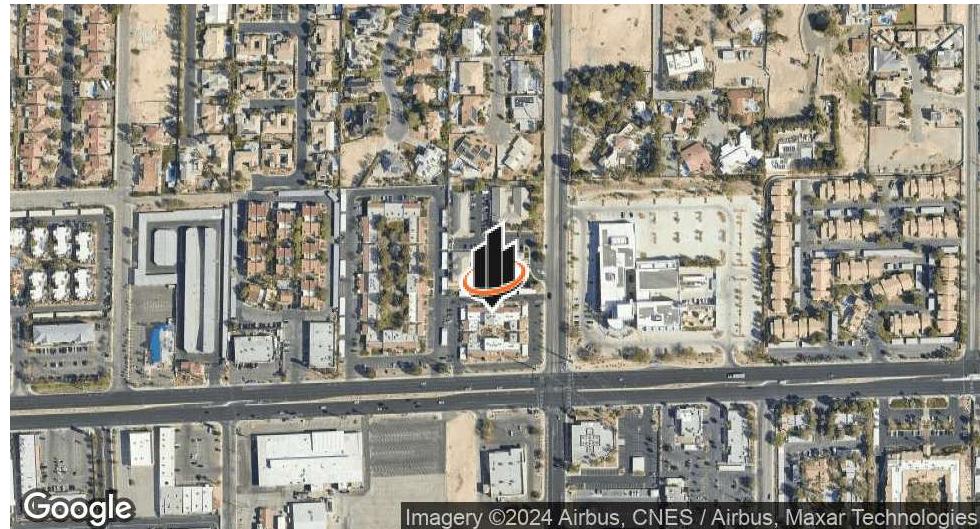


FOR LEASE

2950 E Flamingo Road, Suite I, Las Vegas, NV 89121



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.70 SF/month (MG)
BUILDING SIZE:	2,839 SF
LOT SIZE:	0.218 Acres
YEAR BUILT:	1985
APN:	162-13-419-009
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Introducing a prime leasing opportunity in Las Vegas, this 2,839 SF building boasts glass partitions, dropdown LED lighting, break rooms, covered parking, and abundant natural light. Designed to cater to the needs of modern office spaces, the property offers a seamless blend of functionality and aesthetic appeal. With a focus on creating an inviting and productive work environment, this building presents an attractive proposition for discerning businesses.

PROPERTY HIGHLIGHTS

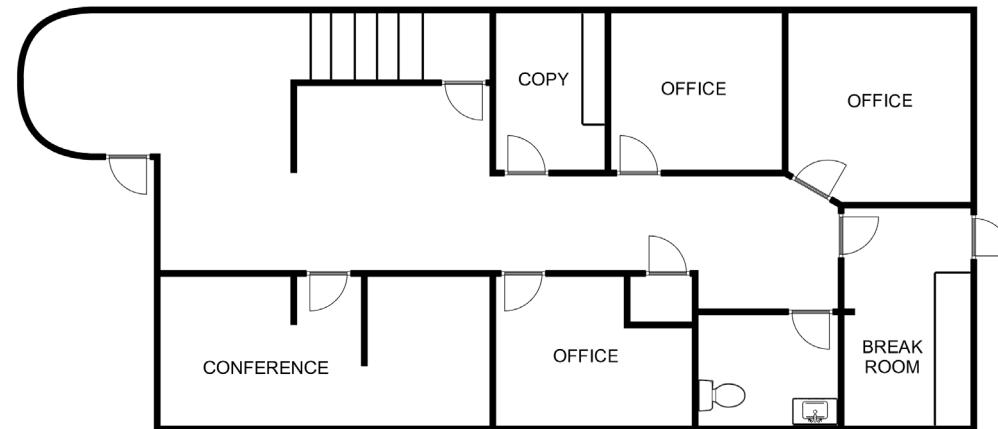
- Prime location in Las Vegas
- Well-maintained exterior with versatile interior layout
- Glass partitions for modern aesthetic
- Abundant natural light along with dropdown LED lighting
- Multiple break rooms
- Covered parking for tenants

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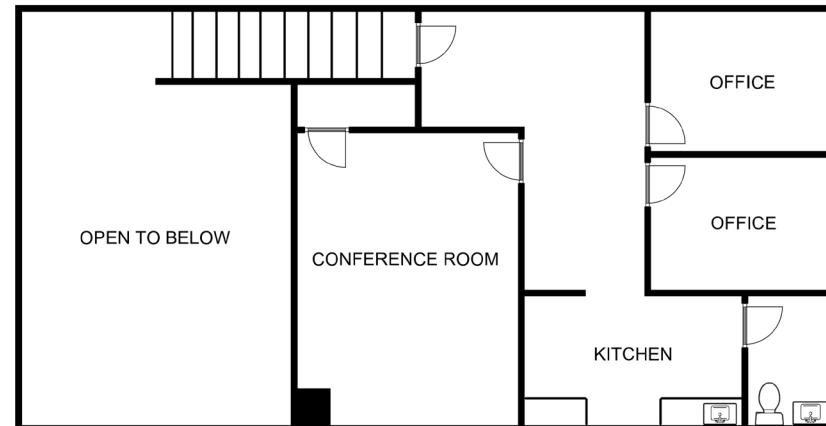
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david.livingston@svn.com
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FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

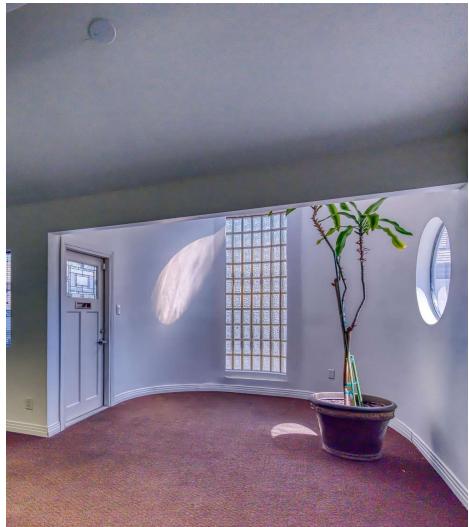


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AERIAL



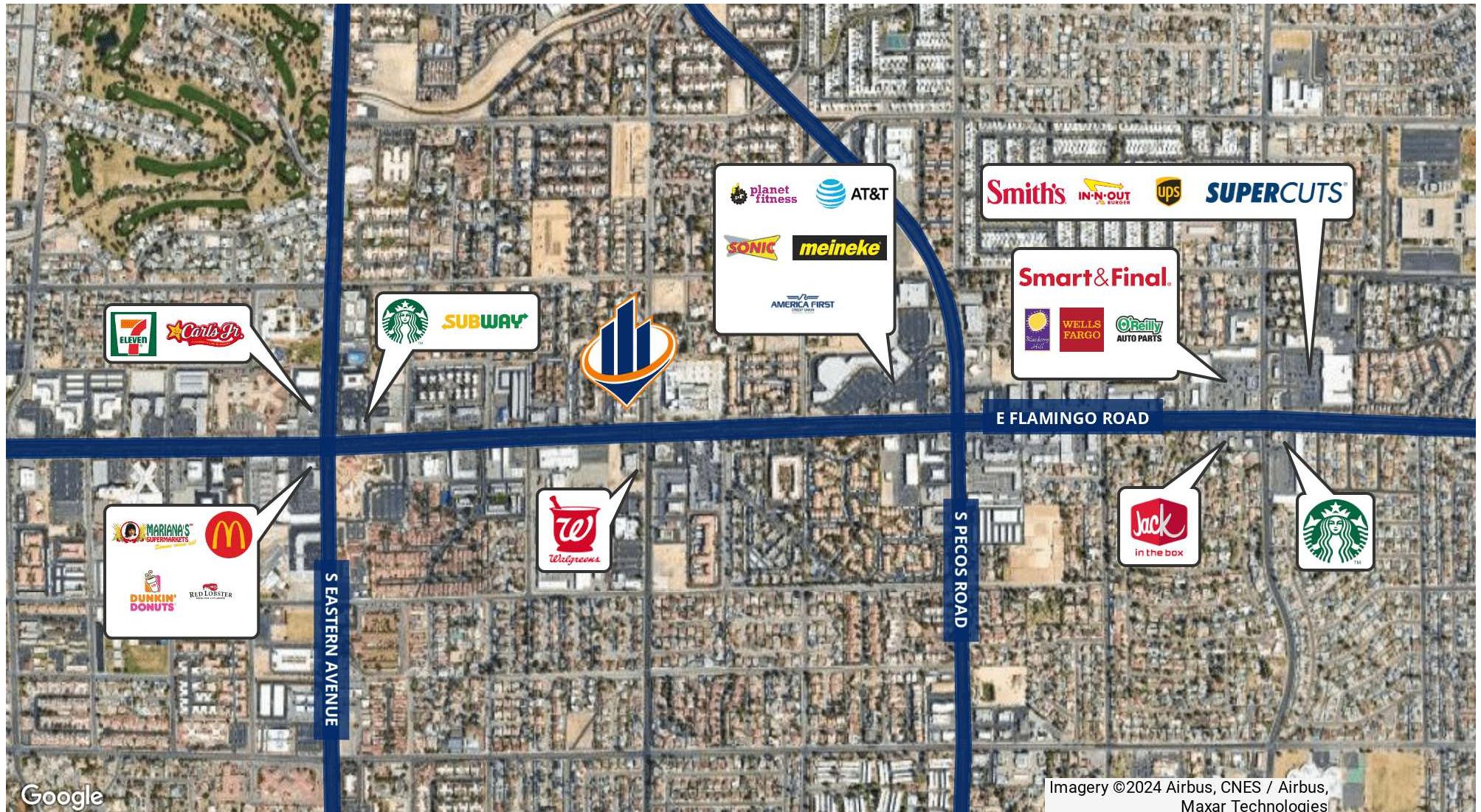
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LOCATION MAP



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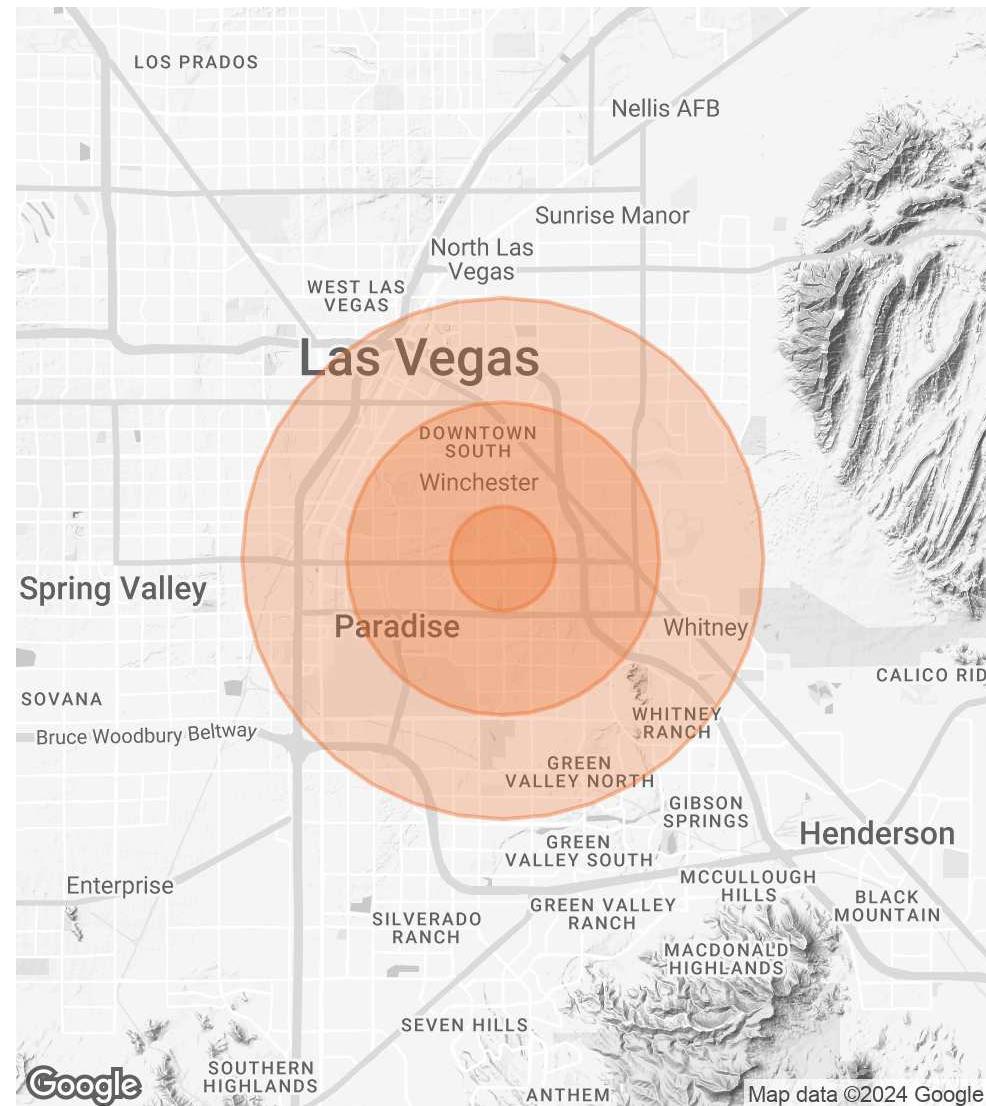
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,765	195,504	460,742
AVERAGE AGE	45	40	39
AVERAGE AGE (MALE)	44	40	39
AVERAGE AGE (FEMALE)	46	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,854	81,878	183,756
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$74,808	\$64,735	\$68,055
AVERAGE HOUSE VALUE	\$420,663	\$351,872	\$360,702

Demographics data derived from AlphaMap



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Presented by:

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