

FOR LEASE > \$1.45 PSF NNN > ±2,587 SF AVAILABLE

FLAMINGO TRAILS PROFESSIONAL PLAZA

9171 W FLAMINGO RD LAS VEGAS, NEVADA 89147



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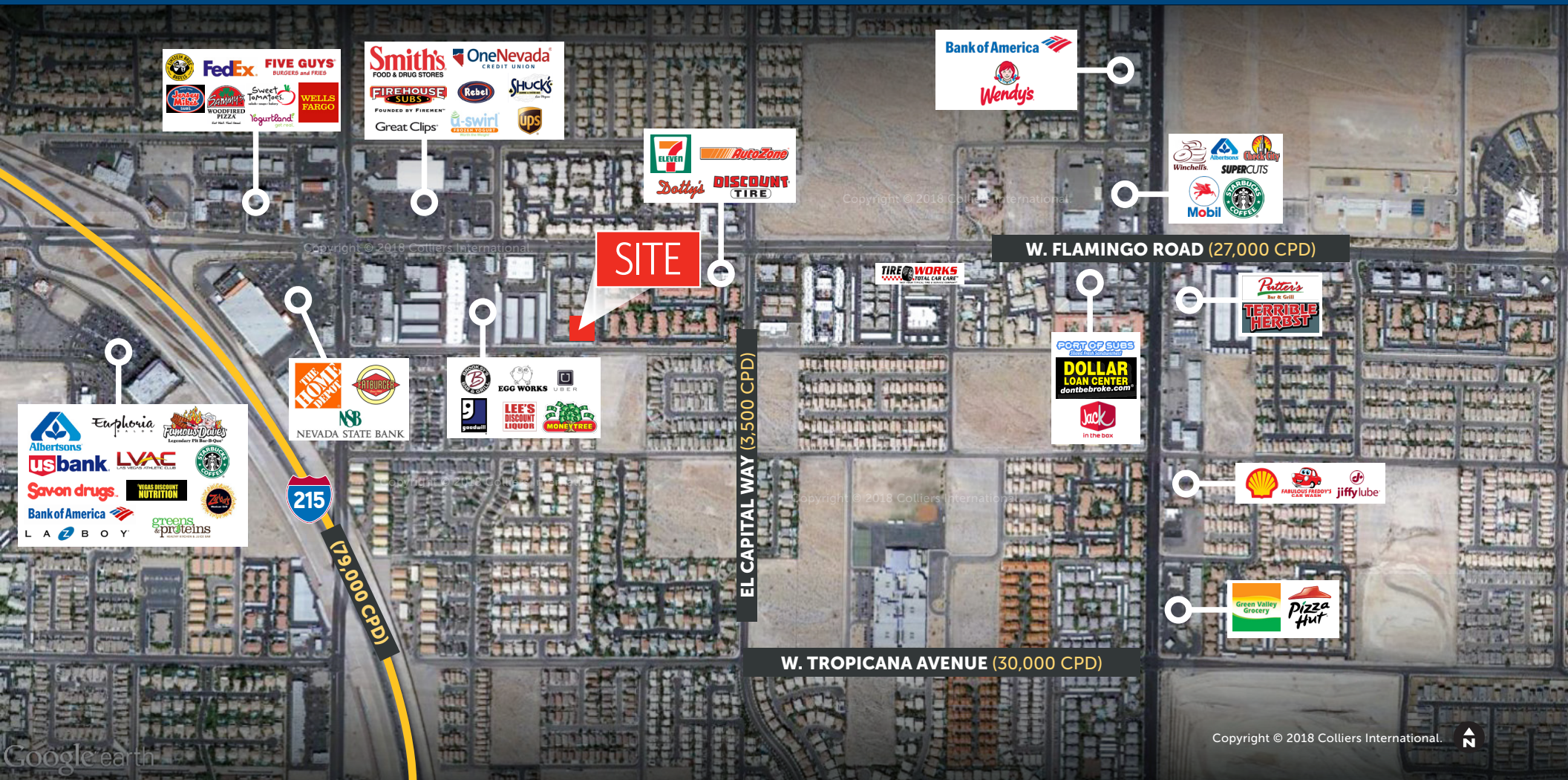
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PROPERTY HIGHLIGHTS

The property is very well located in Southwest Las Vegas, at W. Flamingo Rd and the 215 Beltway. It is minutes away from Summerlin and great neighborhoods like The Ridges, The Lakes, and more. Located within seconds of fantastic food options, grocery stores, and entertainment, this location is the definition of convenience for office users.

- Excellent location at 215 and W Flamingo
- Attractive property inside and out
- Well maintained office park
- Versatile layout, good for many different users

DEMOGRAPHICS (2016)

	1 Mile	3 Miles	5 Miles
Daytime Population	6,487	52,266	166,499
Population	24,247	162,054	352,220
Households	9,968	64,471	139,764
Average HH Income	\$64,356	\$78,902	\$75,998



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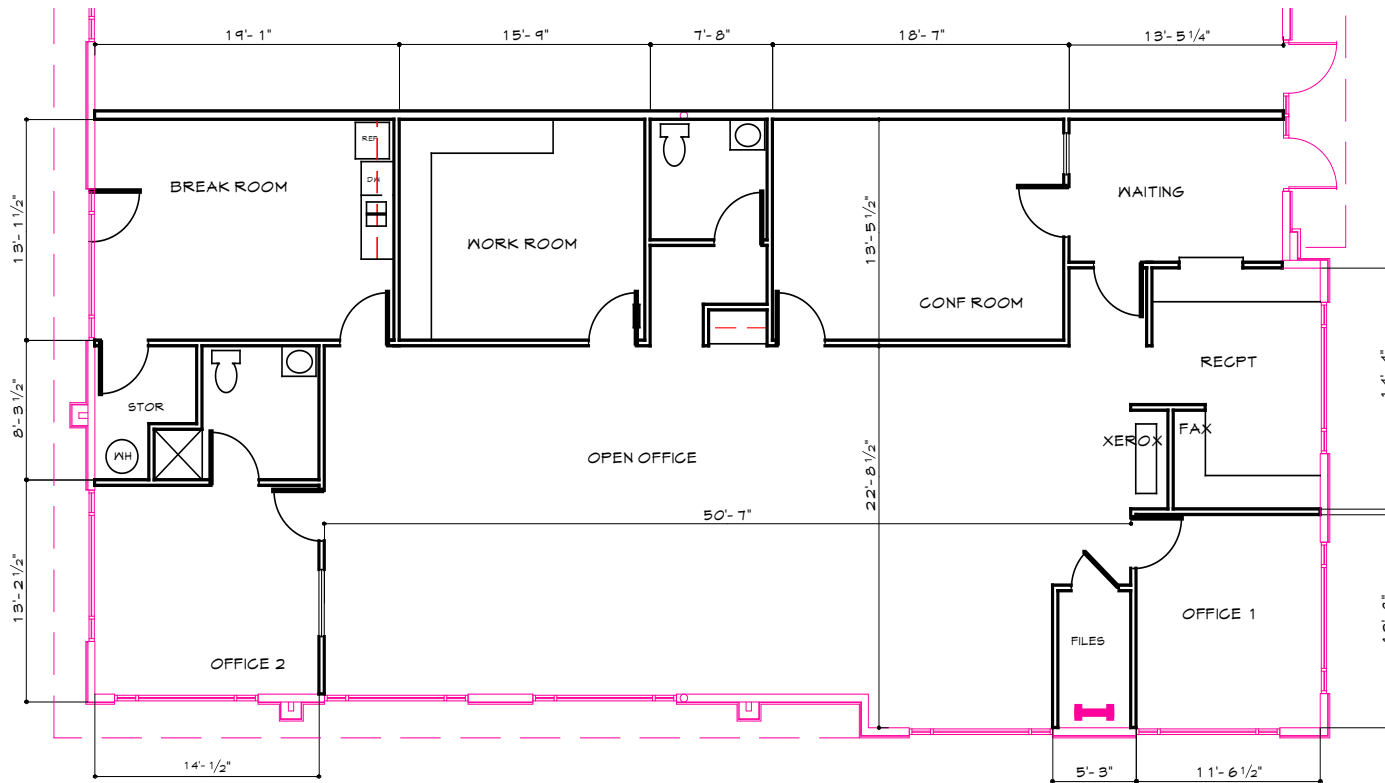
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FLOORPLAN ±2,587 SF AVAILABLE

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