

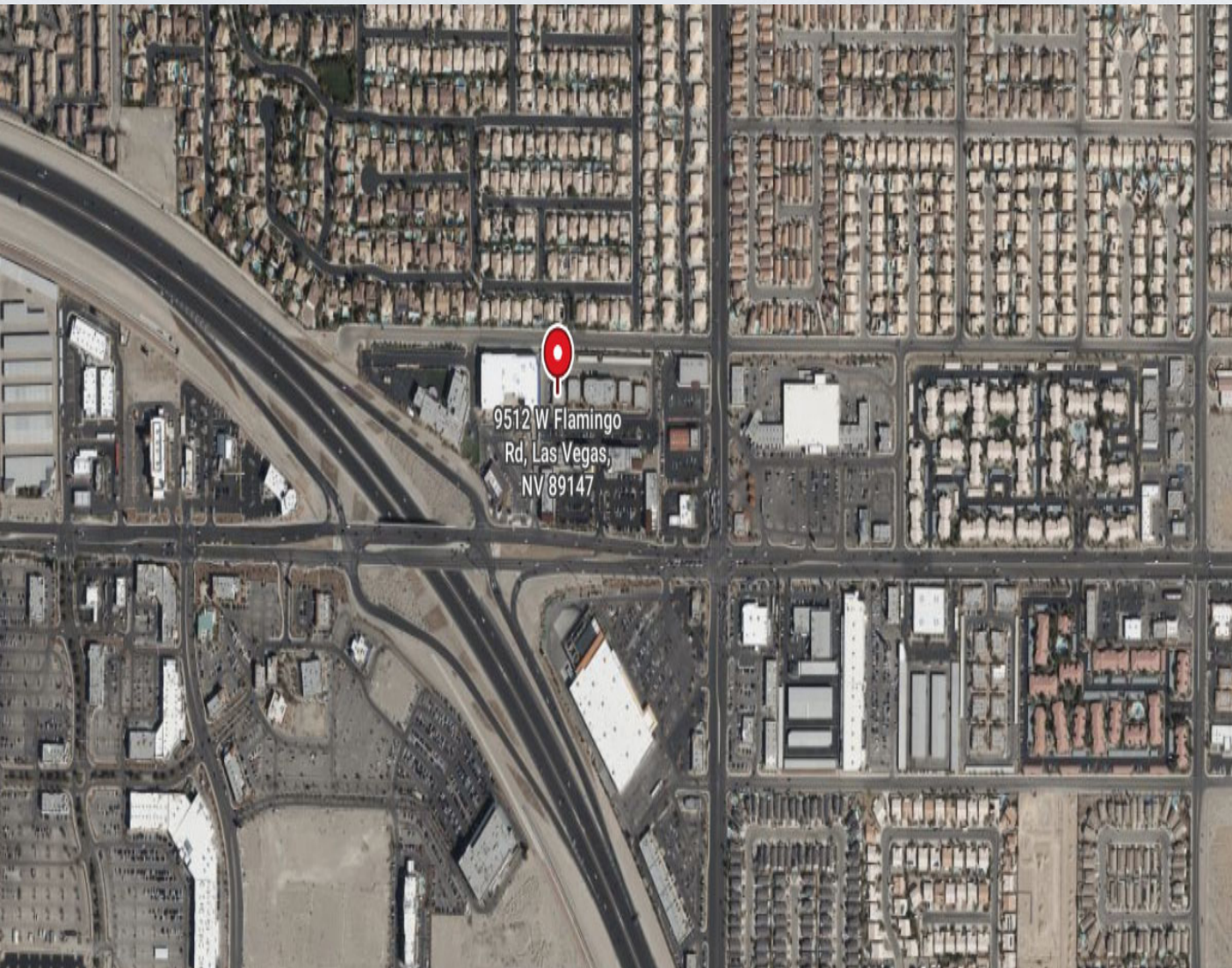


Property Details

- Total Available Approx. 1,515/sf
- Suite 102: 1,515/sf
- Monthly Rental
- Rate: \$2.00/psf per month
- NNN Estimated at \$0.50/psf per Mo.
- Max. Contiguous 1,515 Ste. 102
- Property Type Office
- Building Size 4,765/SF
- Year Built 2005
- Lot Size 3.16 AC
- Zoning Description CC Commercial

Chris Godino
P: 702.899-5252
C: 702-501-5500
Chris.Godino@cdg-re.com





Property Description:

Professional Office Development the Subject Building was built in 2006. It shares access with Metreon Las Vegas a Retail Center that houses, Pearle Vision, Five Guys Burgers and Fries, Einstein Bros. Bagels, Massage Envy, and FedEx Print & Ship Center.

Location Description

Northwest corner of the I-215 Beltway freeway and Flamingo Road and Fort Apache Road. This property services Summerlin & Spring Valley master-planned communities.

Space Description

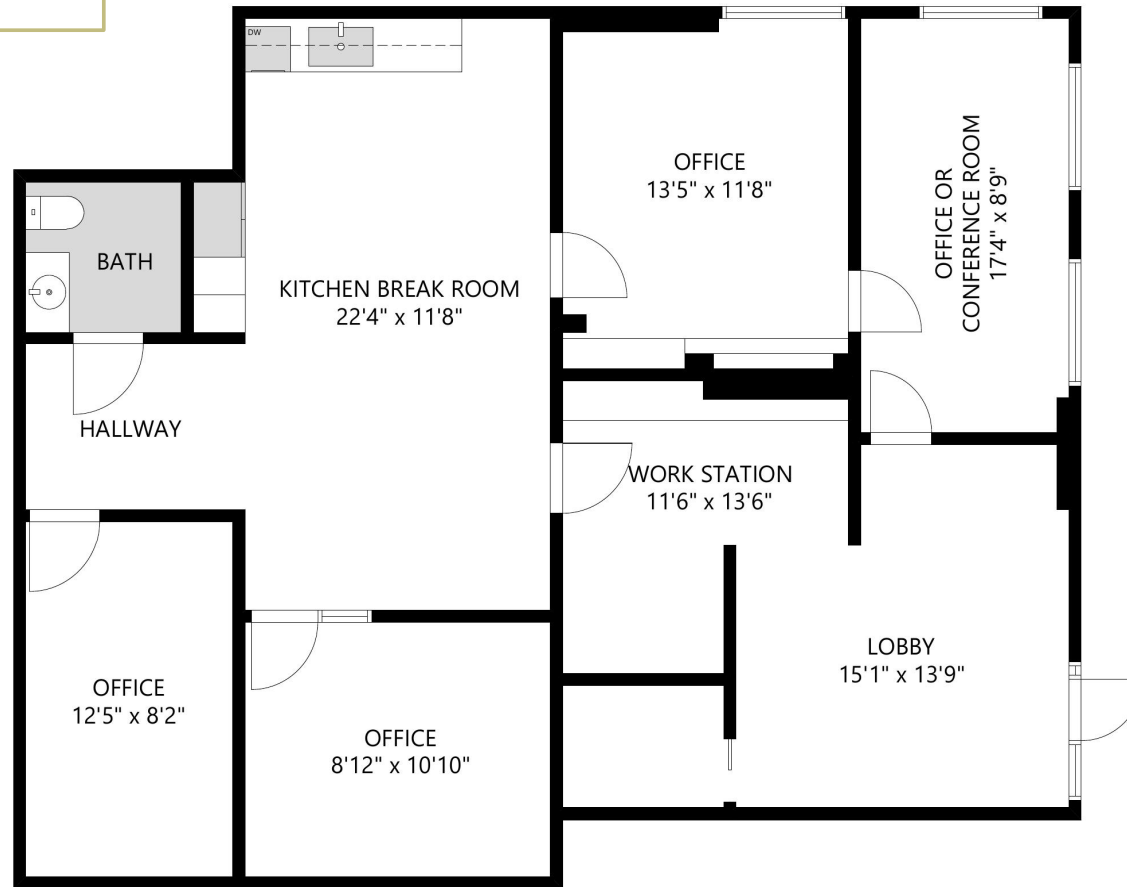
New modern buildout, professional design, hard ceilings, ceramic tiled floors, carpeted with three offices and conf. room. The kitchen is an open area that includes built-in cabinets with a refrigerator, dishwasher, two-basin sink, and hidden mop sink.

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9512 West Flamingo Road Las Vegas, NV 89147

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FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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3900 SOUTH Hualapai Way, Suite 127 | LAS VEGAS, NV 89147

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