

9225 WEST FLAMINGO ROAD

LAS VEGAS, NV 89147

FOR LEASE

±2,813 TO ±4,130 SF BUILD TO
SUIT/GREY SHELL OFFICE SPACE



CHRIS CONNELL
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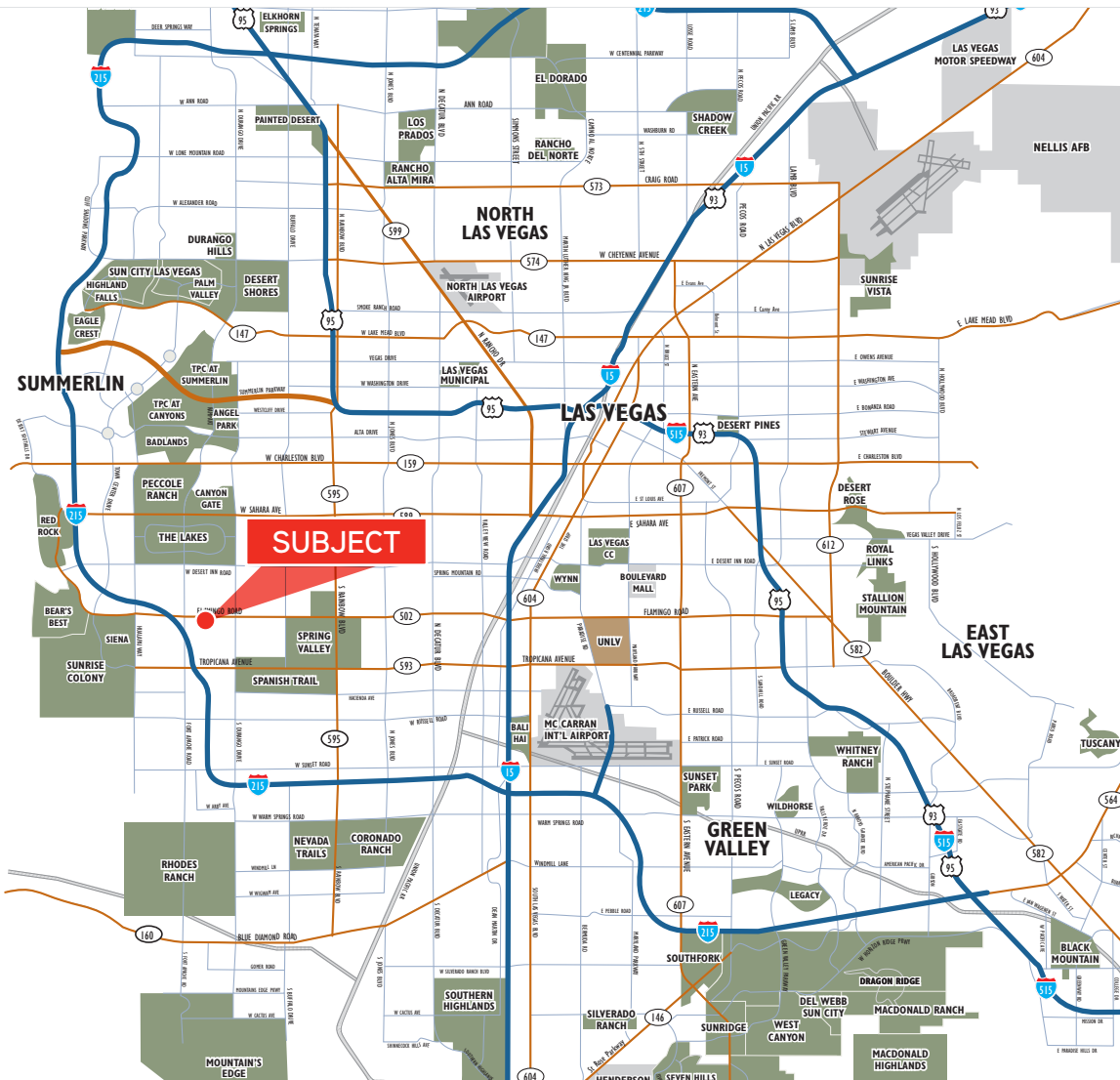
3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
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PROPERTY DESCRIPTION

9225 West Flamingo Road is a newly constructed ±24,000 SF single story office building with excellent visibility along the busy Flamingo Road retail corridor. The property is situated just ¼ mile East of the I-215 beltway allowing for easy access to McCarran International Airport, Summerlin, Downtown and the Las Vegas Strip. Clients and staff alike will appreciate the direct accessibility to restaurants, banks and many other convenient amenities.

PROPERTY FEATURES

- ±2,813 SF to ±4,130 SF Build to Suit/Grey Shell Space Available
- Rates at \$1.35 PSF/Month NNN; CAMs at \$.29 PSF/Month
- \$65 PSF TI Allowance from Grey Shell
- Parking Ratio Just Over 4:1,000
- Single Story Office Building
- Ideally located 1/4 mile of I-215 Beltway
- Excellent Signage Opportunity on W. Flamingo
- Numerous Amenities Within Walking Distance
- Covered Parking Included in Lease
- Join Korte Construction, Pinnacle Homes, Unifi Labs and Elegant Homes

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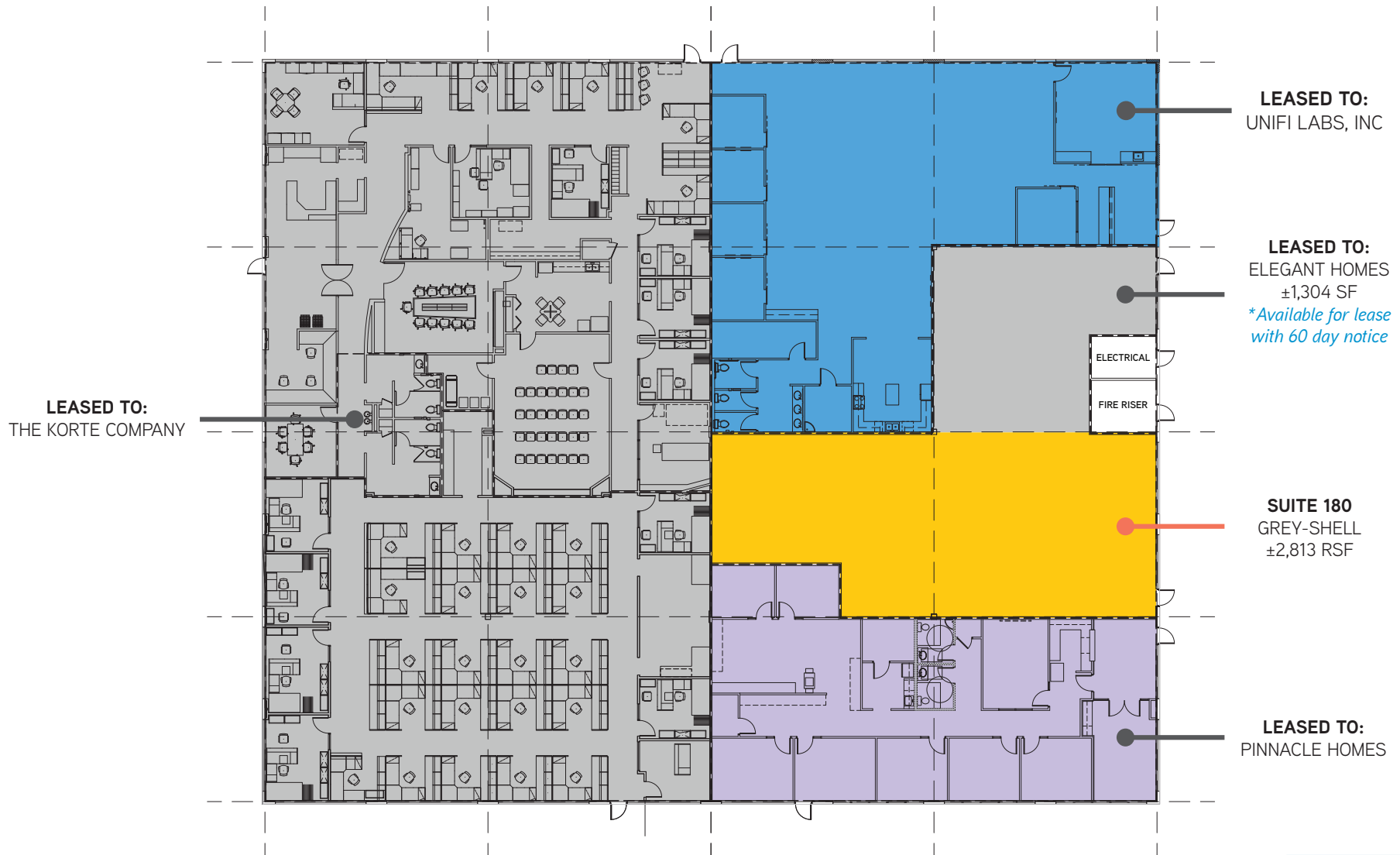


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