

LEASE **HERE**

3565 E Flamingo

Las Vegas, NV 89121



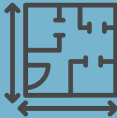





Flamingo Pearl Retail Spaces

Newly available retail spaces with deep bays and possible dock

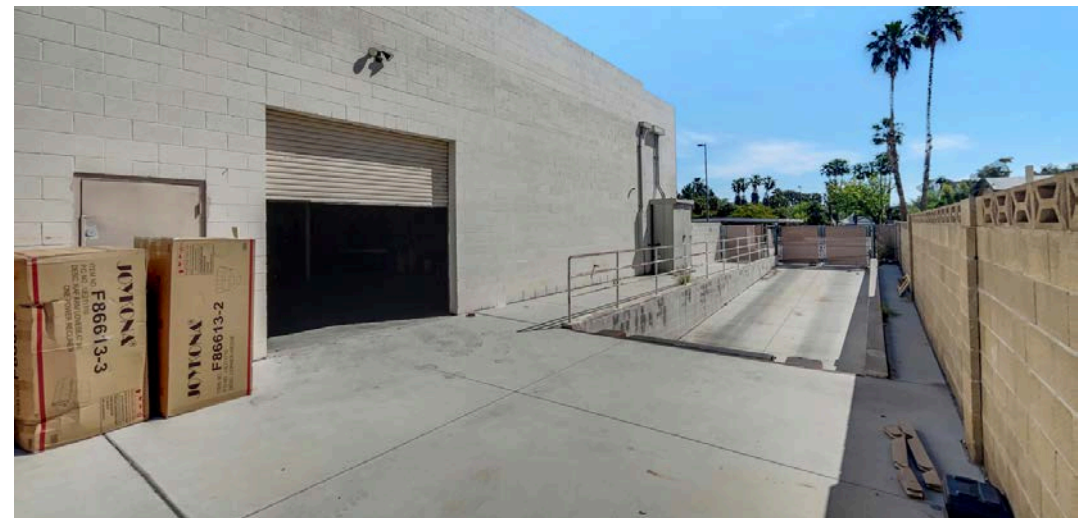
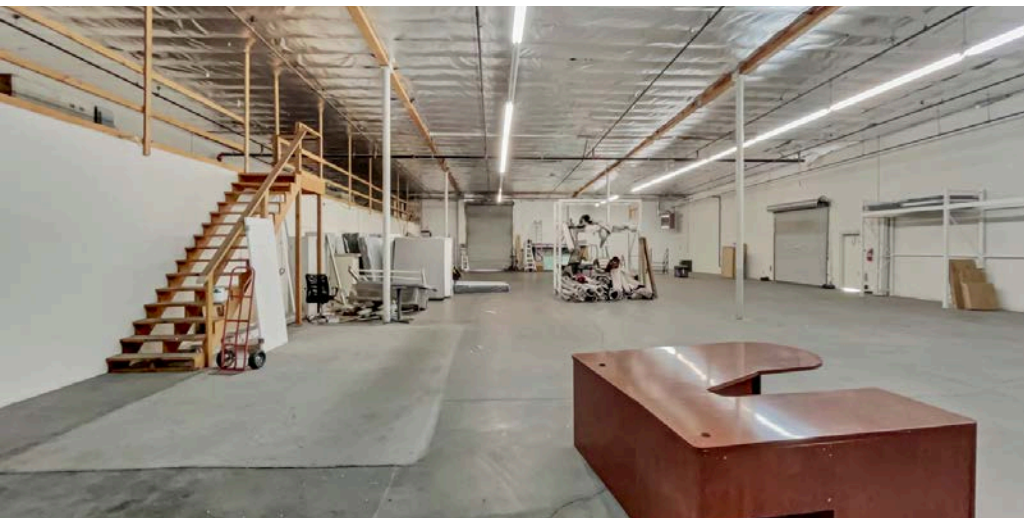
3,000-20,475 RSF AVAILABLE NOW



Retail at Flamingo Pearl is a centrally located 26,300 SF retail building currently being divided into smaller spaces on the well trafficked Flamingo corridor. This new multi-tenant retail building is perfect for retail trade uses with pylon signage available, full glass facades, high ceilings, and quality concrete flooring.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 East Las Vegas Flamingo Retail Corridor	 Retail / Service Commercial	 +/- 3,000 to 20,000 Rentable Square Feet	 C-G Clark County General Commercial	 \$1.25 - 1.35 NNN Estimated NNNs @ \$0.28 / SF / mo
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT
 Most suites feature 100A single phase panel @110 / 220V To be Verified	 Excellent visibility on E Flamingo Road	 Private restrooms in each suite	 Pylon signage available	 10' - 20' ceiling heights, sprinklered building

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Newly divisible spaces can be configured for
general retail or restaurant use



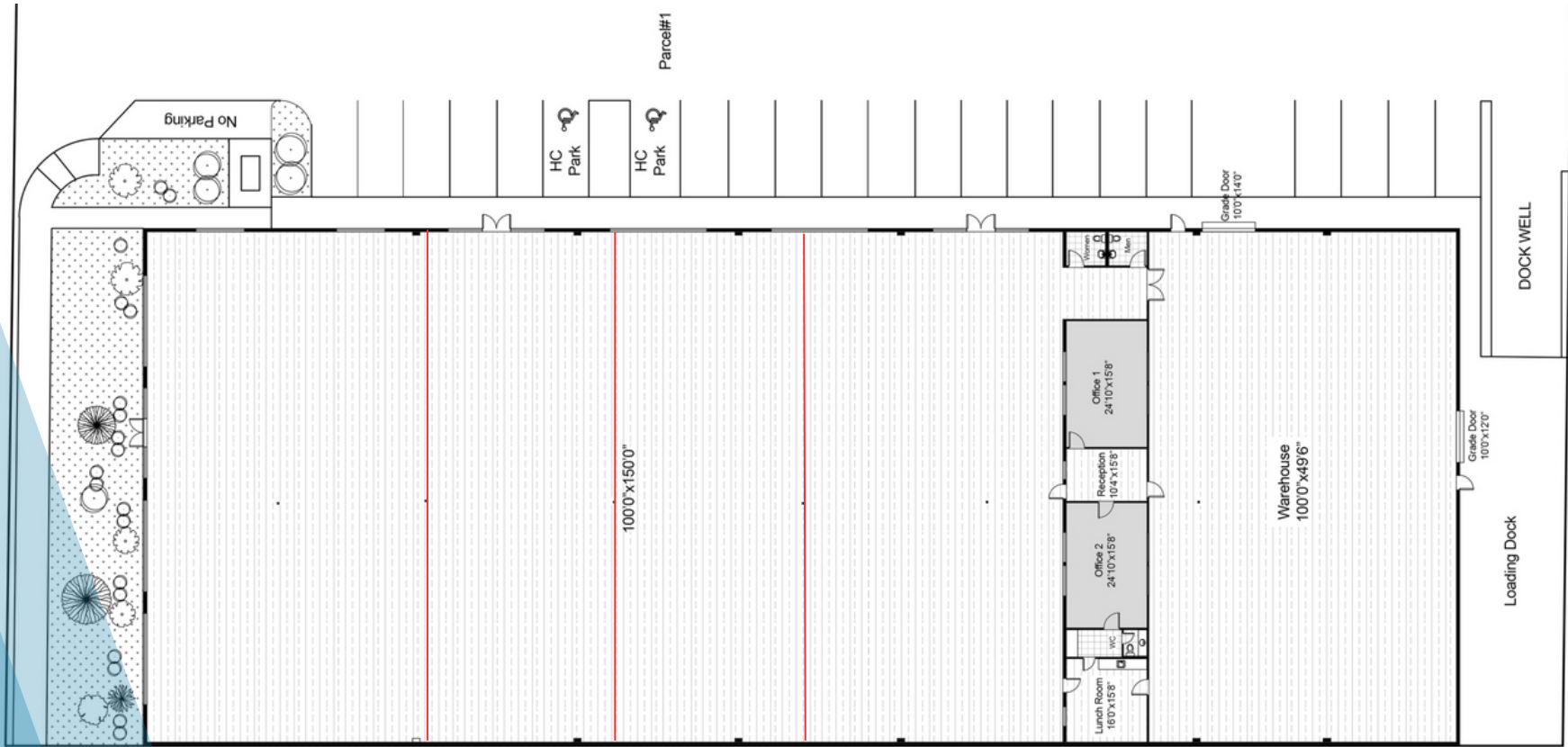
3565 E Flamingo Rd

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- Open plans with 30' column spacing
- Polished / epoxy concrete floors
- Divided suites will have individual restrooms
- Sprinklered building
- TI available

3565 E Flamingo Rd

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Suite #	Use Type	RSF	Retail	Warehouse	Base Rent	Fees	Total Monthly	About This Space
Rear Retail + Warehouse	Flex / Retail	14,475	+/- 1,500	10,700	1.35 / SF NNN	NNN @ \$0.28	\$23,594	Retail showroom space + offices + warehouse. Warehouse features swamp coolers, 10'x10' hi dock roll door + dockwell and platform + 10'x18' GL door. 1,550 SF of mezzanine space above offices (counted as half rentable rate allocation)
Retail Bays	Retail / Showroom	3,000-6,000	3,000-6,000	N/A	1.25 / SF NNN	NNN @ \$0.28	\$4,590-\$9,180	Retail showroom spaces with 100' deep bays and 30 - 60' of frontage to parking.

Loading and Warehouse



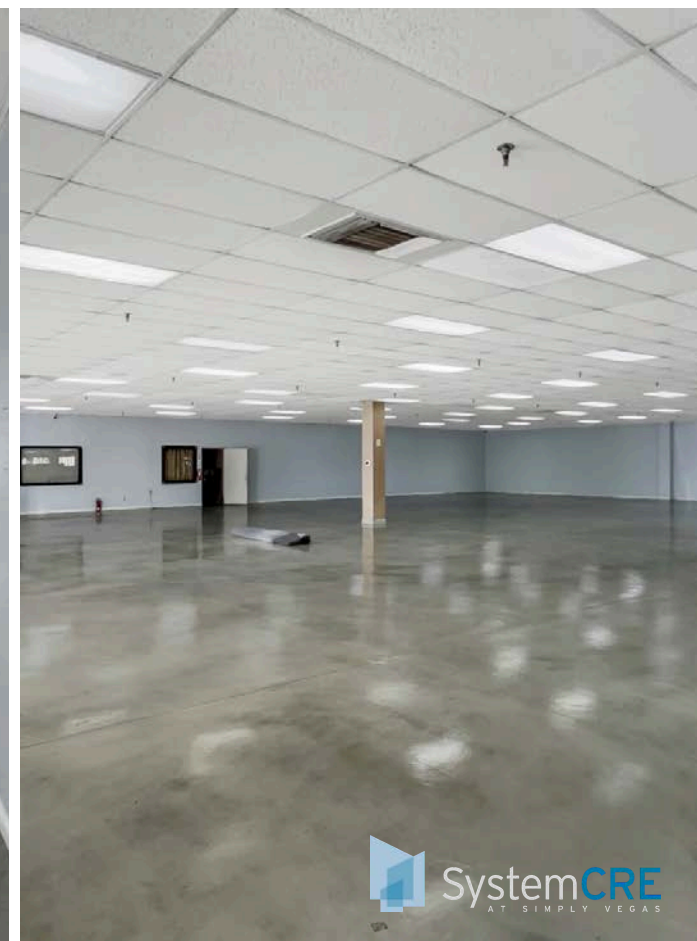
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Interior Space



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Property



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LAS VEGAS STRIP

AREA MAP

AMC SPECIALTY HOSPITAL

PIMA MEDICAL INSTITUTE

E FLAMINGO RD (46,500 AADT (2022))

PECOS RD / MC LEOD (19,000 AADT (2022))

3565 E Flamingo



FOR MORE INFO OR TO TOUR:

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3855 S Valley View
Las Vegas, NV 89103

AREA MAP

SPRING OAKS BUSINESS CENTER



Suite 11 / 42



3855 S Valley View
Las Vegas, NV 89103



Suite 10 / 43



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Las Vegas, NV 89103

