

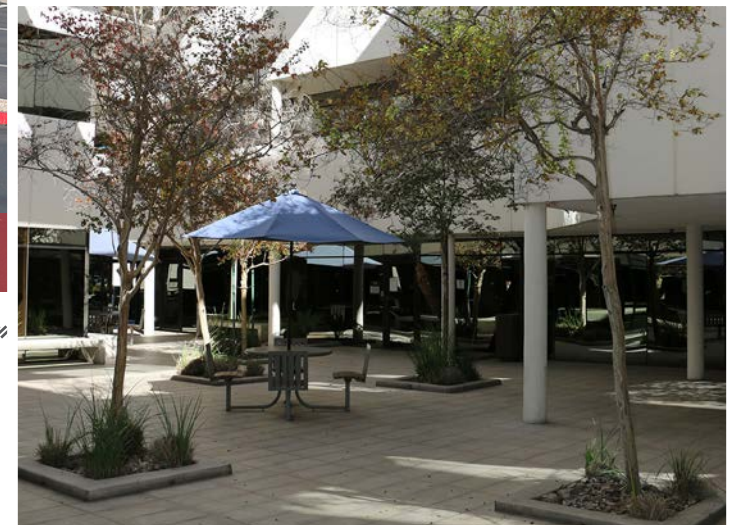


UNDER NEW OWNERSHIP! IMMEDIATE OCCUPANCY!

FOR LEASE

FLAMINGO PROFESSIONAL CENTER

2080 & 2090 E. FLAMINGO RD. | LAS VEGAS, NV 89119



BOB HAWKINS

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NV-RE License S.0072999

REALCOMM ADVISORS

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PROPERTY DETAILS

Flamingo Professional Center is a 113,676 SF± multi-tenant multi-building office project that is situated in the East Flamingo Business Corridor at the signalized intersection of Flamingo Road and Burnham Avenue. The property's is home to several government tenants and its central location offers convenient access to all areas of the Valley.

- Suites from 380 to 9,000 SF±
- Abundant surface and garage parking spaces
- RTC bus route in front of the property
- High concentration of nearby retail/restaurant amenities within a short drive
- On-site property management, security and building engineer
- Multiple outdoor seating/congregating areas
- Approximately 3 miles from two major freeways (I-15 & I-515)
- Full Service Lease, includes CAM, Electrical and 5 day janitorial
- Base Monthly Rent: from **\$1.65/SF FSG**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,081	159,497	456,338
EST. AVERAGE HH INCOME	\$50,919	\$58,342	\$57,699

Information is subject to change at any time. The information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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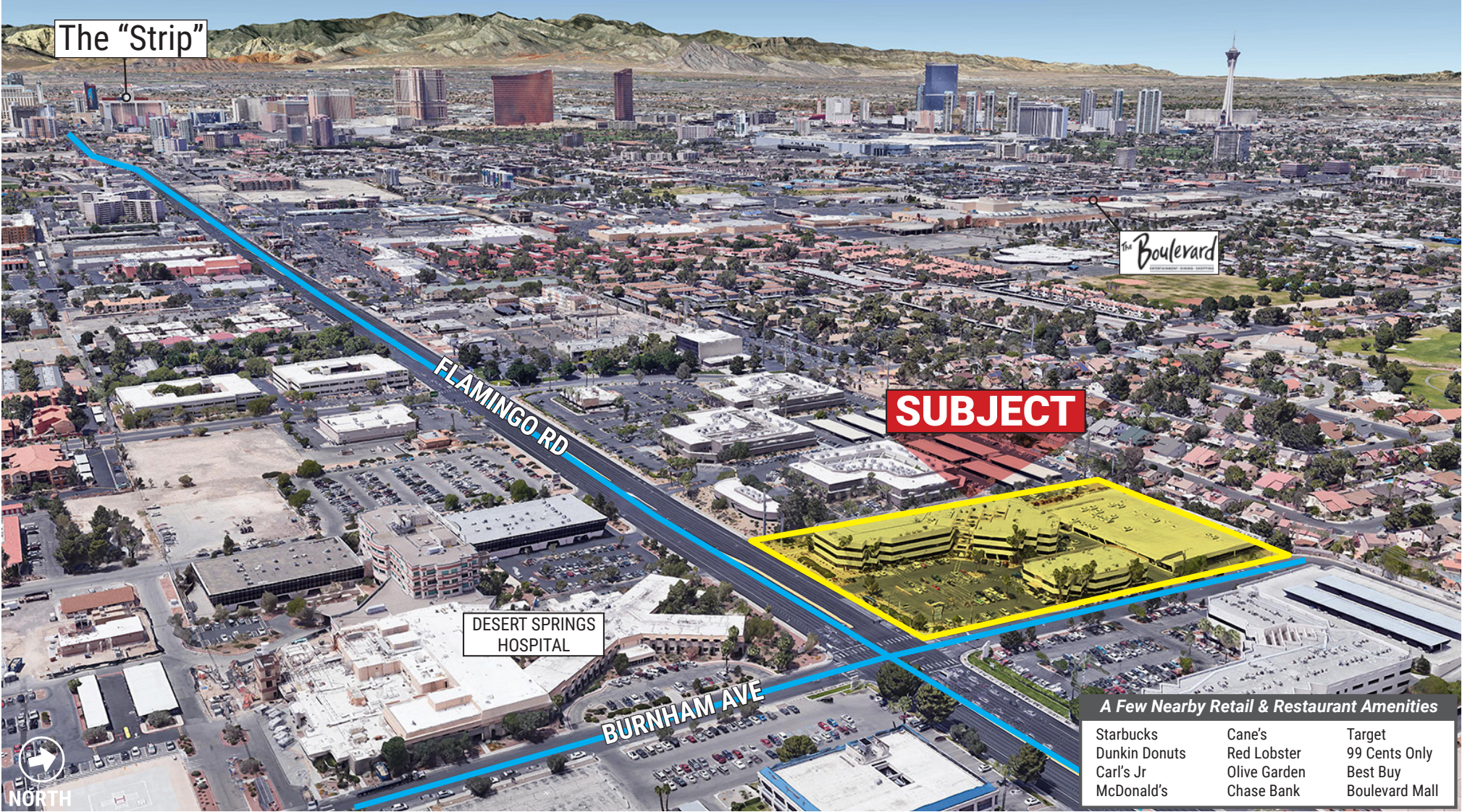
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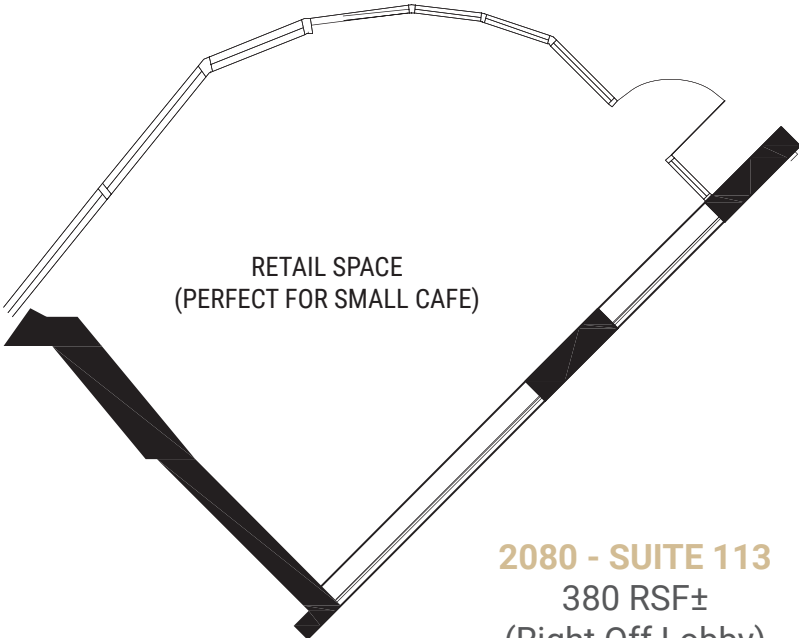
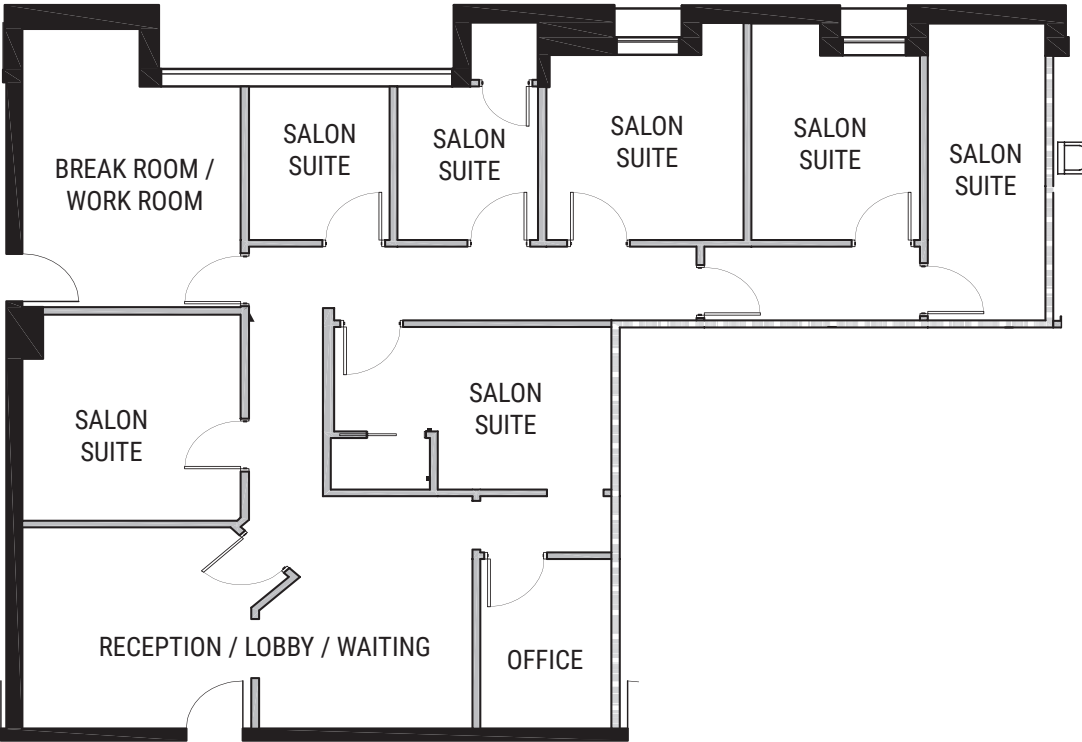
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FOR LEASE

2080 - SUITE 106

1,966 RSF± (Former Hair Salon)



2080 - SUITE 113

380 RSF±
(Right Off Lobby)

**NOT TO SCALE - FOR ILLUSTRATION ONLY*

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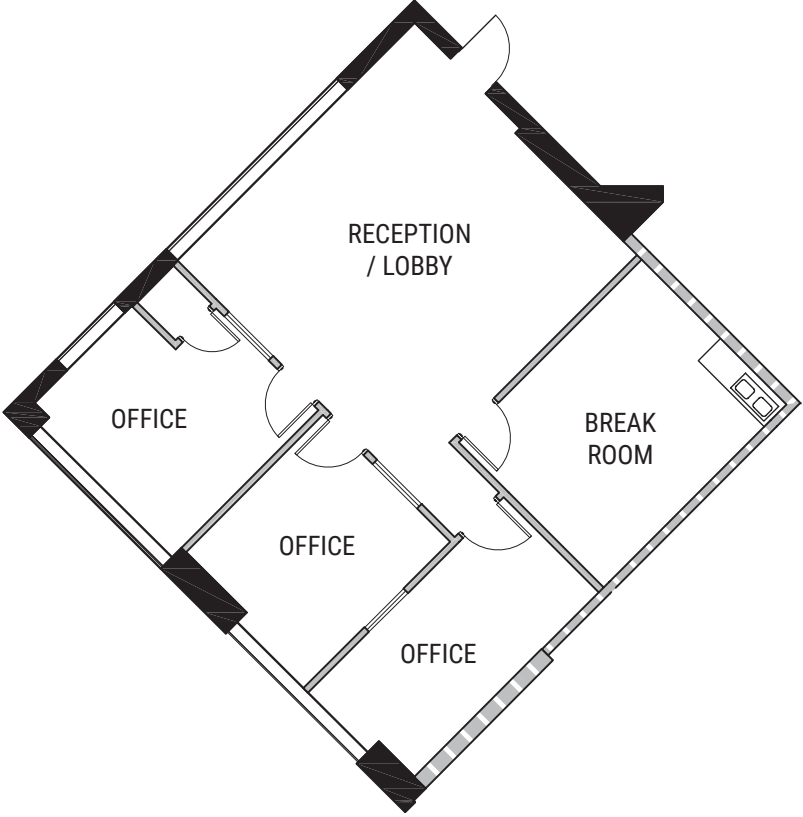
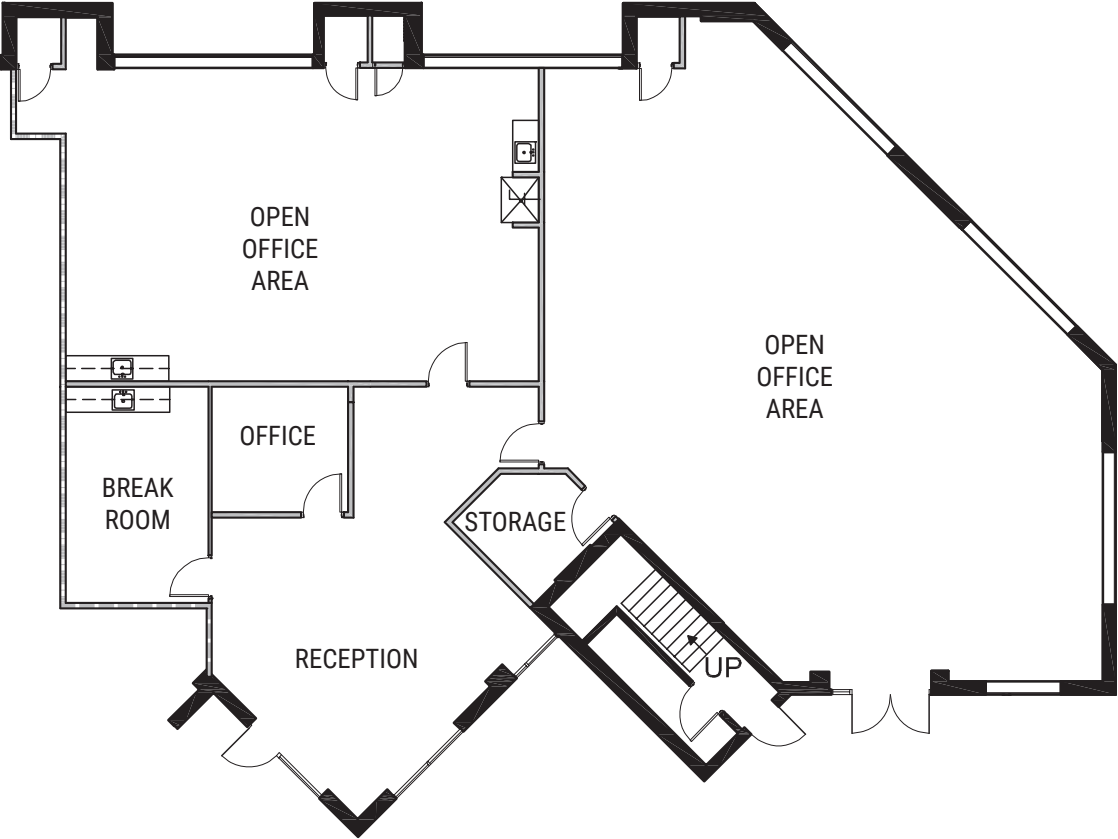


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FOR LEASE

2080 - SUITE 115
4,137 RSF±



2080 - SUITE 217
1,387 RSF±

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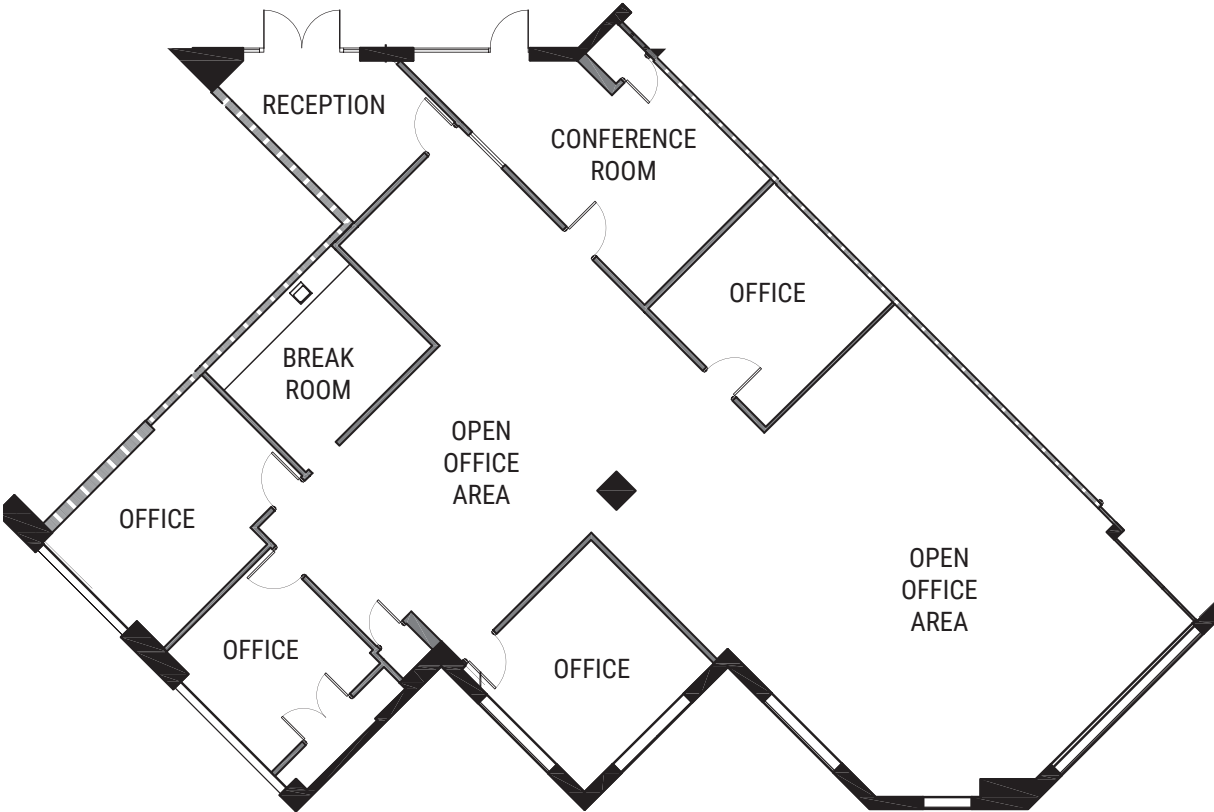
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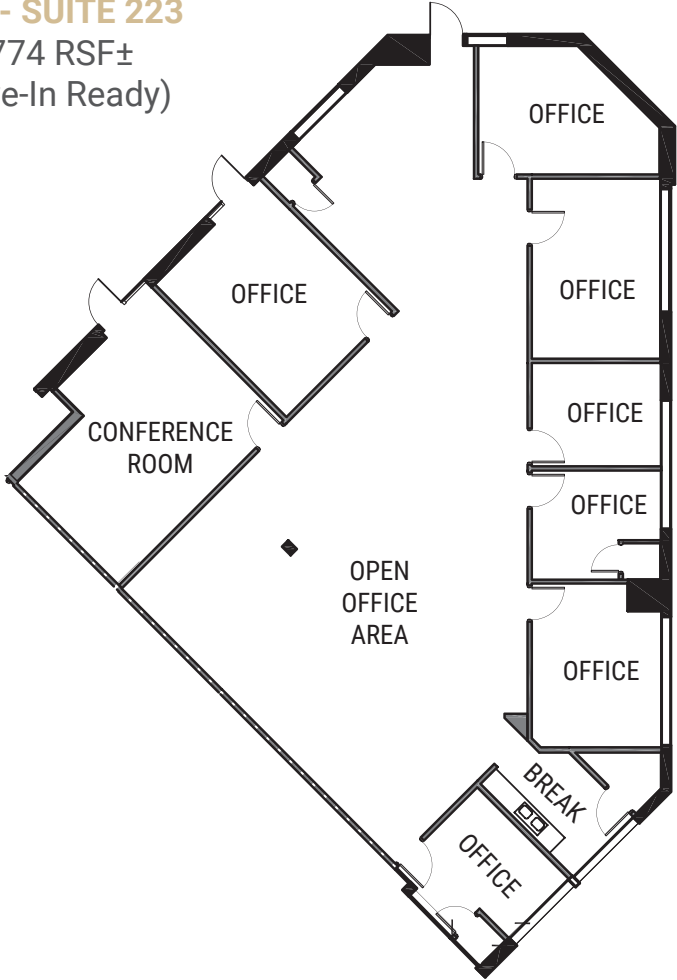
2080 & 2090 E. FLAMINGO RD. | LAS VEGAS, NV 89119

FOR LEASE



2080 - SUITE 219
3,806 RSF± (Spec Suite)

2080 - SUITE 223
3,774 RSF±
(Move-In Ready)



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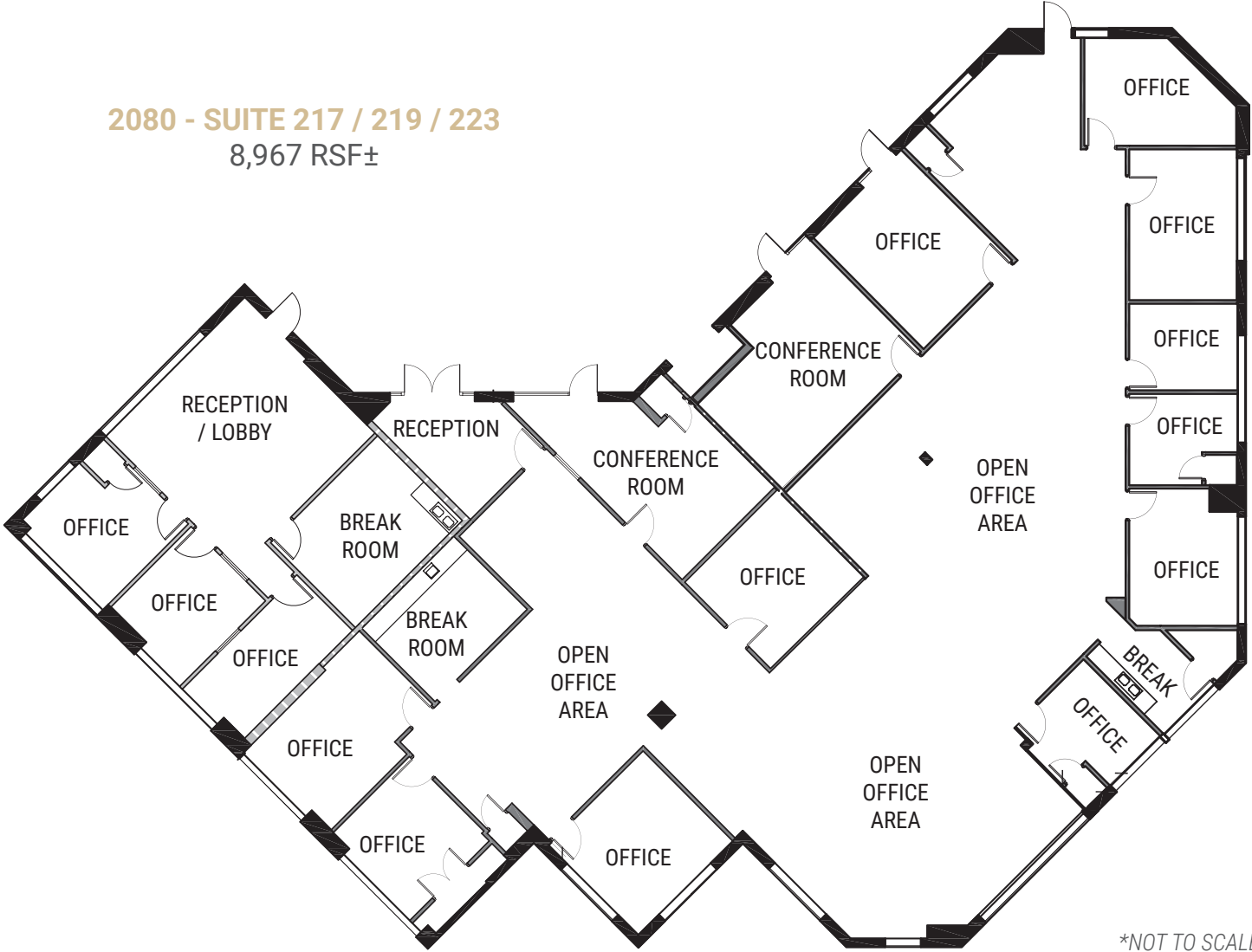


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2080 - SUITE 217 / 219 / 223
8,967 RSF±



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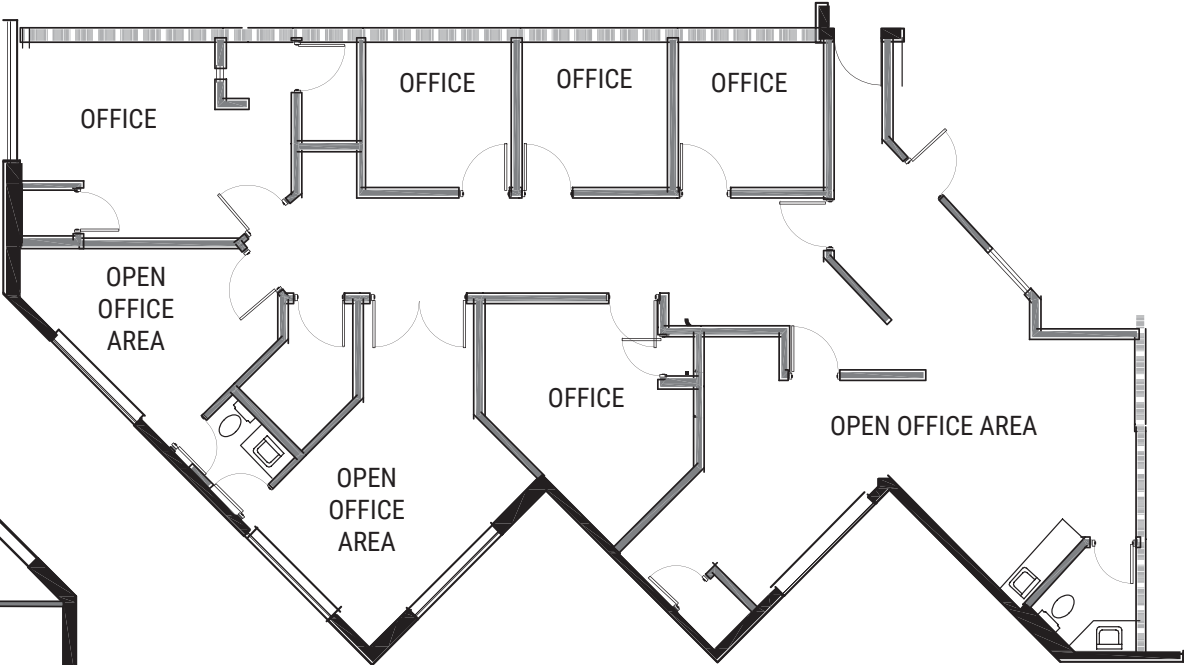
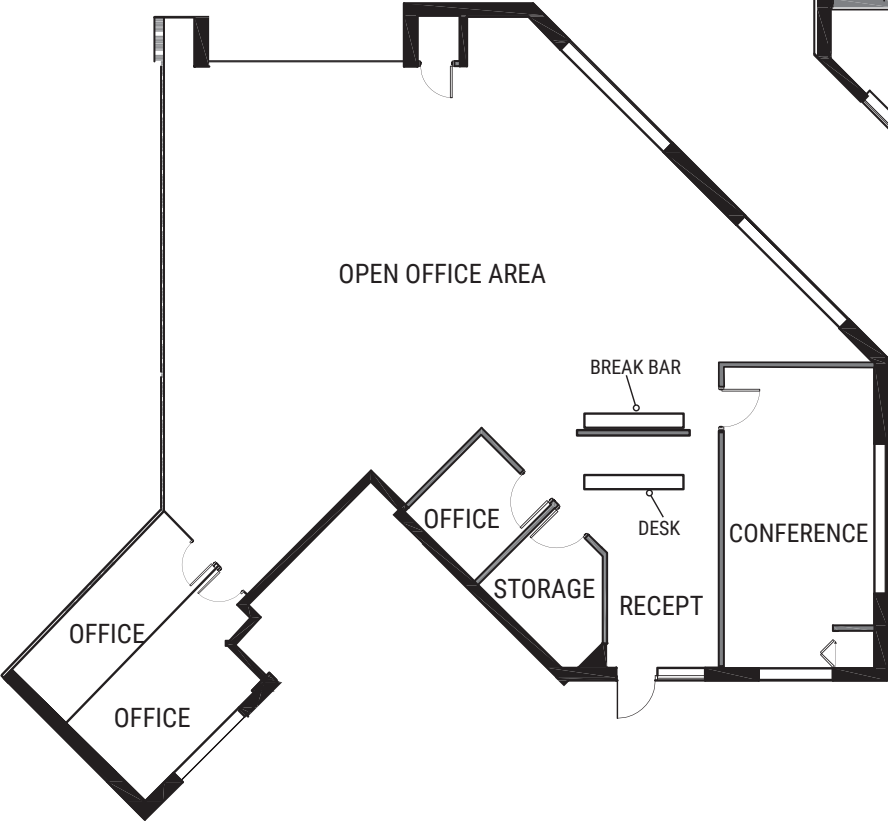


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FOR LEASE

2080 - SUITE 225
2,818 RSF±
(Spec Suite)



2080 - SUITE 301
2,774 RSF±
(Medical Office)

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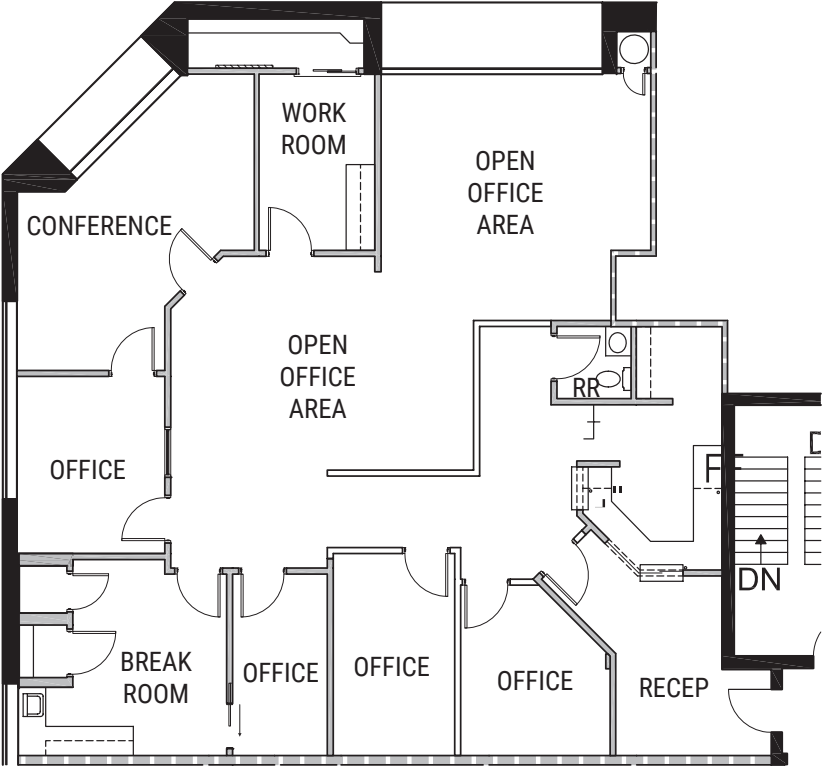
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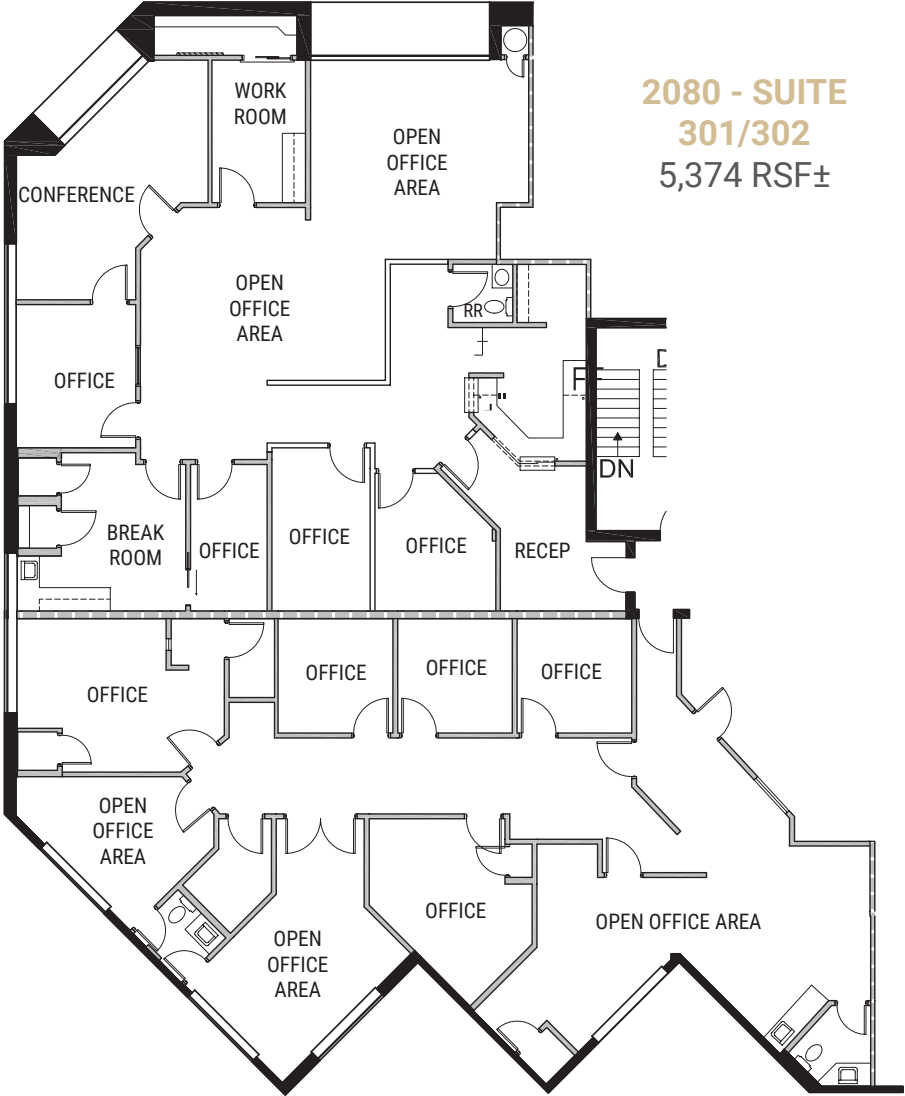
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FOR LEASE



2080 - SUITE 302
2,600 RSF±



2080 - SUITE 301/302
5,374 RSF±

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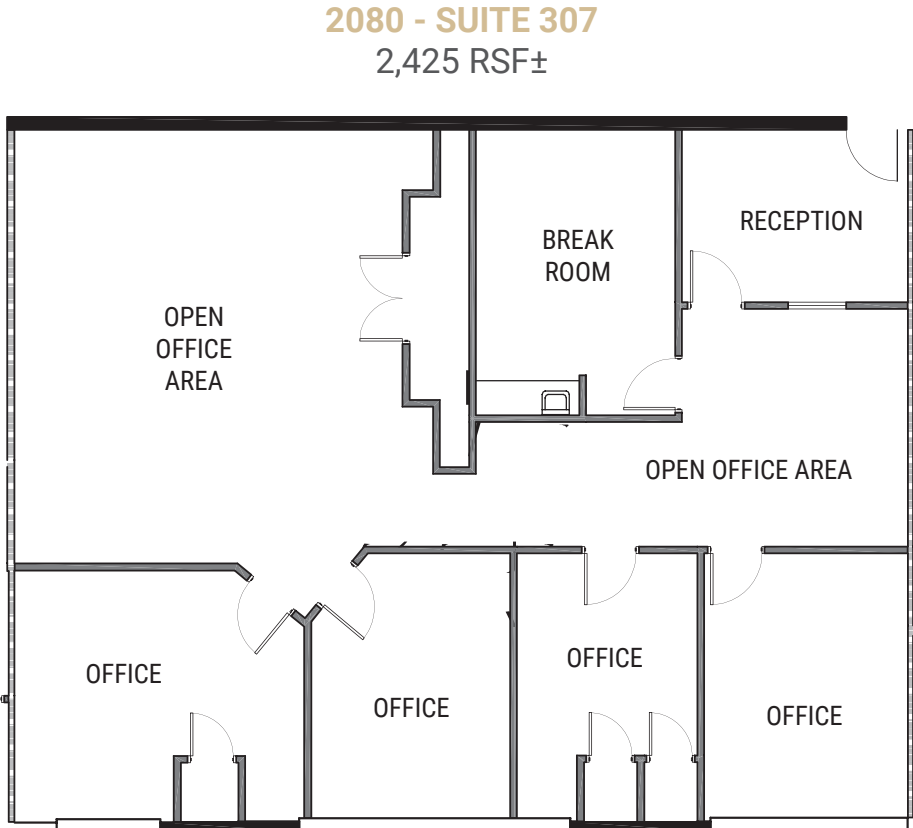
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FOR LEASE



2080 - SUITE 306
1,962 RSF±
(Spec Suite)



2080 - SUITE 307
2,425 RSF±

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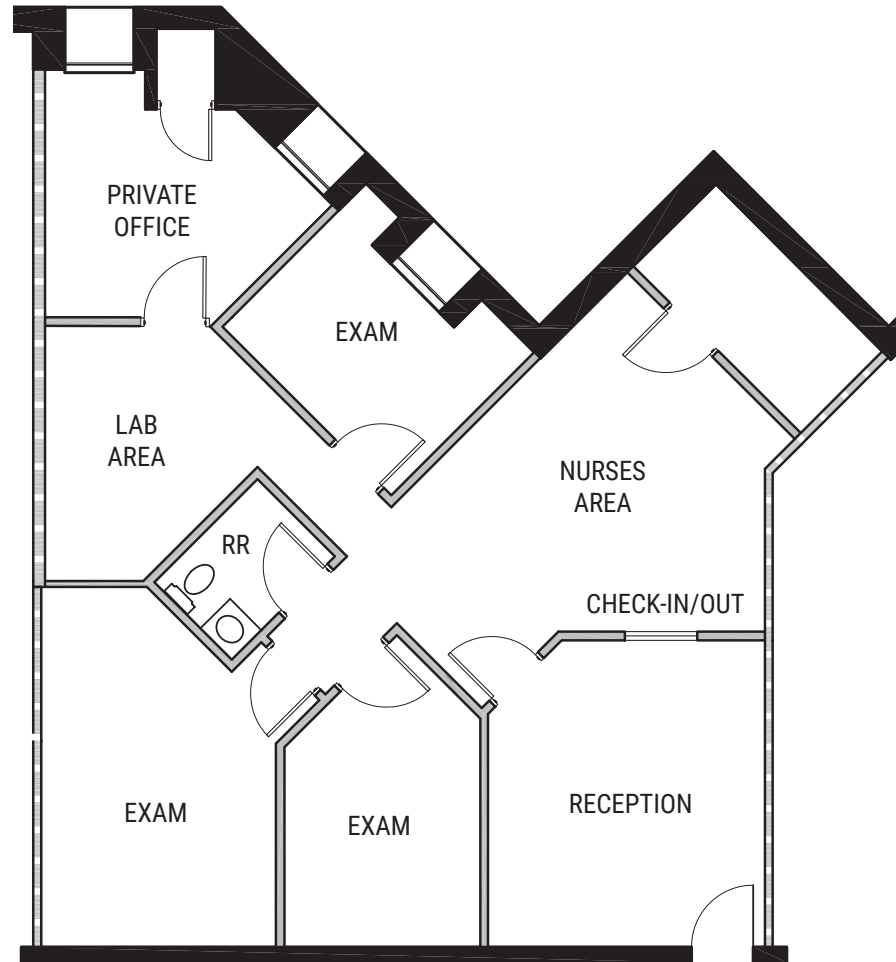
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2080 - SUITE 312

1,499 RSF±

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