

FOR LEASE

Emerald Business Plaza

\$1.00 PSF (NNN \$0.11) ±2,200 SF

8989 WEST FLAMINGO ROAD,
LAS VEGAS, NEVADA 89147



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www.colliers.com/lasvegas



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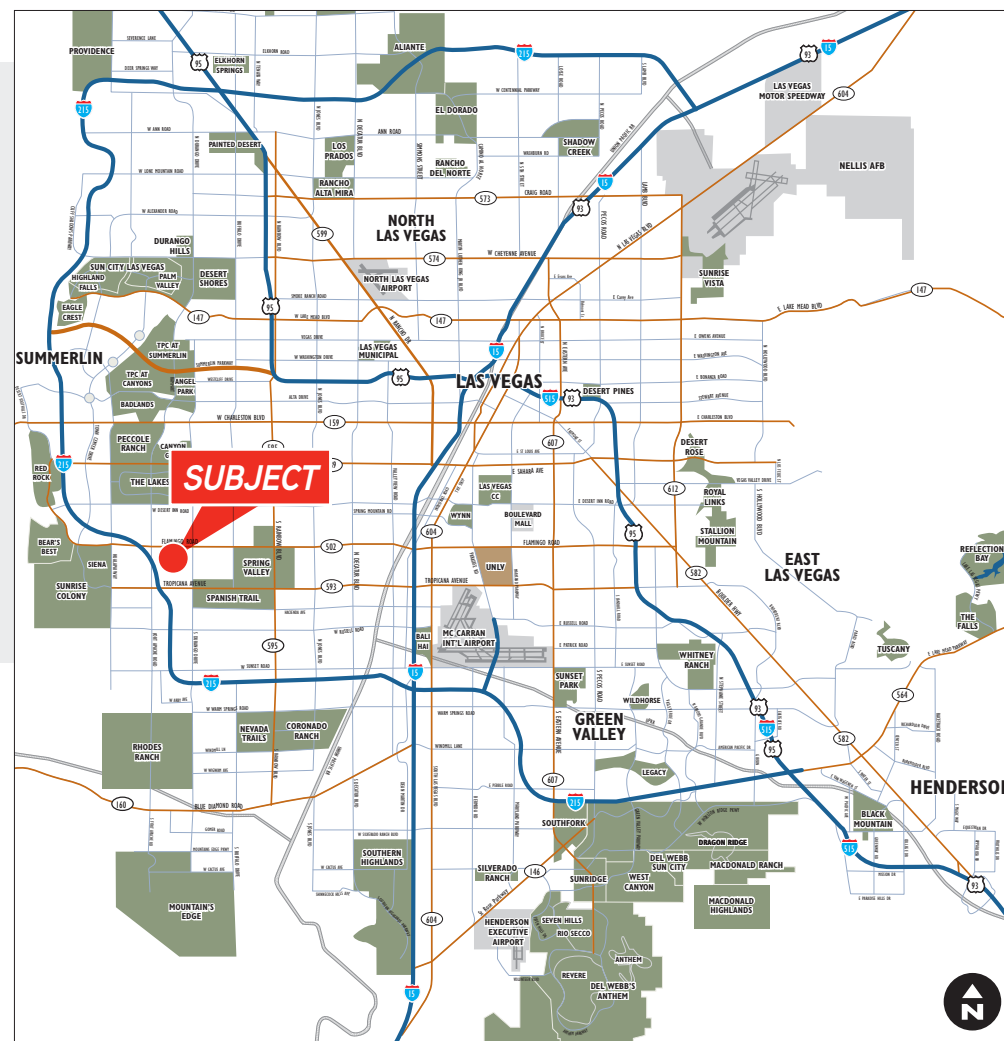
PROPERTY HIGHLIGHTS

- ±2,200 SF Space Available, Sharing space with Landlord
- *By Appointment only, do not disturb tenant
- Easy access to I-215, Draws on Southwest and Summerlin Demographics
- 5 Perimeter Offices, Conference Room, Bullpen, and More!
- Pylon Signage Available on Flamingo Road
- Parking ratio of 5:1,000
- Move-in Ready

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	20,525	152,596	329,802
INCOME	\$54,713	\$60,332	\$57,636
HOUSING	9,256	68,435	148,048
HOUSEHOLDS	8,641	63,143	135,748

Claritas 2015



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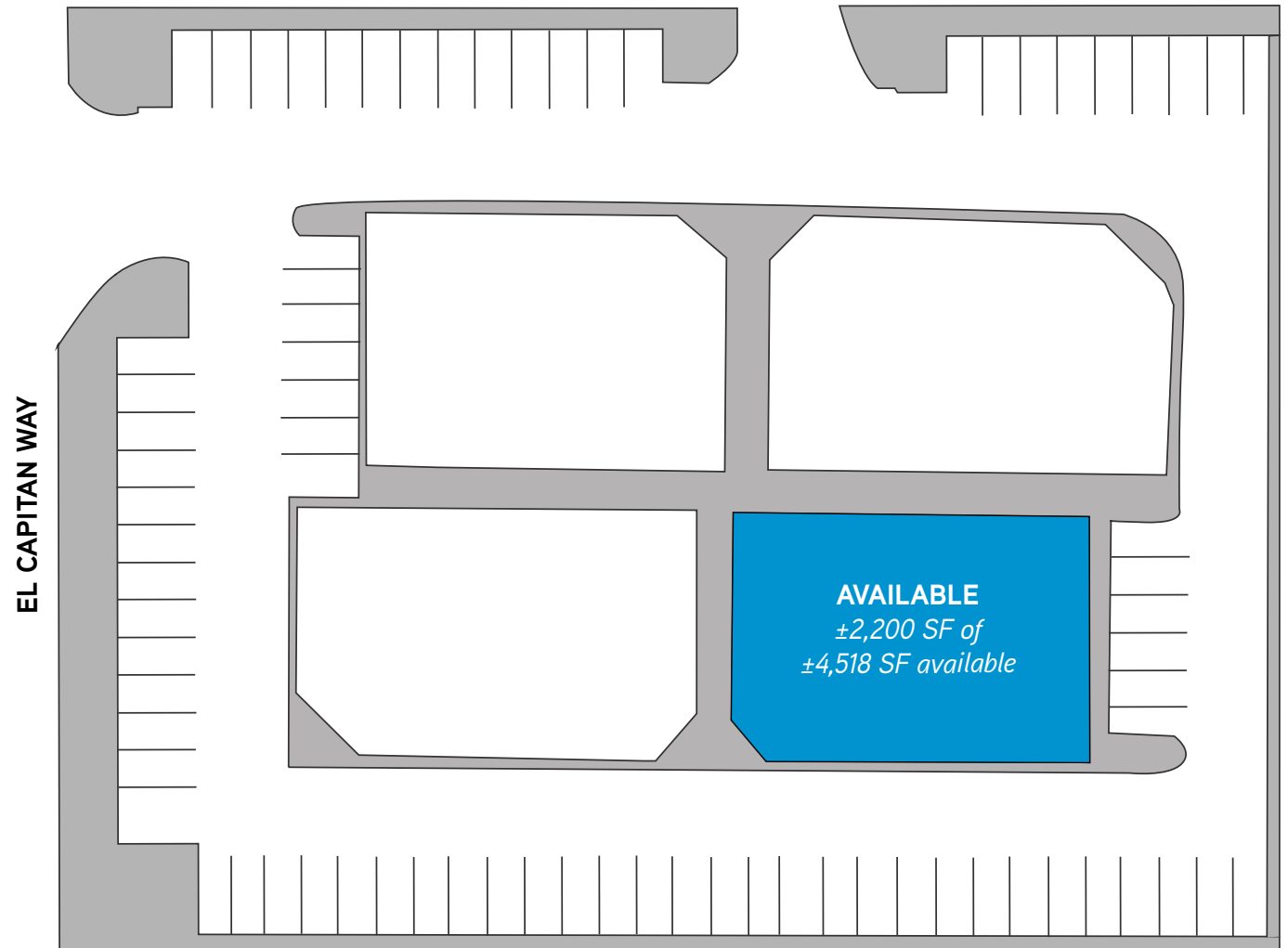
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SITE PLAN

■ = AVAILABLE



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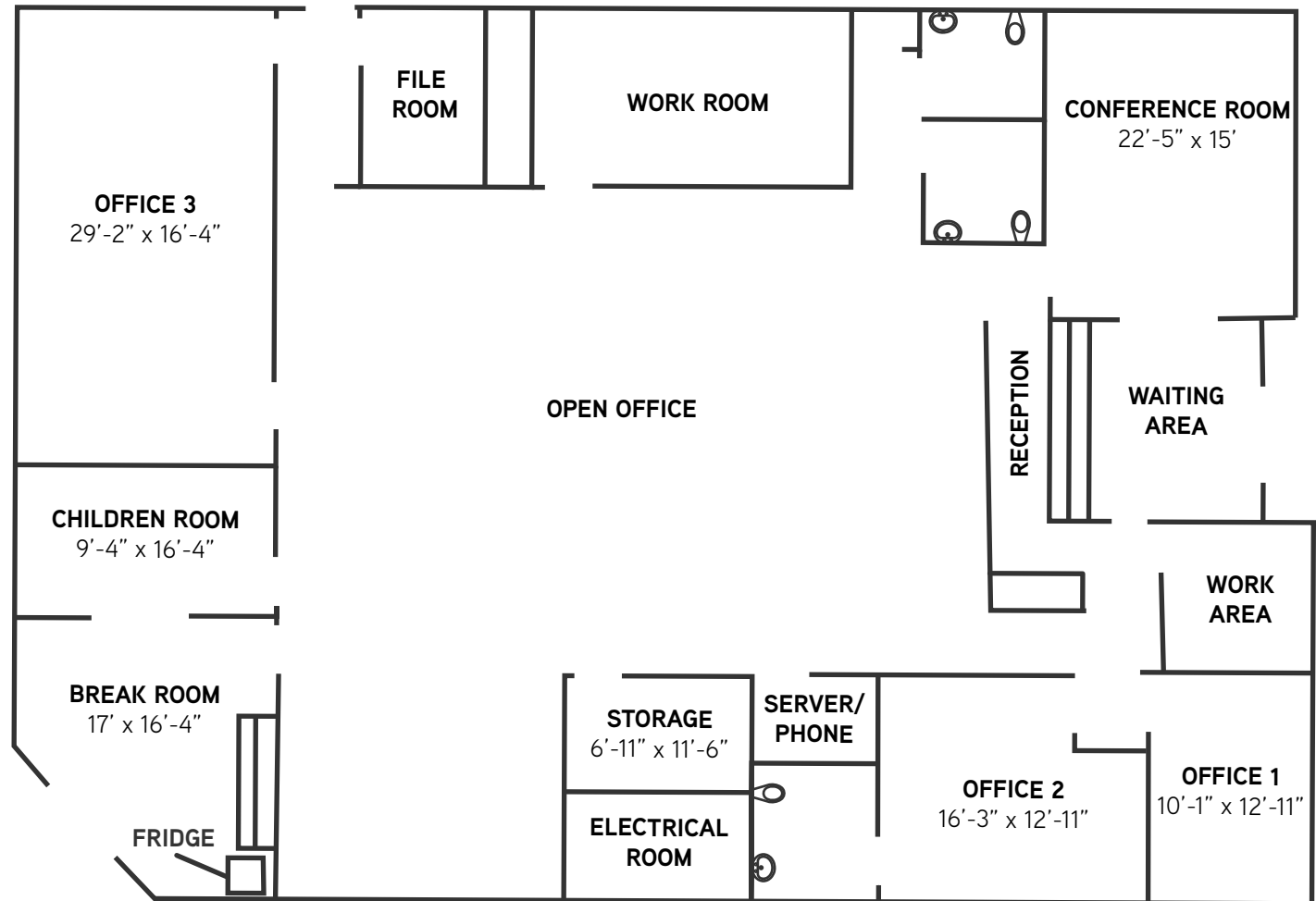
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FLOOR PLAN



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