

# FOR LEASE

2470 E Flamingo Suite A, Las Vegas, NV 89119

**± 3,772 RSF | ± 3,318 USF MEDICAL OFFICE**



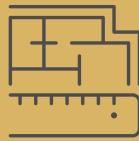
OFIR BARASHY

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License # B.146149.LLC

# Property Snapshot



±3,772 RSF  
(±3,318 USF)  
Available SF



\$1.20 + \$0.58/SF  
NNN incl. power



\$ 6,714.16  
Monthly Rent



Second-generation professional / light medical office suite with dual entrances, efficient layout, multiple offices and sinks, and power included in NNN expenses.

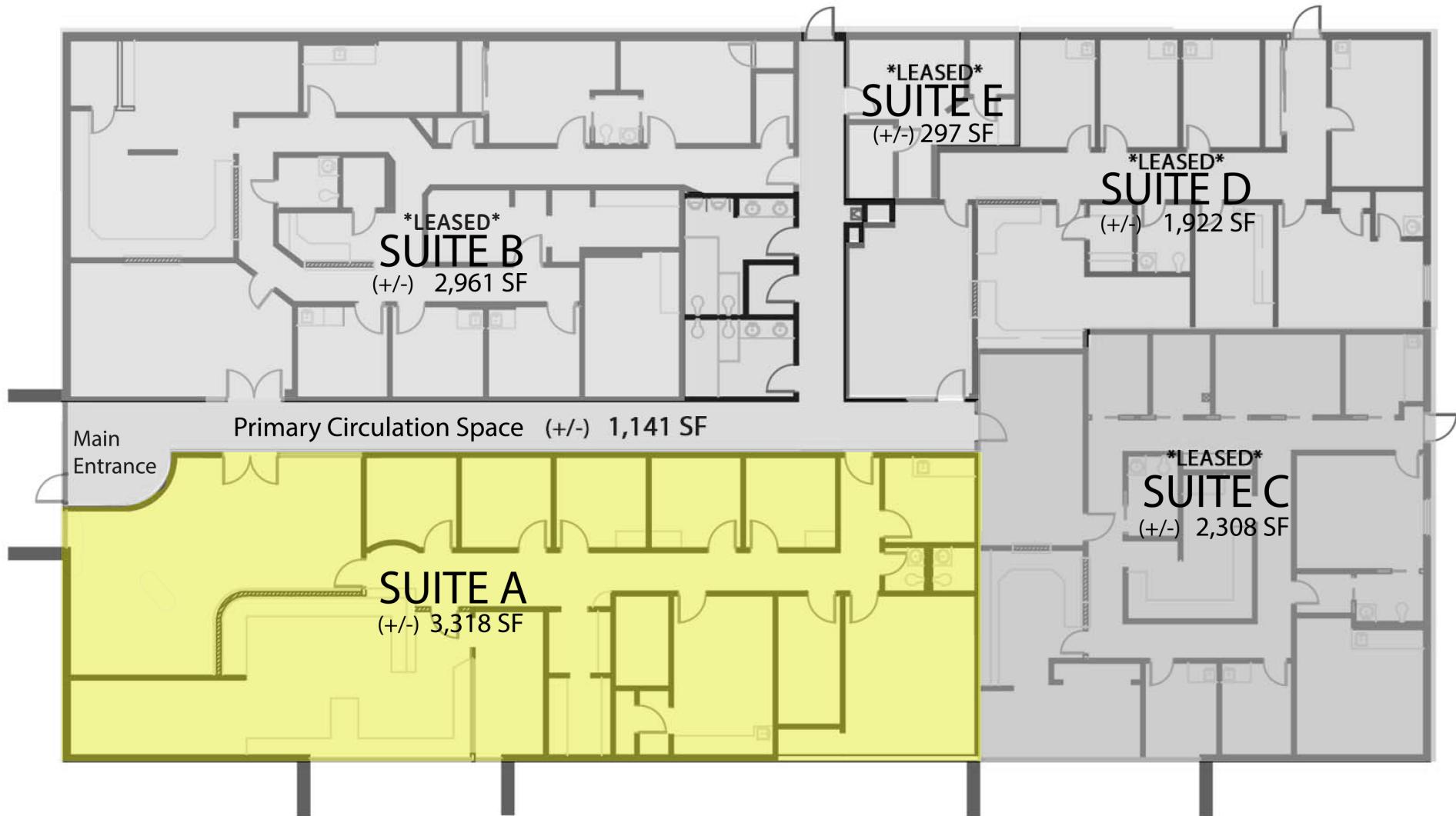
## Property Features

- ±3,772 RSF (±3,318 USF)
- Dual entry suite with efficient layout
- 7 private offices, 4 sinks, 2 restrooms
- Lobby, reception, breakroom, storage, and IT closet
- Covered parking included
- Strong E Flamingo Rd visibility
- Close to amenities



The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# Floor Plan



↑  
NORTH

**FLOOR PLAN** : Not to Scale  
2470 E Flamingo Rd., Las Vegas, NV 89121

 **BARASHY GROUP**

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# Retail Map



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# Vicinity Map

Discover Medical Pointe at 2470 E Flamingo, a prime ±3,772 RSF medical office near Flamingo and Eastern's busy intersection. Featuring dual entrances, multiple offices, sinks, and more, it's designed for medical efficiency. Positioned near Starbucks and Subway, it combines high visibility with convenience. Ideal for healthcare professionals, Medical Pointe is available now with power included in the NNN expenses.

## Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



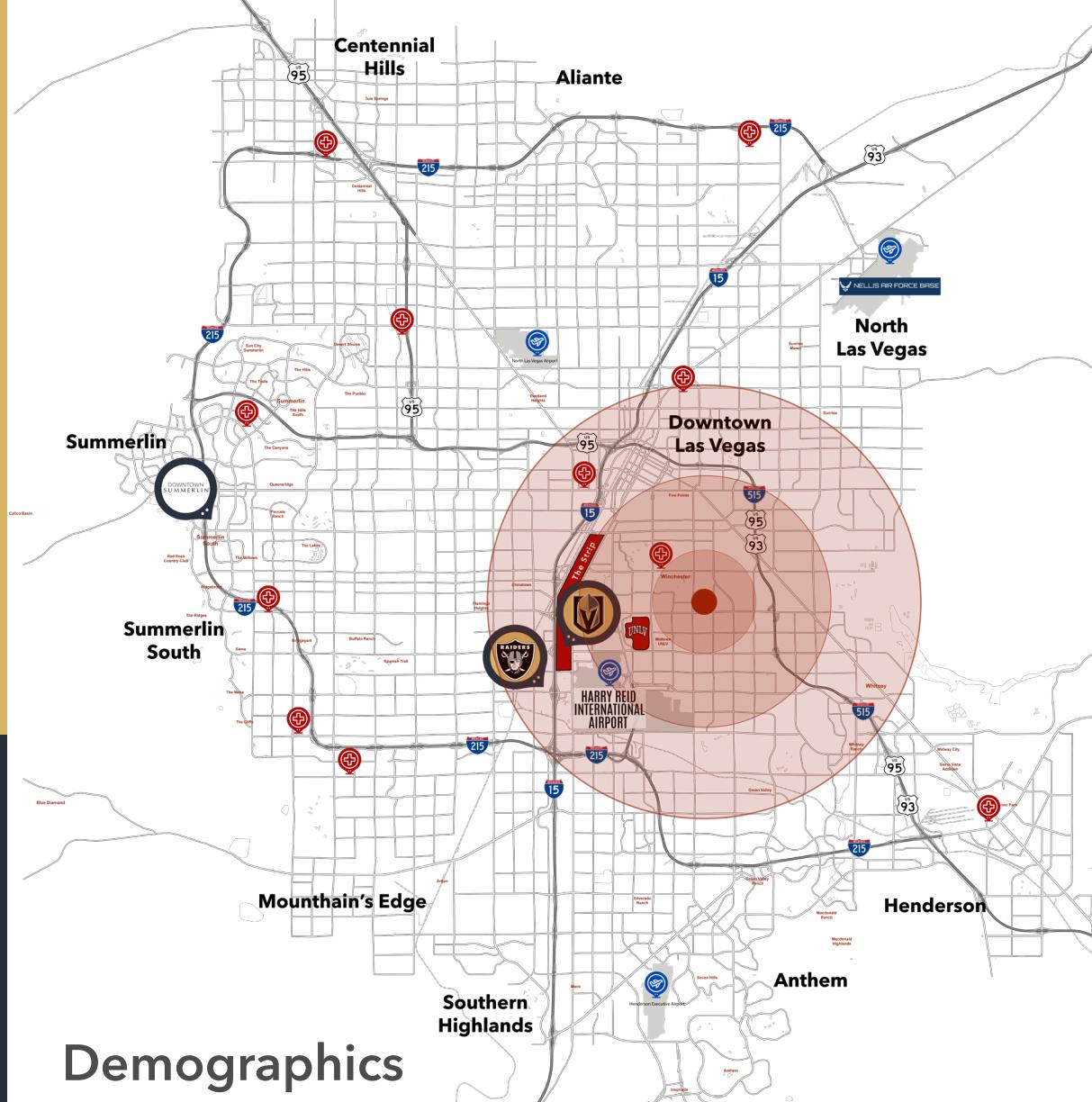
UNLV



Sunrise Hospital

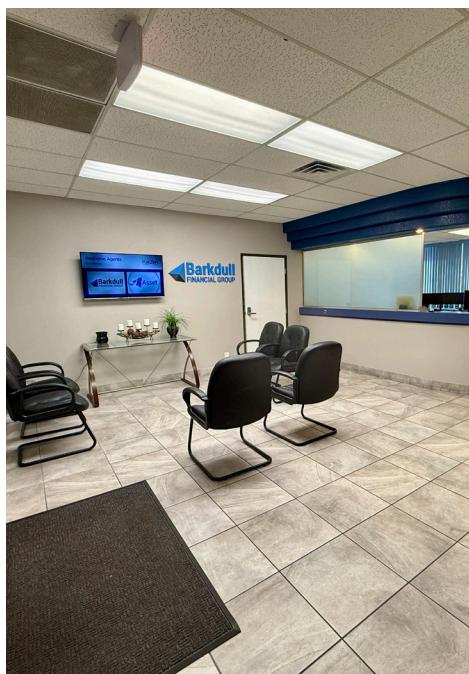


Harry Reid International Airport



## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	21,486	173,653	443,533
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$69,773	\$71,466	\$73,502
Households	1-mile	3-mile	5-mile
2023 Total Households	9,296	69,113	170,411





## MEDICAL POINTE

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**CONTACT US TODAY:**

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