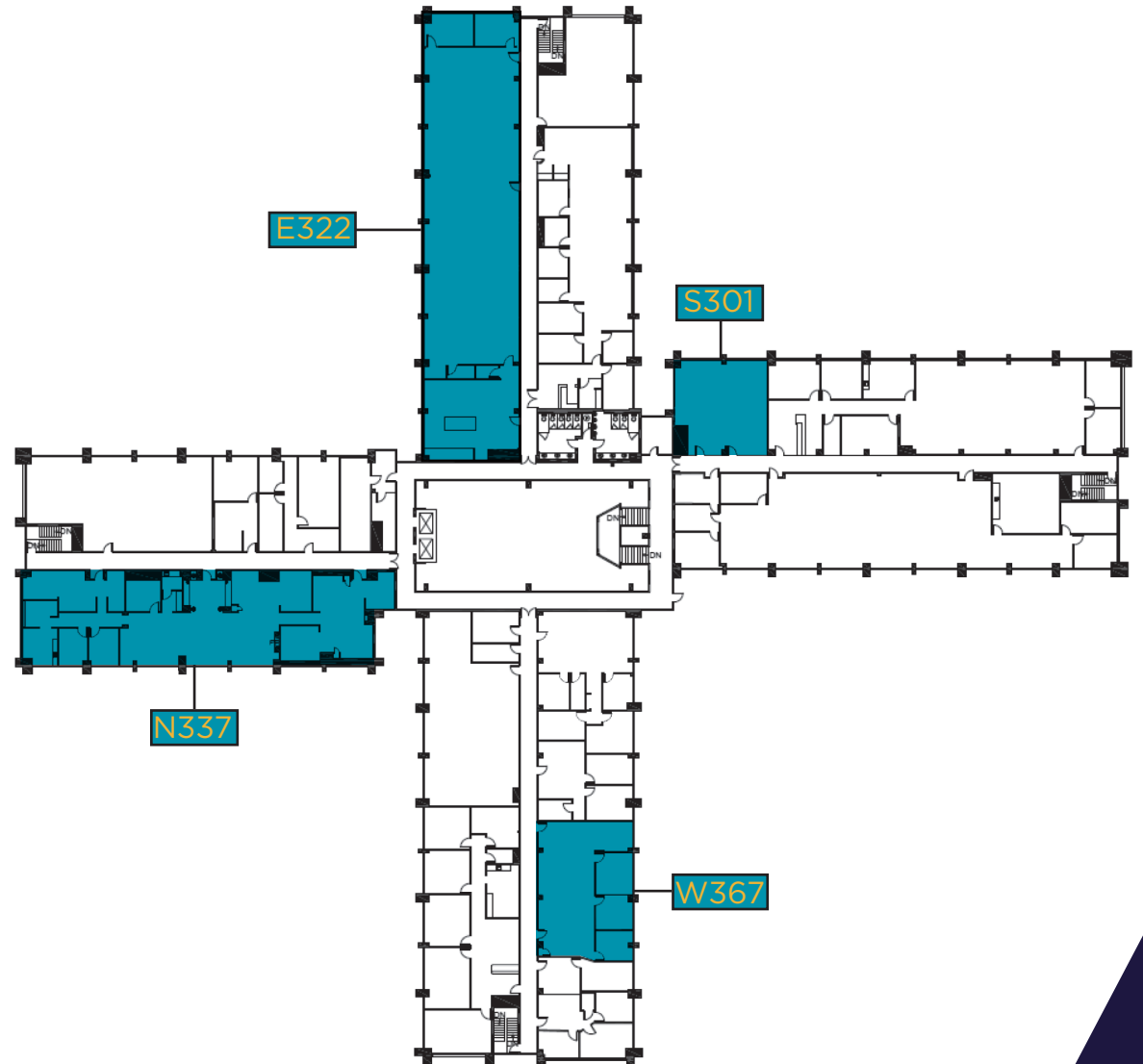
- 2 Private Offices, Large Break Room and Open Bullpen

SUITE S301 - 1,037 SF

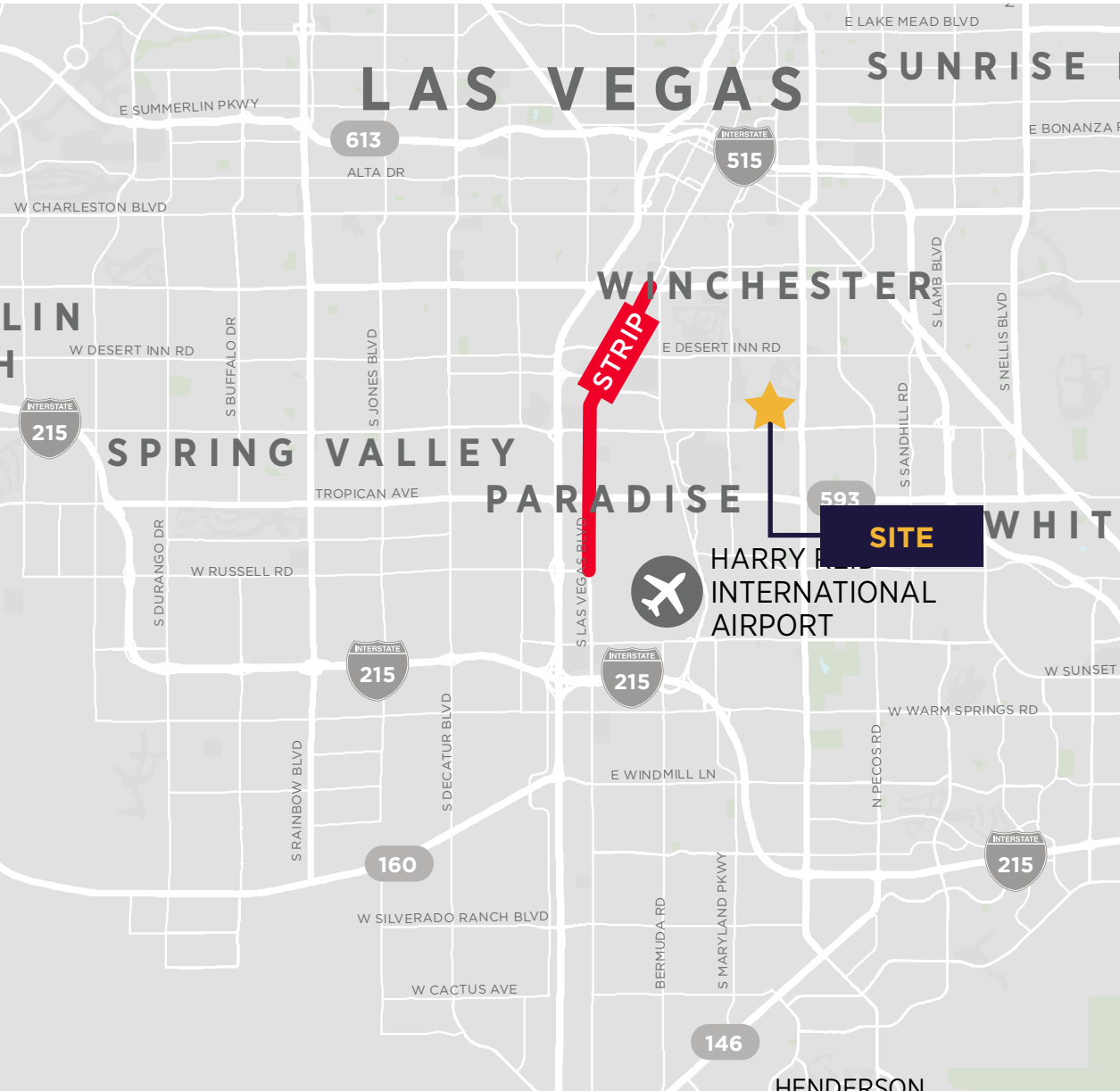
- Open Layout

SUITE W367 - 1,782 SF

- 3 Private Offices and Large Open Bullpen



AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-11 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



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