

LEASE HERE

3585 E Flamingo Road Las Vegas, NV 89121

Flamingo Pearl

Central location between
Henderson / Green Valley
and the Strip

+/- 2,064 - 6,709
Rentable SF Turnkey
suite available NOW



Flamingo Pearl is a centrally located Class B office building on the well trafficked East Flamingo Road corridor. This office property is home to mortgage other professional uses and features covered parking, inviting facade and entry lobby, and well maintained restrooms.

SUBMARKET



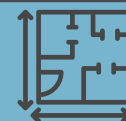
Central / East
Las Vegas
Flamingo Corridor

USE



Professional Office

AVAILABLE



+/- 2,064 - 6,709
Rentable Square Feet
/ 1,818 - 2,623
Usable Square Feet

ZONING



C-1 Clark County
Local Business

RATE



\$1.15 - \$1.25 Triple Net
(NNN) +
2026 Estimated NNNs
@\$0.38 / SF

POWER



Most suites
feature 100A
single phase panel
@110 / 220V
(To be Verified)

VISIBILITY



Excellent visibility on
E Flamingo Boulevard

RESTROOMS



Common area
restrooms

SIGNAGE



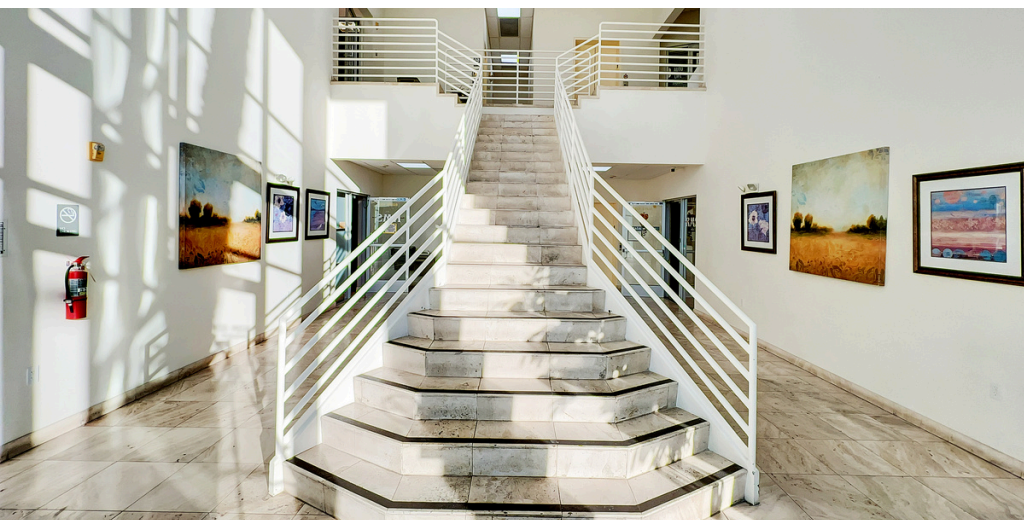
Pylon signage
space available

CLEAR HEIGHT



10' - 12' ceiling
heights,
(non-sprinklered
building)

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FLAMINGO PEARL OFFICE BUILDING

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Suite #

Use Type

RSF

USF

Base Rent

Estimated
NNNs

Fees

Total Monthly

About This Space

Suite 101

Office

2,064

1,818

\$1.25 / SF NNN

\$0.38 / SF

\$40 / mo
covered parking

\$3,410

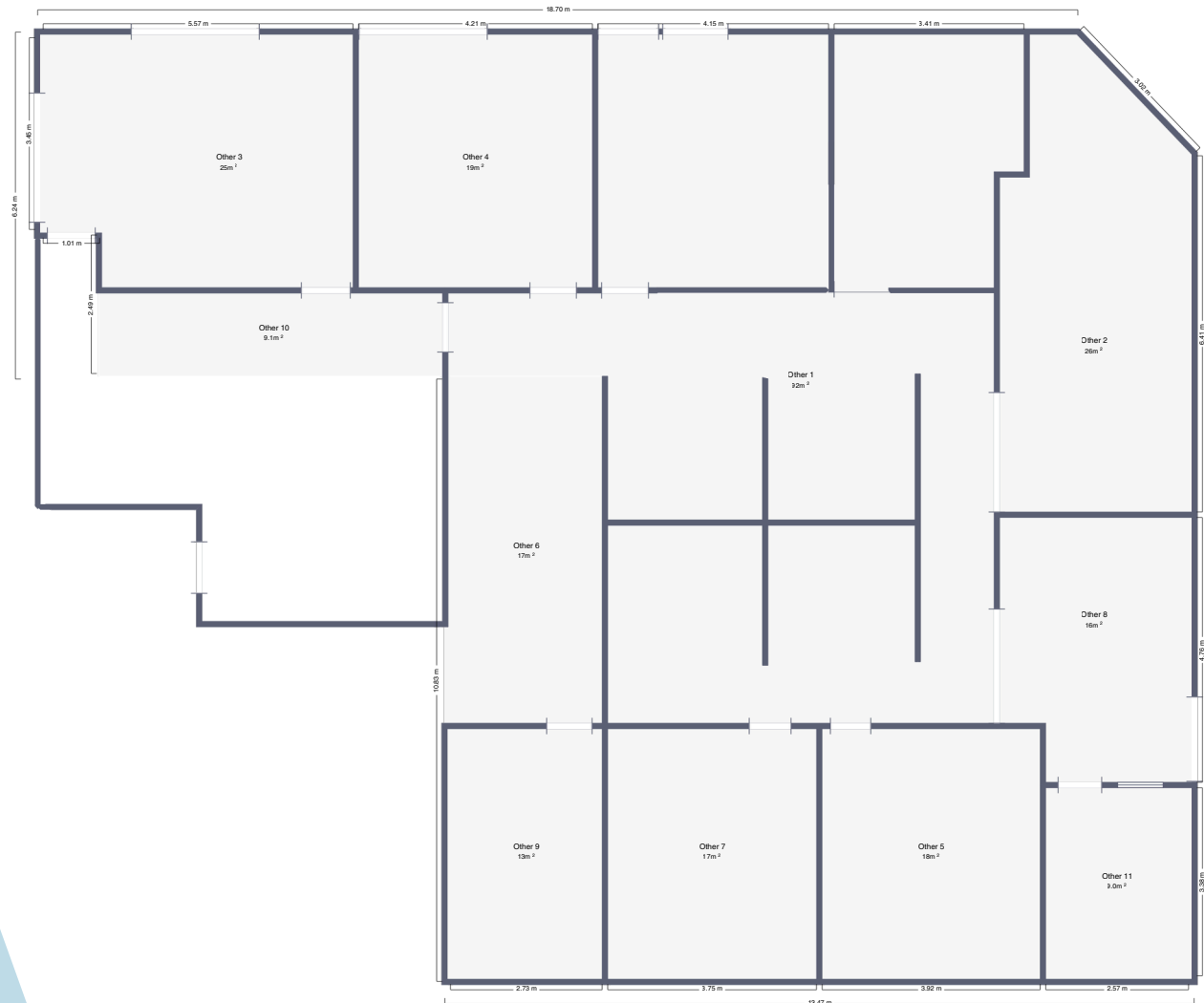
Reception/lobby area, six (6) offices, conference/training room, bullpen, file storage room that could be used as employee break room and in-suite restroom.

Suite 101

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Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 102	Office	3811	2906	\$1.25 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$6,212	Front reception with built in reception desk, large open work area with built in pony wall cubicles (able to be removed), 7 offices, 1 executive office, 1 conference room, storage.

Suite 102

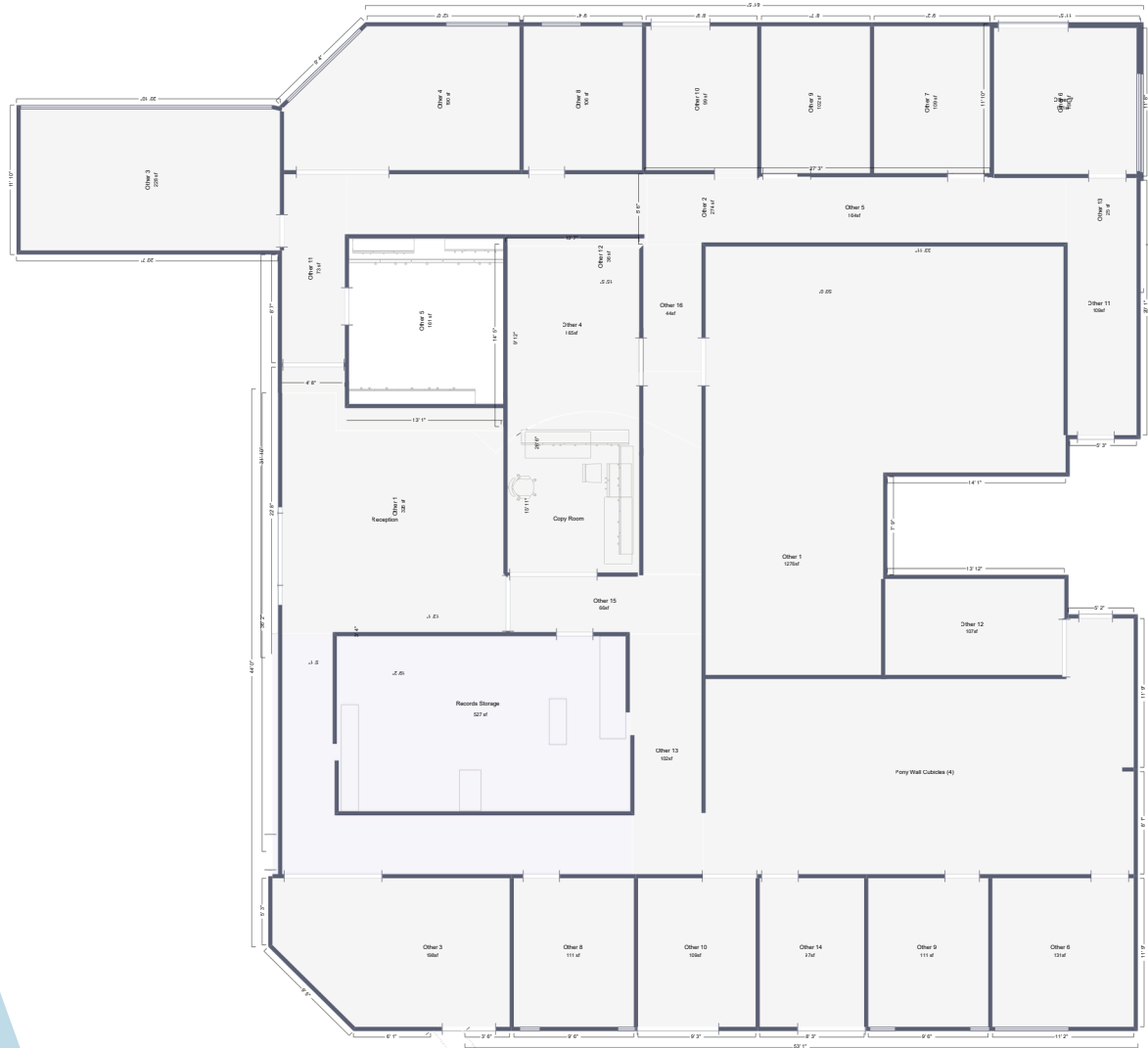


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Suite #

Use Type

RSF

USF

Base Rent

Estimated
NNNs

Fees

Total Monthly

About This Space

Suite 103

Office

6,709

6,218

\$1.25 / SF NNN

\$0.38 / SF

\$40 / mo
covered parking

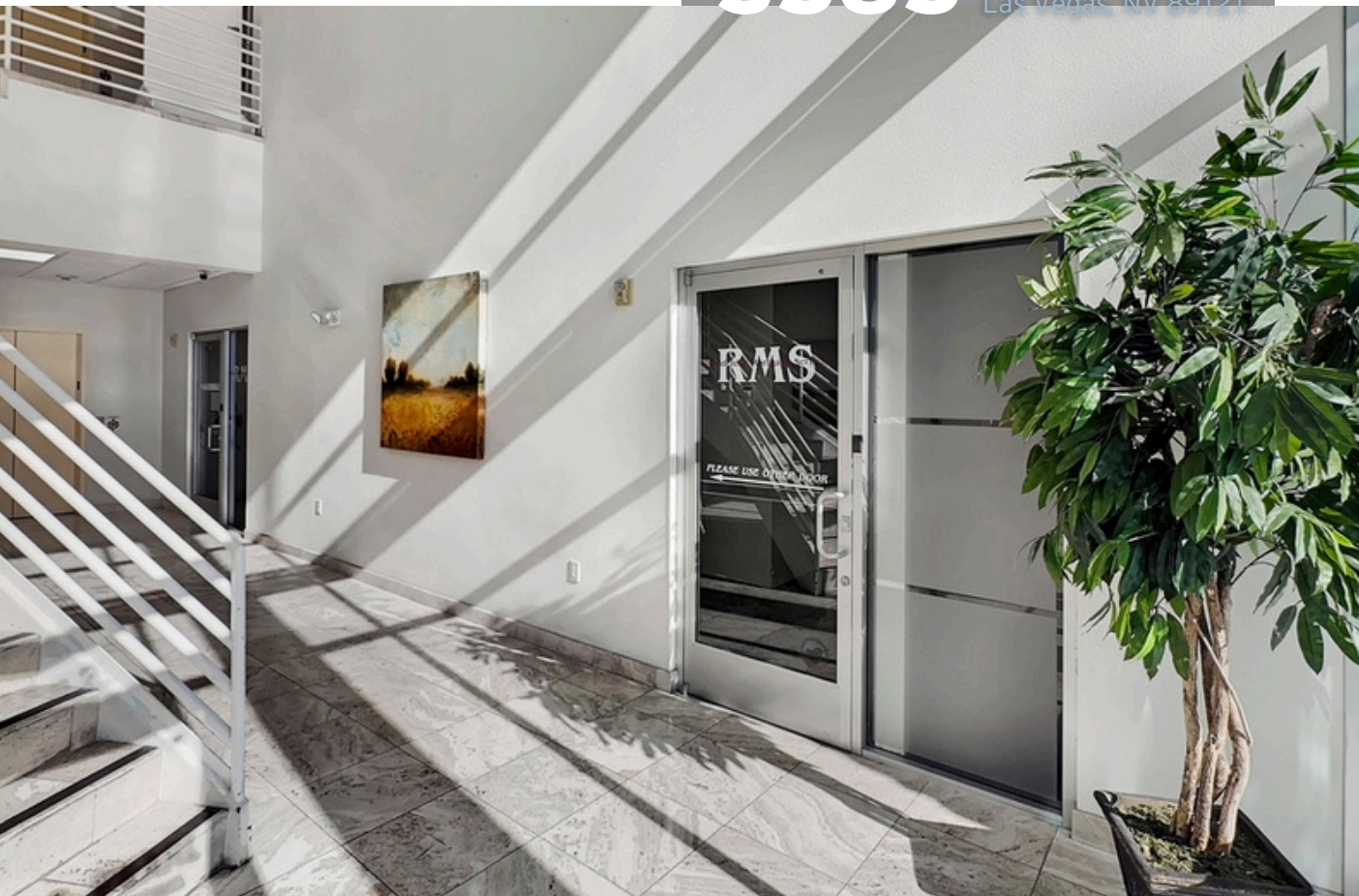
\$10,936

Full south end ground floor of building located directly off the lobby. Two (2) large conference rooms, thirteen (13) private offices, break area with sink, copy room and record storage with sliding track archive system.

Suite 103

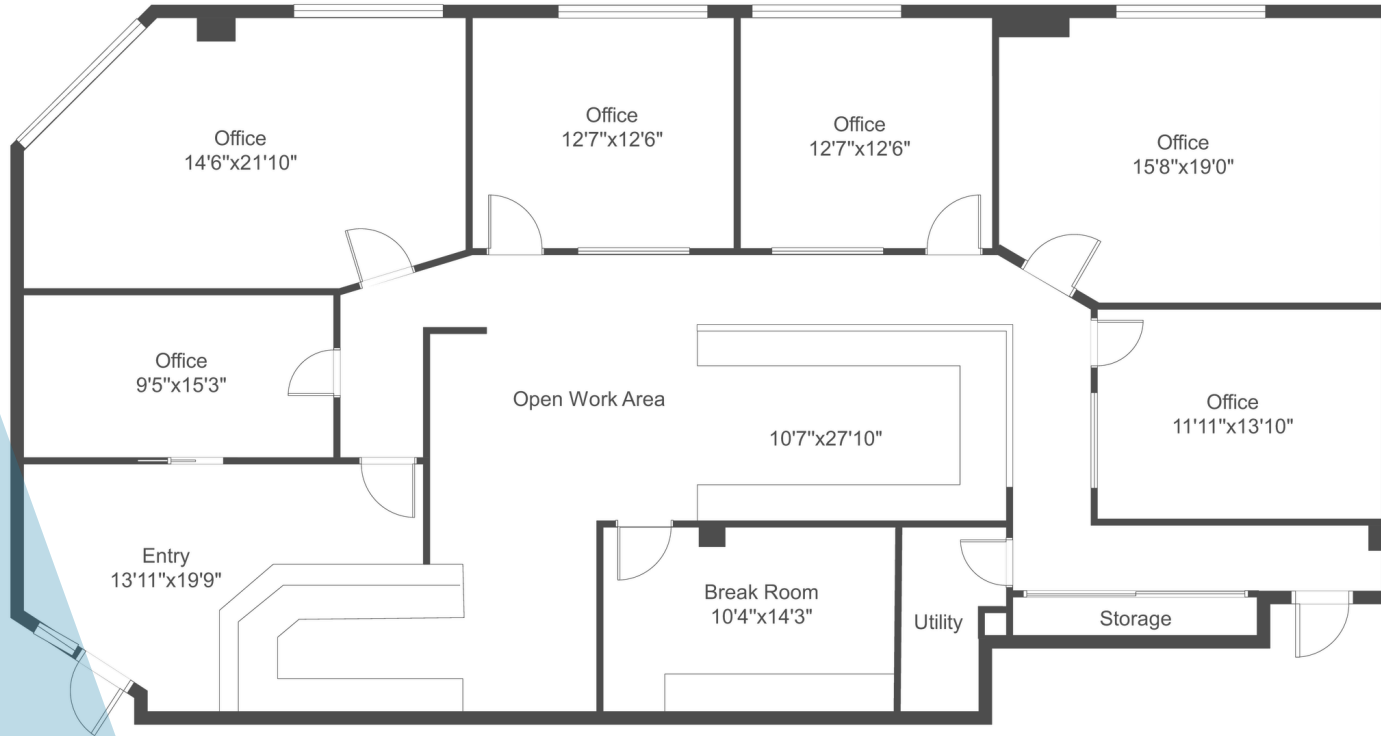


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Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 201	Office	2973	2623	\$1.15 / SF NNN	\$0.38 / SF	\$40 / mo covered parking	\$4,549	Front reception with built in reception desk, large open work area with built in pony wall desks (able to be removed), 4 offices, 1 executive office, 1 conference room, storage, and break room with sink

Suite 201

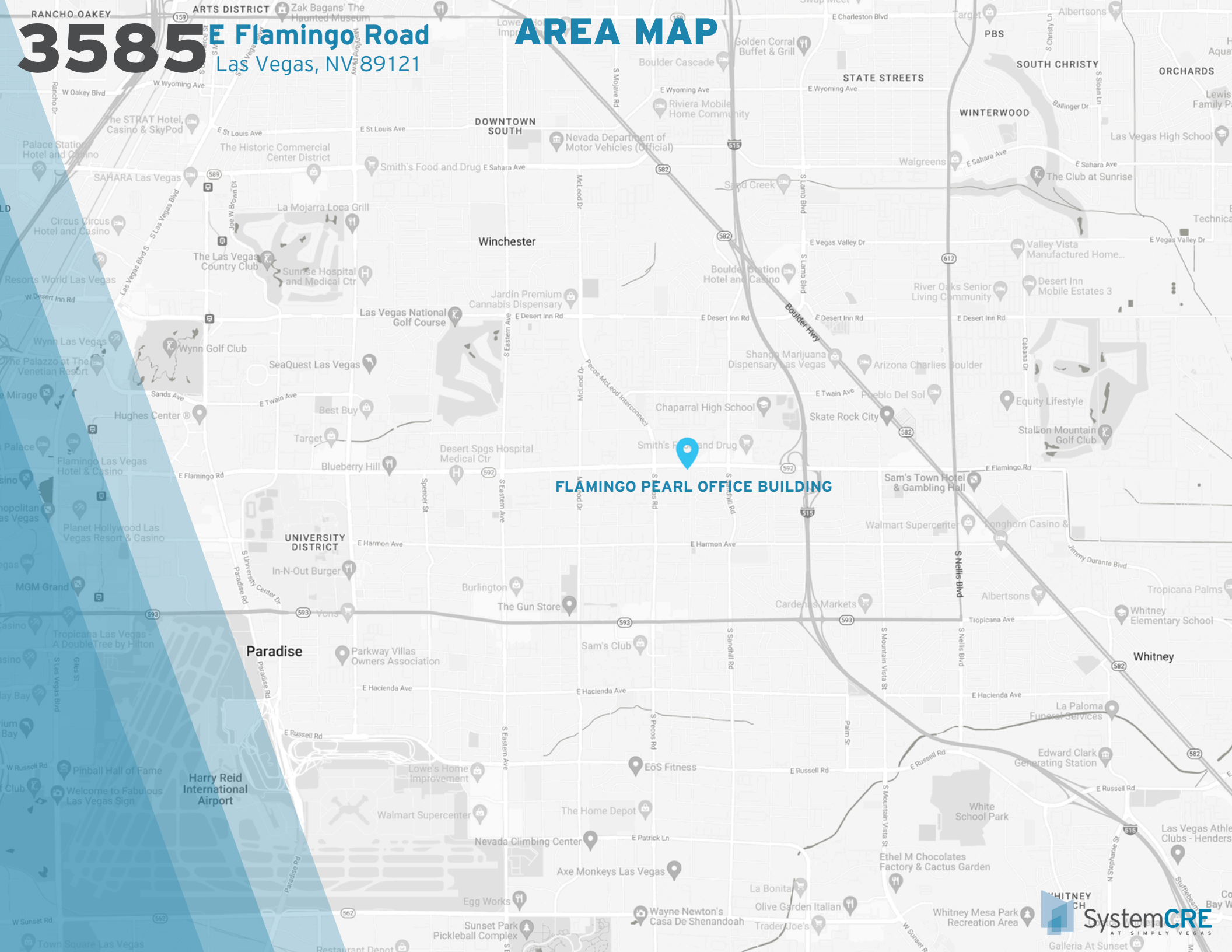


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AREA MAP



FLAMINGO PEARL OFFICE BUILDING

FOR MORE INFO OR TO TOUR:

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