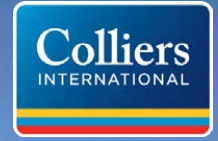


FOR LEASE > OFFICE SPACE

FLAMINGO GRAND PLAZA

1050 EAST FLAMINGO ROAD | LAS VEGAS, NEVADA



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TURN-KEY SUITES AVAILABLE

PROPERTY OVERVIEW

Flamingo Grand Plaza (FGP), constructed in 1981 on a ± 7.51 acre parcel, is a $\pm 136,744$ rentable square foot Class 'B' professional office project made up four three story buildings and one two story rotunda adjoined by a 40' glass skylight open atrium. This full service gross office building is centrally located just east of the Las Vegas "Strip" and north of the University of Nevada Las Vegas campus and McCarran International Airport. The property is bordered by the Flamingo wash to the north, Target Shopping Center to the East and Cambridge Street to the west which has multiple access points via Flamingo Road. The property has immediate access to major mass transit bus lines and resides within walking distance to a multitude of Tenant friendly amenities such as shopping, banking, sit down and fast casual restaurants and of course the 'World Famous Las Vegas Strip'.

Flamingo Grand Plaza's open atrium common area is available to all Tenants for a casual luncheon or small private meetings. FGP has several turnkey office suites available for immediate occupancy in a variety of layouts and floor plans from which to choose from. Additionally the property features on site property management, security personnel and maintenance services to attend to all Tenant requests.

PROPERTY HIGHLIGHTS

- Turn-key Suites Available for IMMEDIATE Occupancy
- Suite Sizes Ranging from ± 734 RSF to $\pm 12,155$ RSF
- Recently Refurbished Common Areas
- On-Site Property Management, Maintenance and Security
- After Hours Pass Card Access
- Parking: 4.29:1,000 (579 total spaces); Covered Parking Available
- Three Story Open Air Atrium with Seating Area
- On-Site Conference Room Available
- Numerous Amenities in the Immediate Area
- On the Las Vegas RTC Bus Route
- Close Proximity to Las Vegas "Strip", McCarran International Airport, Convention Center, I-15 and I-215 Interstates



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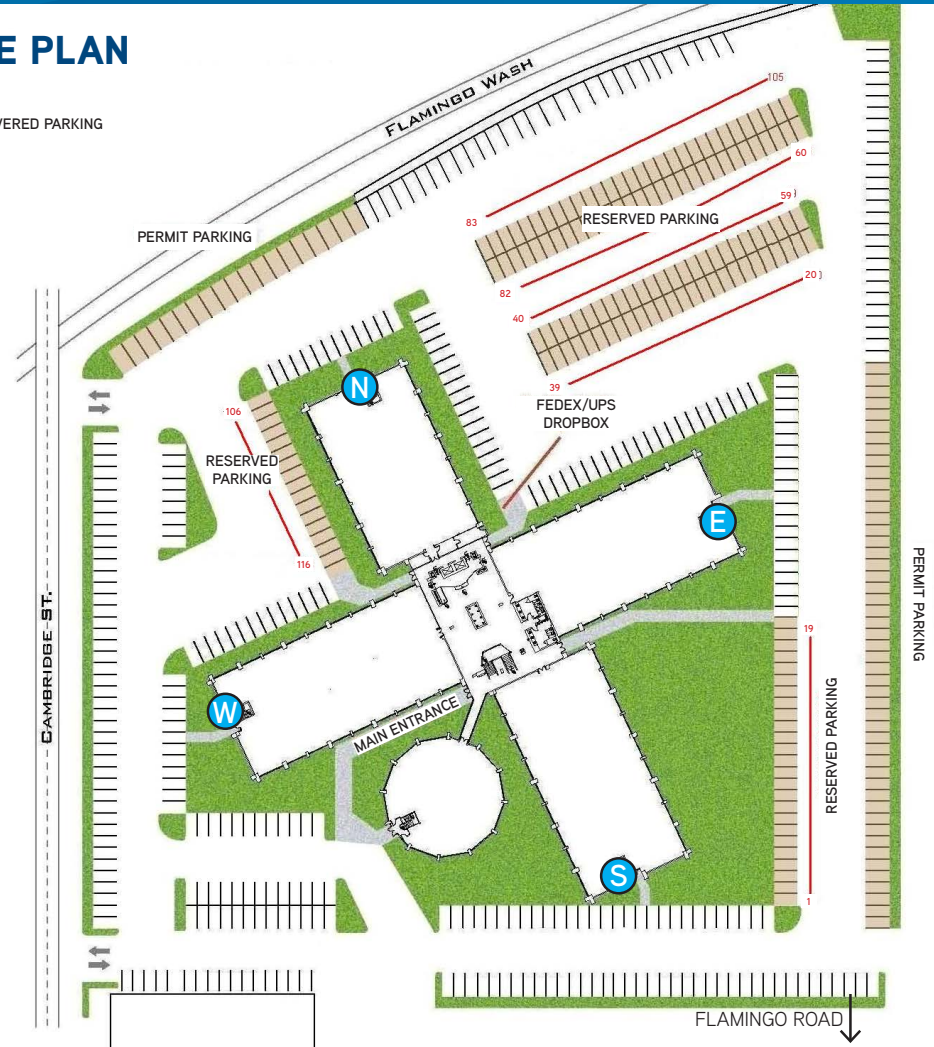


CARTOON MAP



SITE PLAN

COVERED PARKING



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FIRST LEVEL FLOOR PLAN

WING	SUITE	SF	DESCRIPTION
N	132	±1,223	Small bullpen and three (3) private offices
N	137	±2,478	Large open bullpen area with six(6) private offices, telephone/storage room or five (5) private offices and one (1) break room/conference room capability.
N	147	±1,329	Reception, four (4) offices, data/computer room.
S	102	±1,886	Reception area, four (4) private offices, full kitchen, large conference room with built in cabinets, filing/storage room.
S	107	±4,219	Reception, six (6) private offices, full kitchen, 1 telco closet, full training room.
S	110	±1,233	Reception, two (2) private offices, 1 telephone room; open space
W	151	±734	Small bullpen, two (2) private offices, storage/telecommunication room.

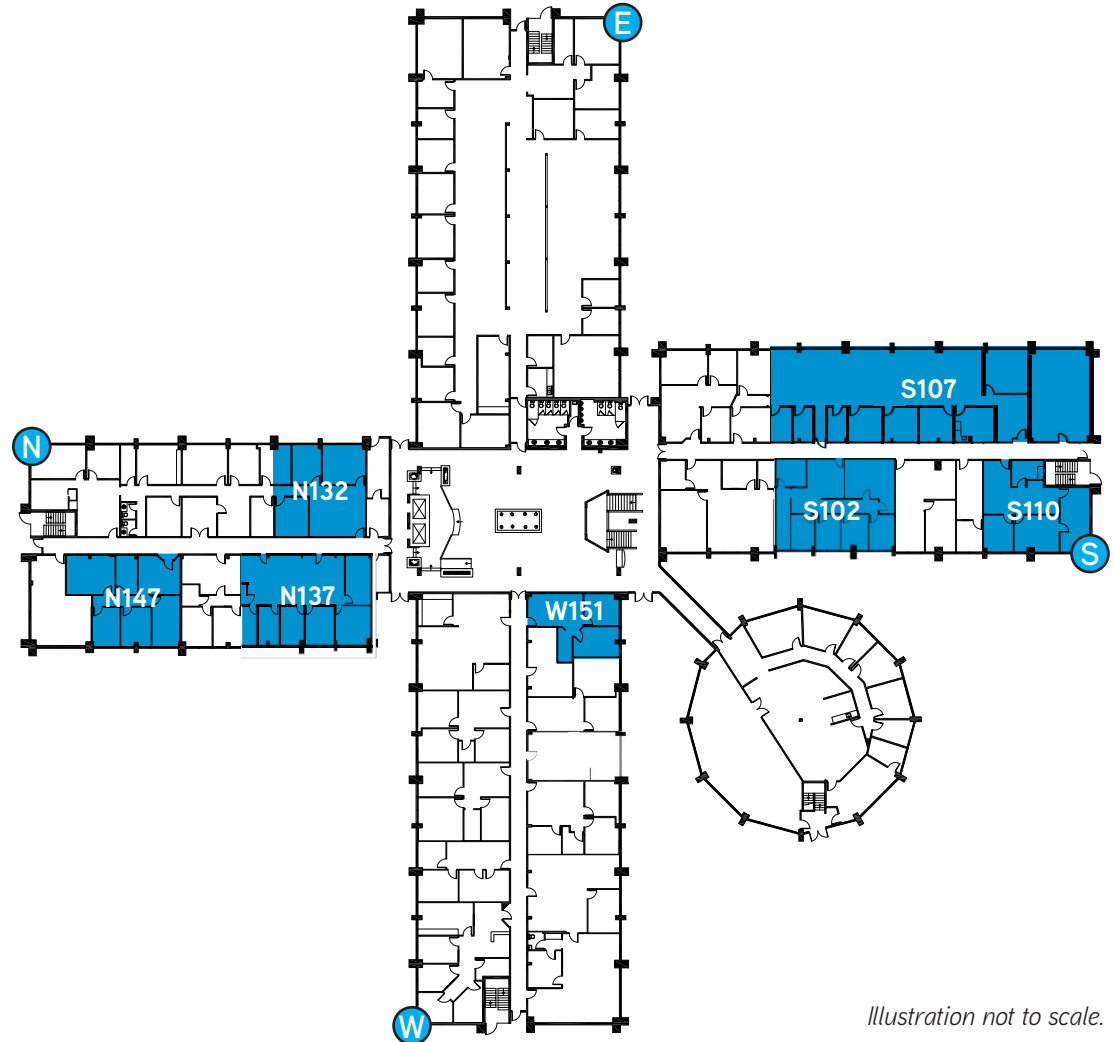


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SECOND LEVEL FLOOR PLAN

WING	SUITE	SF	DESCRIPTION
E	220	±1,925	Reception area, seven (7) private offices with views, conference room and file storage area, break room.
S	210	±12,155	Full Floor Suite! Open reception, 28 private offices, four (4) conference rooms, large open areas, storage rooms with two (2) break rooms. Includes server/telecommunication room.
W	251	±1,477	5 offices; 1 reception or 4 offices and 1 equipment room.

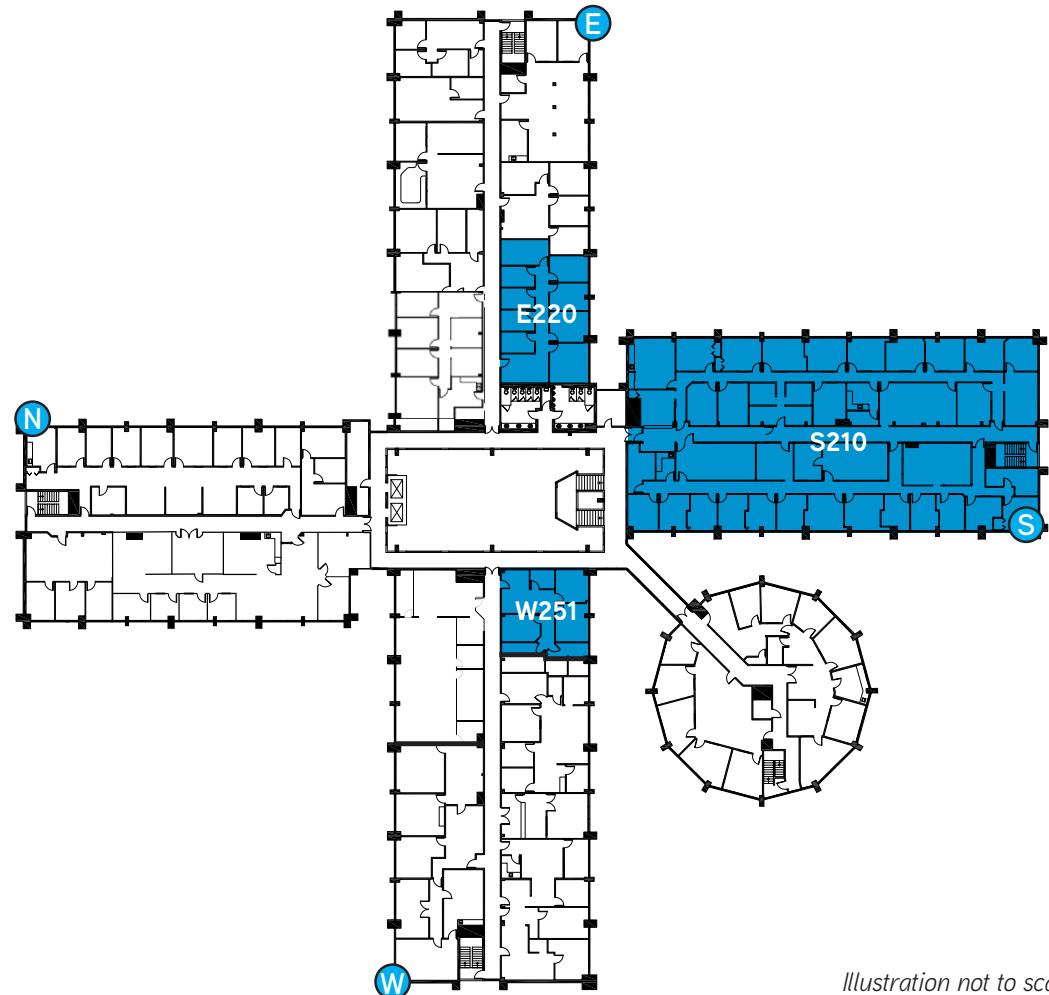


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THIRD LEVEL FLOOR PLAN

WING	SUITE	SF	DESCRIPTION
N	337	±4,683	Open area with fireplace, training room, three (3) private offices
W	351	±1,757	Large open reception area/bullpen, three (3) private offices, conference room, telco room.
W	356	±2,960	Fully furnished: large open reception area with five (5) private offices, conference room, and break/copy area.
W	367	±1,782	Three (3) private offices with views and large open bullpen area.

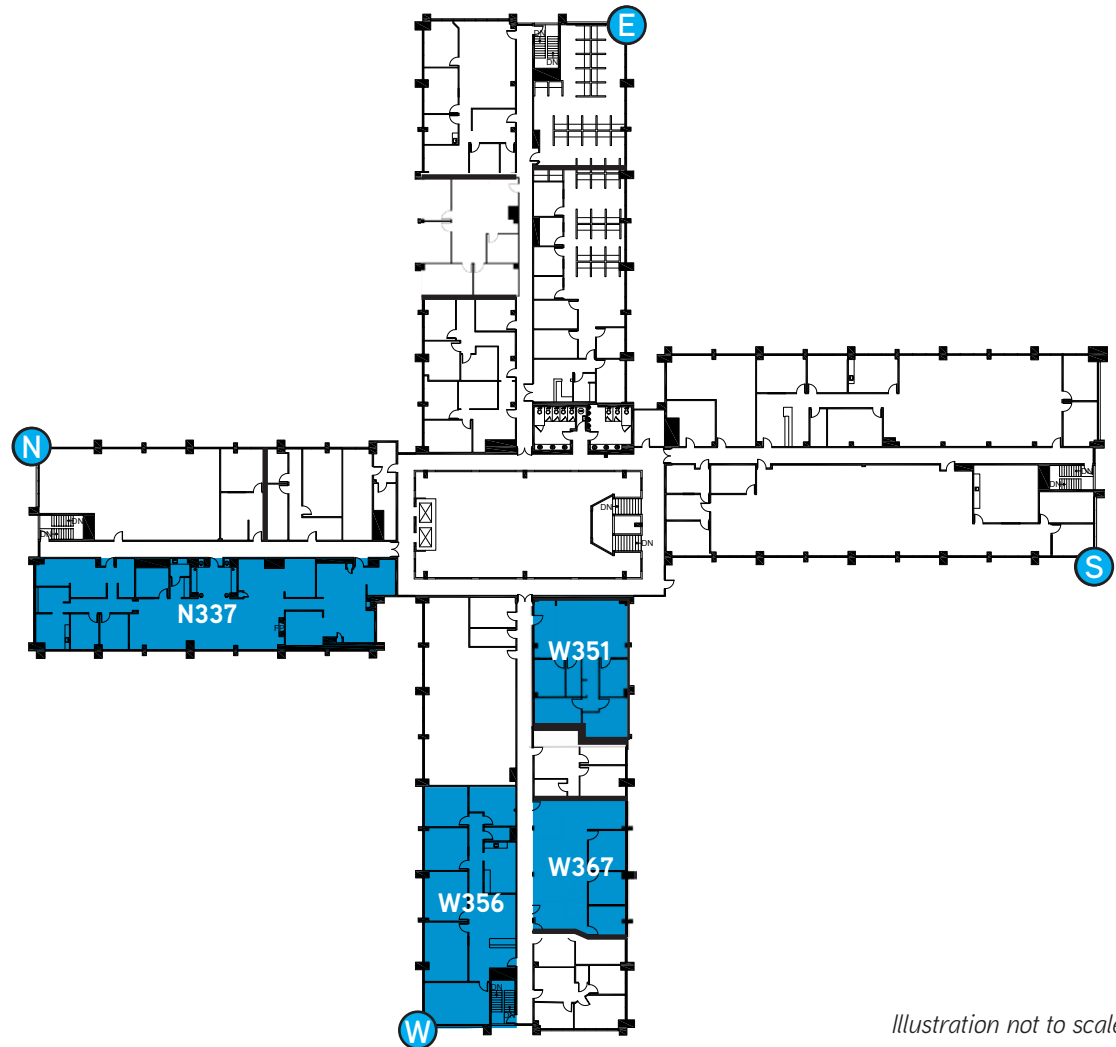


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AERIAL



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