



Turn-key Medical Office

2285 E Flamingo Rd, Las Vegas, NV 89119

For Lease | $\pm$ 1,650 – 6,358 SF



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KELLERWILLIAMS. REALTY



±1,650 SF

±4,708 SF

Key Features



Space 1

This space features a versatile open layout complemented by two conveniently located restrooms and an additional storage room at the rear.

-  ± 1,650 SF
-  2 Bathrooms
-  1 Storage Room
-
-  \$2.00 PSF NNN

Space 2

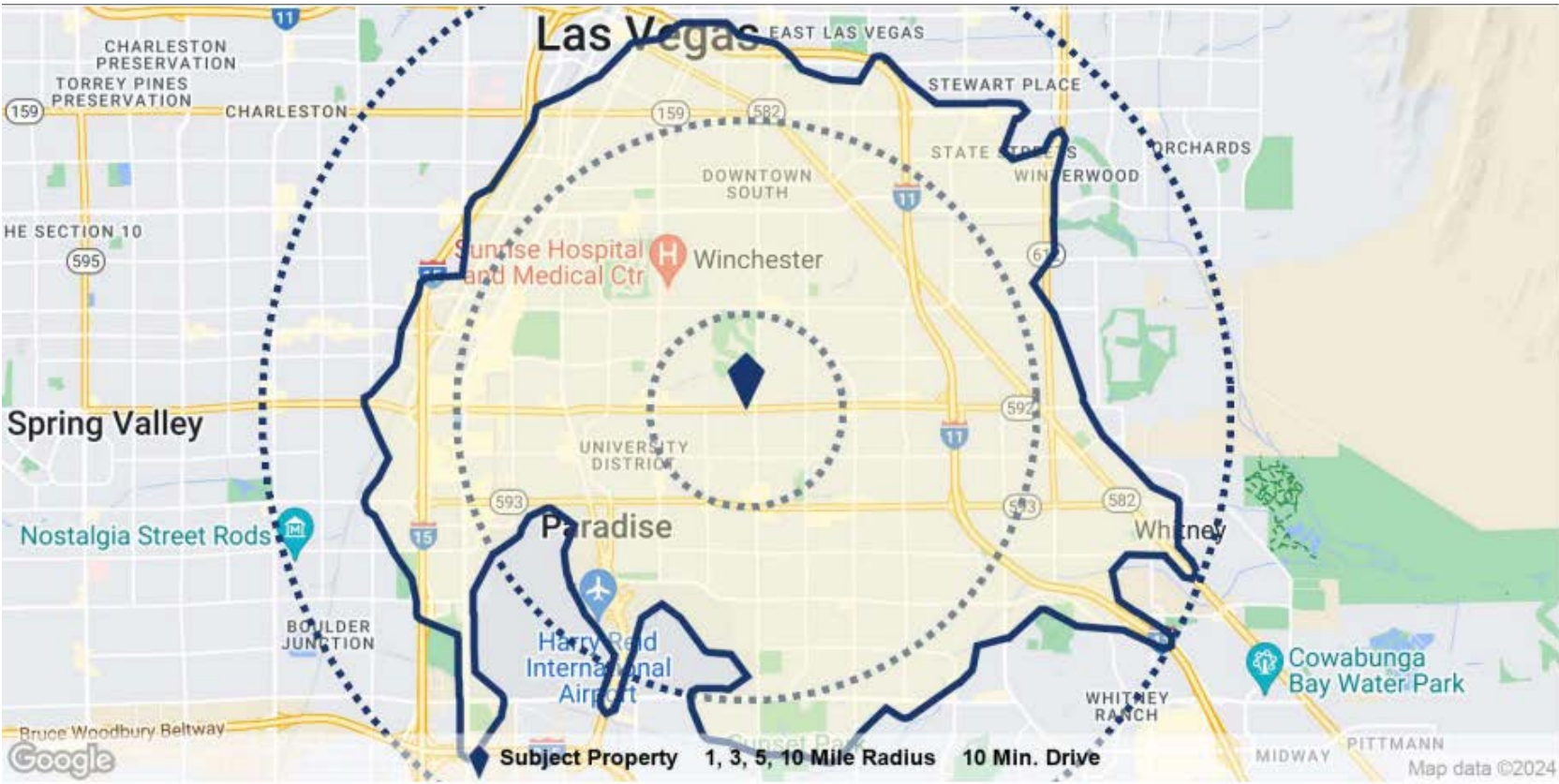
This space is optimally designed for medical professionals, incorporating multiple examination rooms, restrooms, administrative offices, a reception area, a back office, and a conference room.

-  ±4,708 SF
-  3 Bathrooms
-  2 Storage Rooms
-  ±10 Exam Rooms
-  1 Conference Room

-  1 Medical Back Office
-  ±2 Offices
-
-  \$2.00 PSF NNN



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2023 Population	22,490	167,992	445,787
2023 Average Household Income	\$56,720	\$59,991	\$63,183
2023 Households	10,237	70,275	178,607



Key Demographics

In a 5 mile radius...



Average Age
39.1



Homeowners
66,264



Married Households
53,575

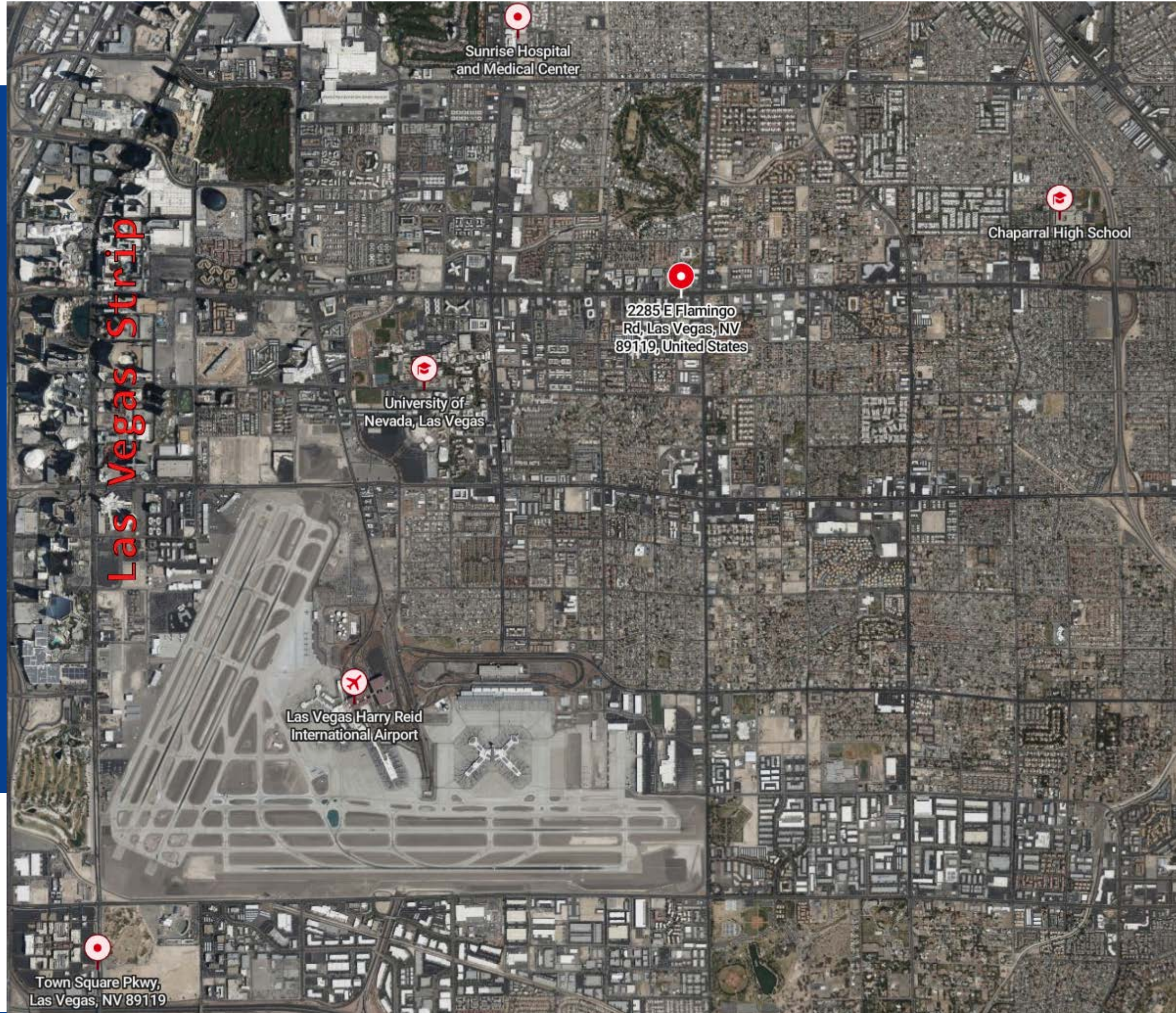


Average Income
\$63,183



Nearby Attractions

-  Las Vegas Strip (3.2 Miles)
-  Harry Reid International Airport (2.8 Miles)
-  University of Nevada, Las Vegas (2.3 Miles)
-  Town Square (6.8 Miles)
-  Boulder Station Hotel & Casino (3.5 Miles)
-  Sunrise Hospital & Medical Center (2.6 Miles)





East Aerial

Traffic Volume

 S Eastern Ave
~35,000 VPD

 E Flamingo Rd
~43,000 VPD



West Aerial