



W/NWC Flamingo  
& Fort Apache

9460-9540 W Flamingo Rd  
Las Vegas, NV 89147



**4,522 RSF**  
OF CONTIGUOUS  
OFFICE SPACE

**CBRE**

# METREON IS A HIGHLY VISIBLE MIXED-USE DEVELOPMENT NEAR FLAMINGO RD AND I-215

**3,975 USF AVAILABLE**



Busy office and retail center with shop spaces located on the ground floor of each building



Convenient access to I-215 at Flamingo interchange



Area surrounded by mature and affluent communities of South Summerlin



Signage available on the building and new pylon sign



Suite 9516- 300: \$2.30 SF  
Suite 9516- 305: \$2.30 SF  
Suite 9516- 310 : \$2.30 SF



\$0.35 NNN



16% load factor



3 year minimum term required

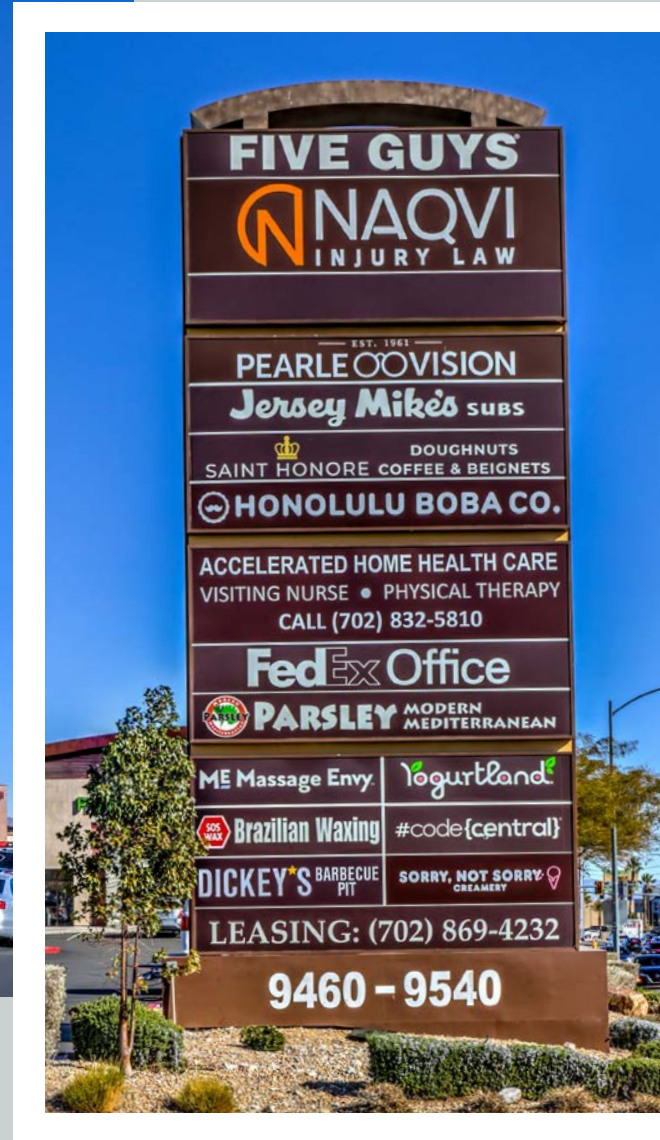


Parking Ratio: 5:1,000 SF



Zoning: Clark County CG (Commercial General)

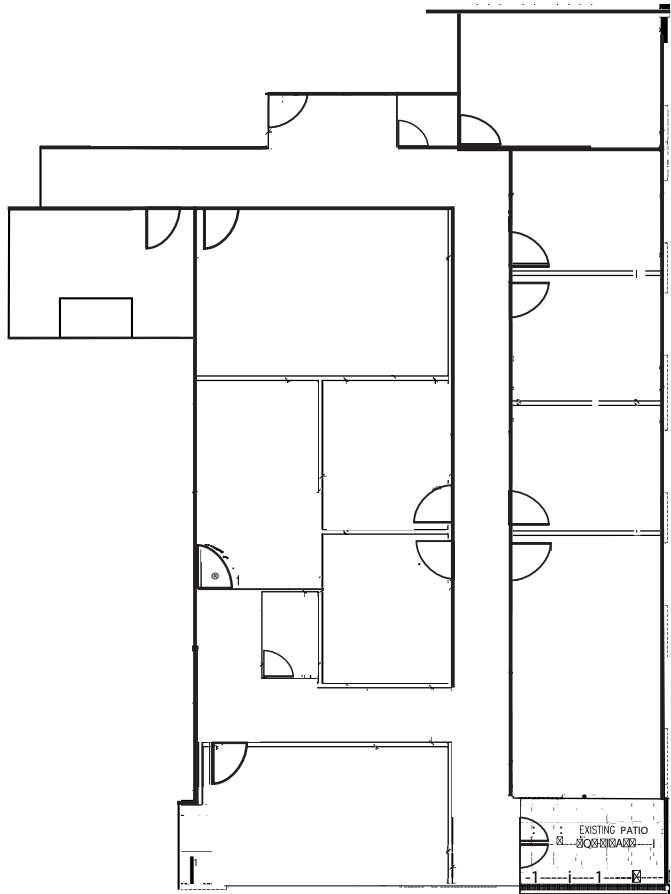




# FLOOR PLANS



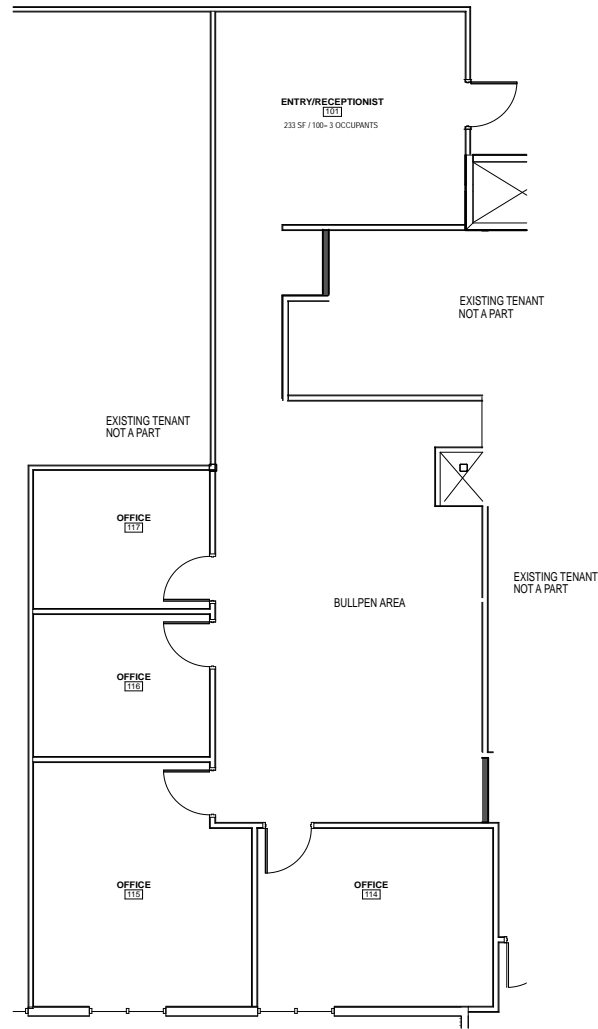
Bldg 9516 - Suite 300  
**2,363 USF Available**  
2,688 RSF



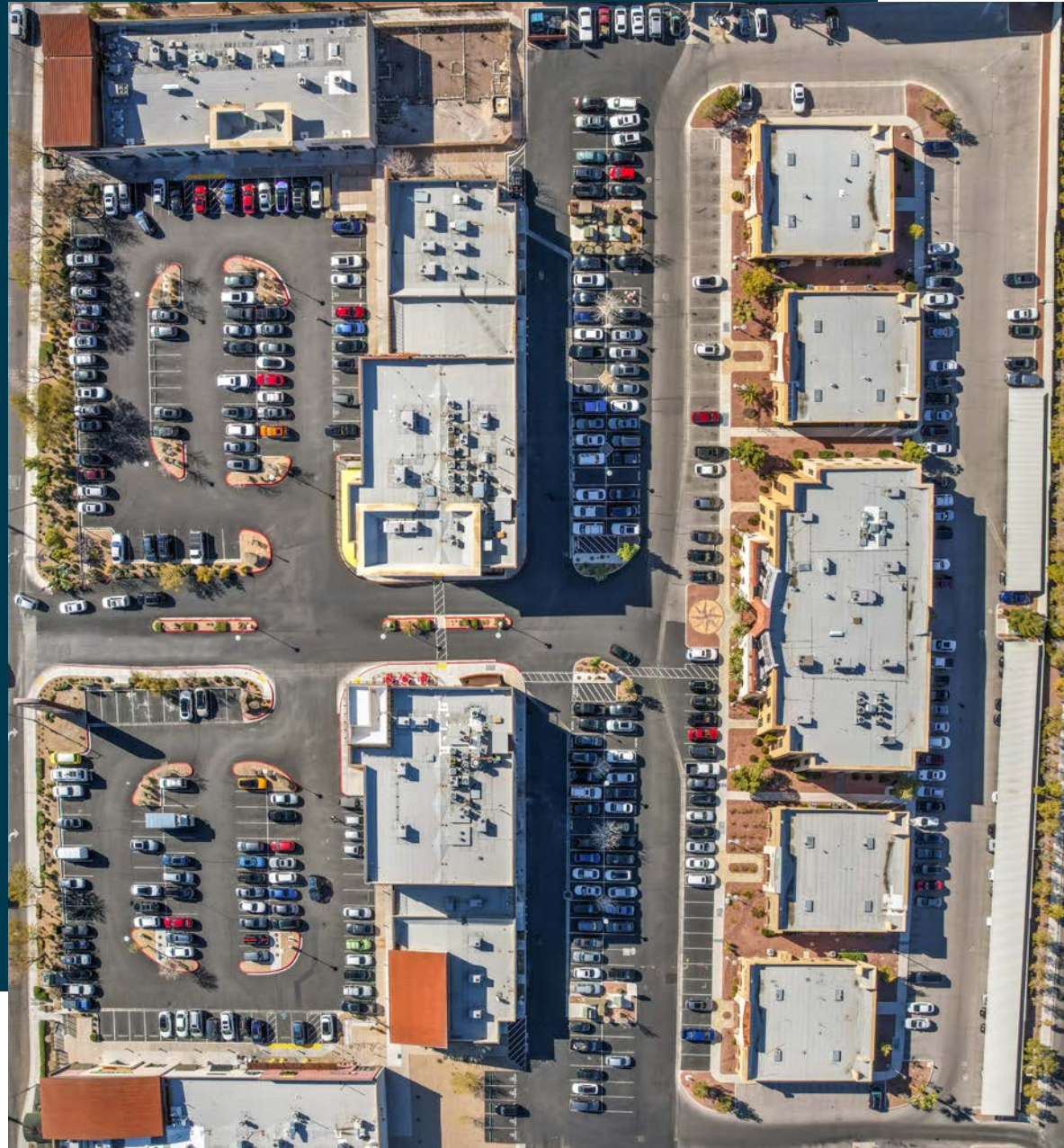
# FLOOR PLANS



Bldg 9516 - Suite 305  
**1,612 USF Available**  
1,834 RSF



# Property Photos





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### CONTACTS

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