



FOR LEASE

6330

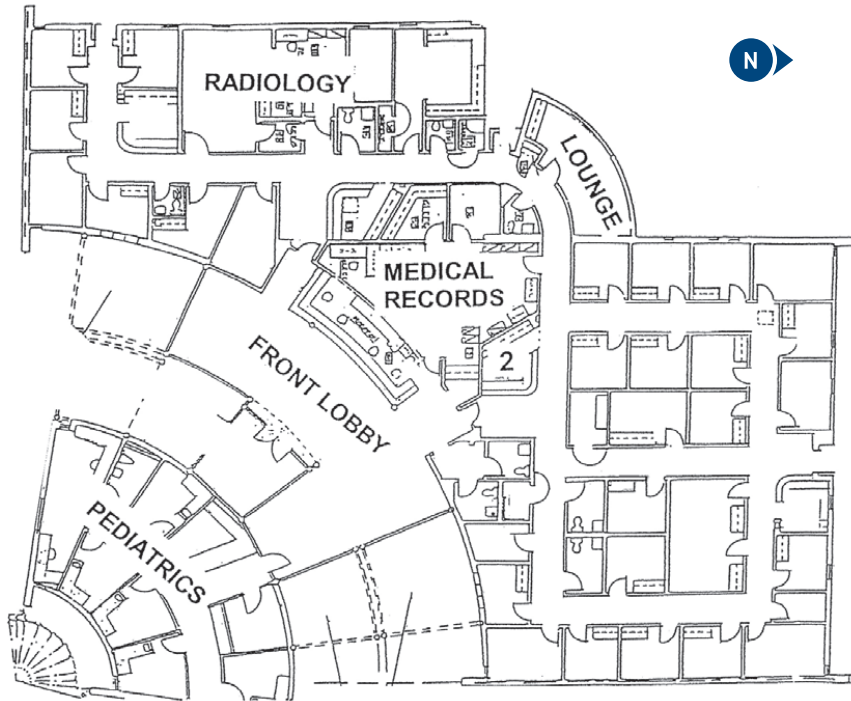
West Flamingo Road
LAS VEGAS, NEVADA

11,703 SF
Medical
Office Building

Turn-Key Medical Improvements

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PROPERTY OVERVIEW

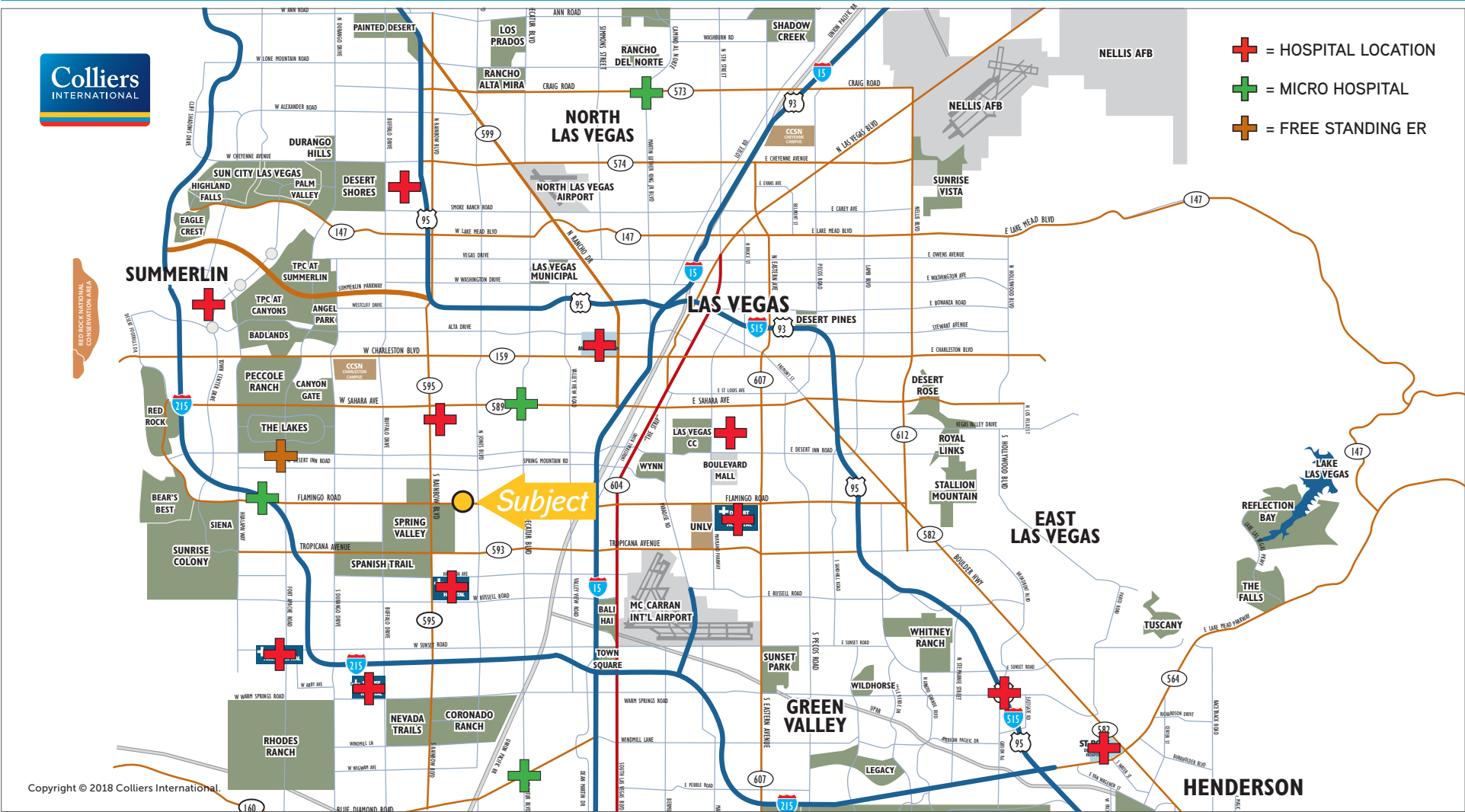
The subject property is currently 100% vacant, consisting of 2nd generation medical and related administrative office improvements. Given the subject property is a stand-alone building and has existing medical improvements, ideal tenants would be surgery centers, primary care, urgent care, various medical specialties and traditional office users that require high-visibility in established residential areas.

AREA OVERVIEW

6330 W. Flamingo Road is an 11,703 square foot, single-story medical office building located in the West Central submarket of Las Vegas, centrally located within minutes to The Strip, McCarran International Airport and 5 major medical campuses. The property sits on the hard corner of Flamingo Road and El Camino Road directly across from Kenny C. Guinn Middle School & West Flamingo Park.

PROPERTY HIGHLIGHTS

- 11,703 SF Single-story, Freestanding Building
- Zoning C-P
- Asking rate: \$1.25-1.50/SF NNN
- Parking Ratio of 5.19/1000
- Porte-Cochere for patient/visitor drop-off
- Generous Tenant Improvement Allowance Package



HEALTHCARE
Employment

+5.1%

HEALTHCARE
Spending

+0.4%

MEDICAL
SF/Job

+5.1%

Market Indicators	Q4 2017	Q1 2018*
Relative to prior period		
VACANCY	↓	↓
NET ABSORPTION	↓	↓
COMPLETIONS	↓	↔
RENTAL RATE	↓	↓
*Projected		

Summary Statistics			
Las Vegas Market	Q4-16	Q3-17	Q4-17
Vacancy Rate	15.6%	14.9%	14.1%
Asking Rent (PSF, NNN)	\$2.14	\$2.24	\$2.19
Net Absorption (SF)	47,040	149,492	61,903
New Completions (SF)	0	73,344	0