

FOR LEASE

FLAMINGO OFFICE PARK
5550 W. Flamingo Rd.
Las Vegas, NV 89103

Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



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FEATURES

- +/-1,680 – 2,467 SF Units Available
- \$1.50 - \$1.60/PSF
- \$0.45 CAM
- Beautiful Office Complex
- Green Common Areas
- Common Area Security Systems in Place
- Upgraded Office Suites
- Abundant Parking – 3.74:1000 SF
- Flamingo Road Frontage

AVAILABLE SPACE

Suite	SF	Rate	Space Description
D-2	1,021	\$1.60	5 private offices, reception area, bathroom, IT/storage
D-4	1,680	\$1.60	6 private offices, mail room, reception area and open bullpen
D-5	2,467	\$1.50	7 private offices, break room, storage room, in-suite bathroom, reception area, open bullpen

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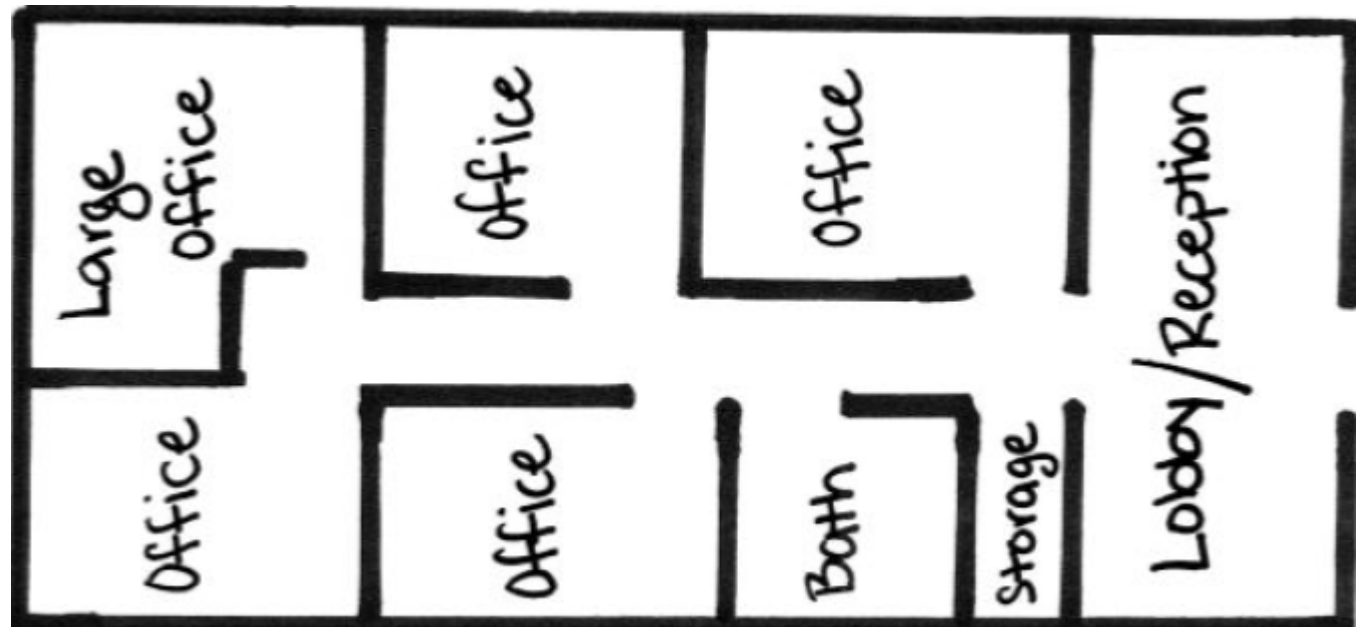
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SUITE D-2

- 5 Private offices
- Reception Area
- It/Storage

**30 days after lease execution before occupancy*



AVAILABLE SPACE

Suite	SF	Rate	Space Description
D-2	1,021	\$1.60	5 private offices, reception area, bathroom, IT/storage

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SUITE D-4

- 6 Private offices
- Mail Room
- Reception Area
- Open bullpen

**30 days after lease execution before occupancy*



AVAILABLE SPACE

Suite	SF	Rate	Space Description
D-4	1,680	\$1.60	6 private offices, mail room, reception area and open bullpen

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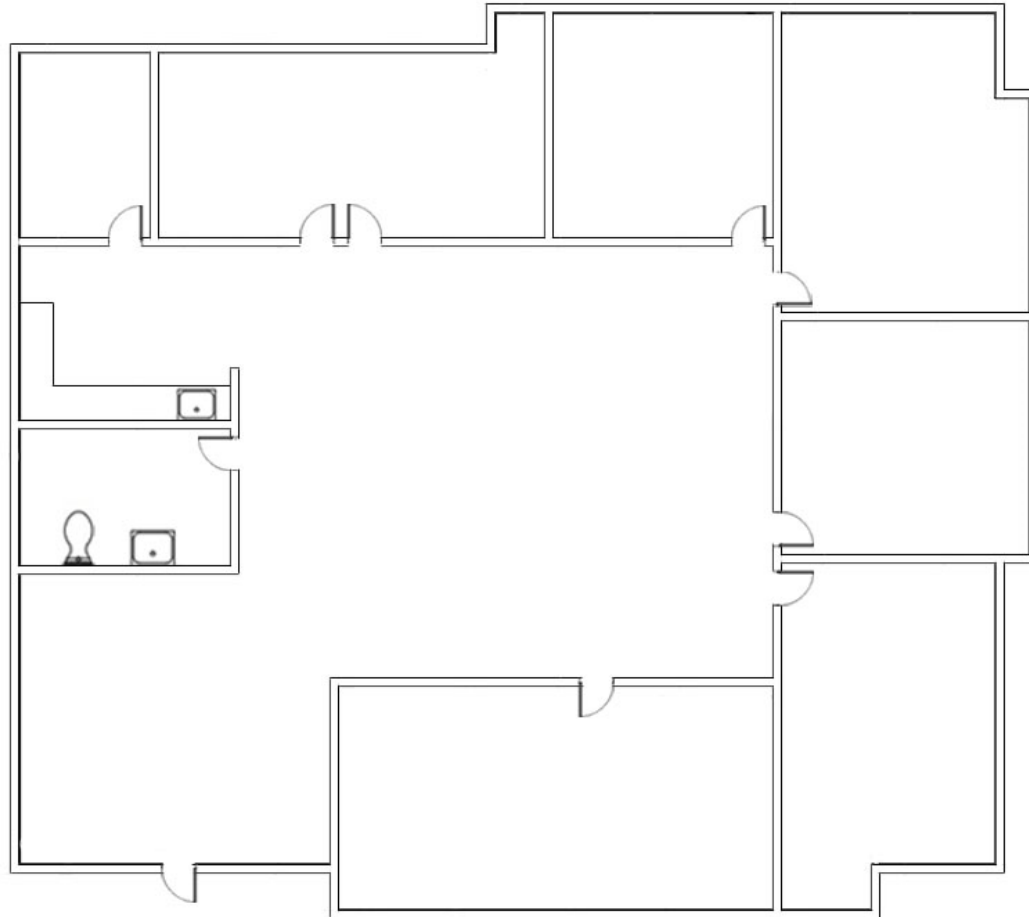
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SUITE D-5

- Reception Area
- Open Bullpen
- Break area
- 7 private offices
- 1 conference room

**Available for Immediate Occupancy*



AVAILABLE SPACE

Suite	SF	Rate	Space Description
D-5	2,467	\$1.50	7 private offices, break room, storage room, in-suite bathroom, reception area, open bullpen

