

FOR LEASE  
**9488**

**W. FLAMINGO RD.**  
LAS VEGAS, NV 89147



LOGIC



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Las Vegas, NV 89147



## Property Highlights

- Located in the highly desirable Southwest submarket, the property is conveniently located on Flamingo Road at the CC 215
- Immediate access to the CC 215
- Surrounded by diverse professional, retail, and restaurant amenities
- Direct suite access with in suite restrooms and break room
- Covered parking and building signage available

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The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

## Listing Snapshot



**\$1.85 NNN**  
Lease Rate



**+/- 2,275 SF**  
Available SF



**Southwest**  
Submarket

## Demographics

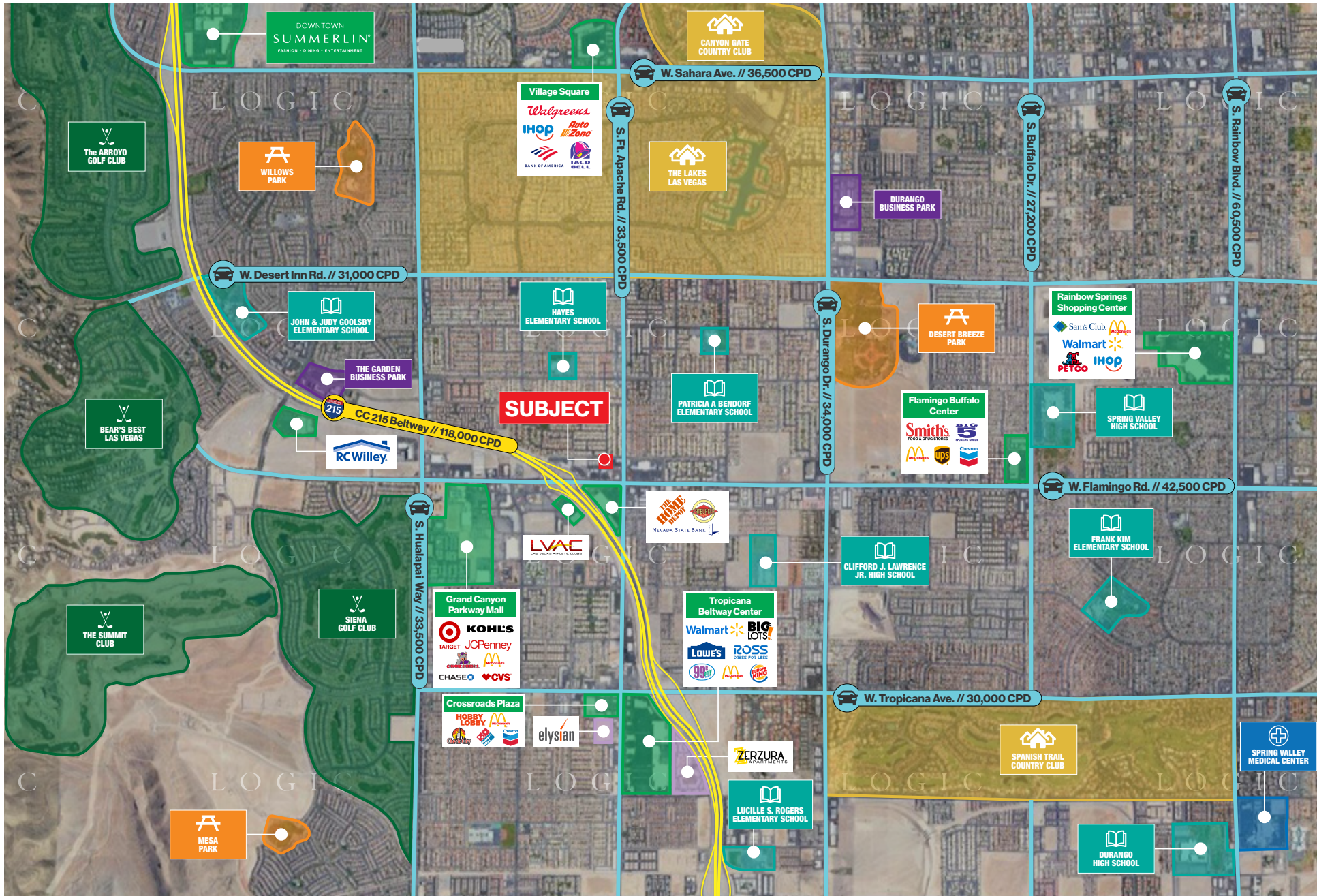
Population	1-mile	3-mile	5-mile
2021 Population	25,346	168,081	354,789
Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$85,142	\$98,688	\$94,519
Households	1-mile	3-mile	5-mile
2021 Total Households	10,525	67,852	140,991

Updated: 09.03.2021



# Large Aerial

- Parks
- Hospitals
- Golf Courses
- Power Centers
- Schools
- Master Planned Communities





# Close-Up Aerial

■ Parks ■ Hospitals ■ Golf Courses ■ Power Centers ■ Schools ■ Master Planned Communities



# Site Plan



Floor Plan

Available: +/- 2,275 SF

