

MEDICAL POINTE
± 2,961 SF • \$0.90/SF
FOR LEASE


**LEASE RATE
REDUCED!**

*Generous Rent Abatements
Offered in Lieu of TI*

2470
E Flamingo Rd
Suite B
Las Vegas, NV 89119

OFIR BARASHY

(702) 325-9673

ofir@barashy.com

License # BS.146149

SHAWN BARASHY

(702) 296-8886

barashy@cox.net

License # S.36008



An independently operated franchisee of BHH Affiliates, LLC

Property Snapshot



± 2,961 SF
Available SF



\$0.90 / NNN
Lease Rate



Unit B is an efficiently designed ± 2,961 SF medical office that features 4 exam rooms and an x-ray room.



Property Highlights

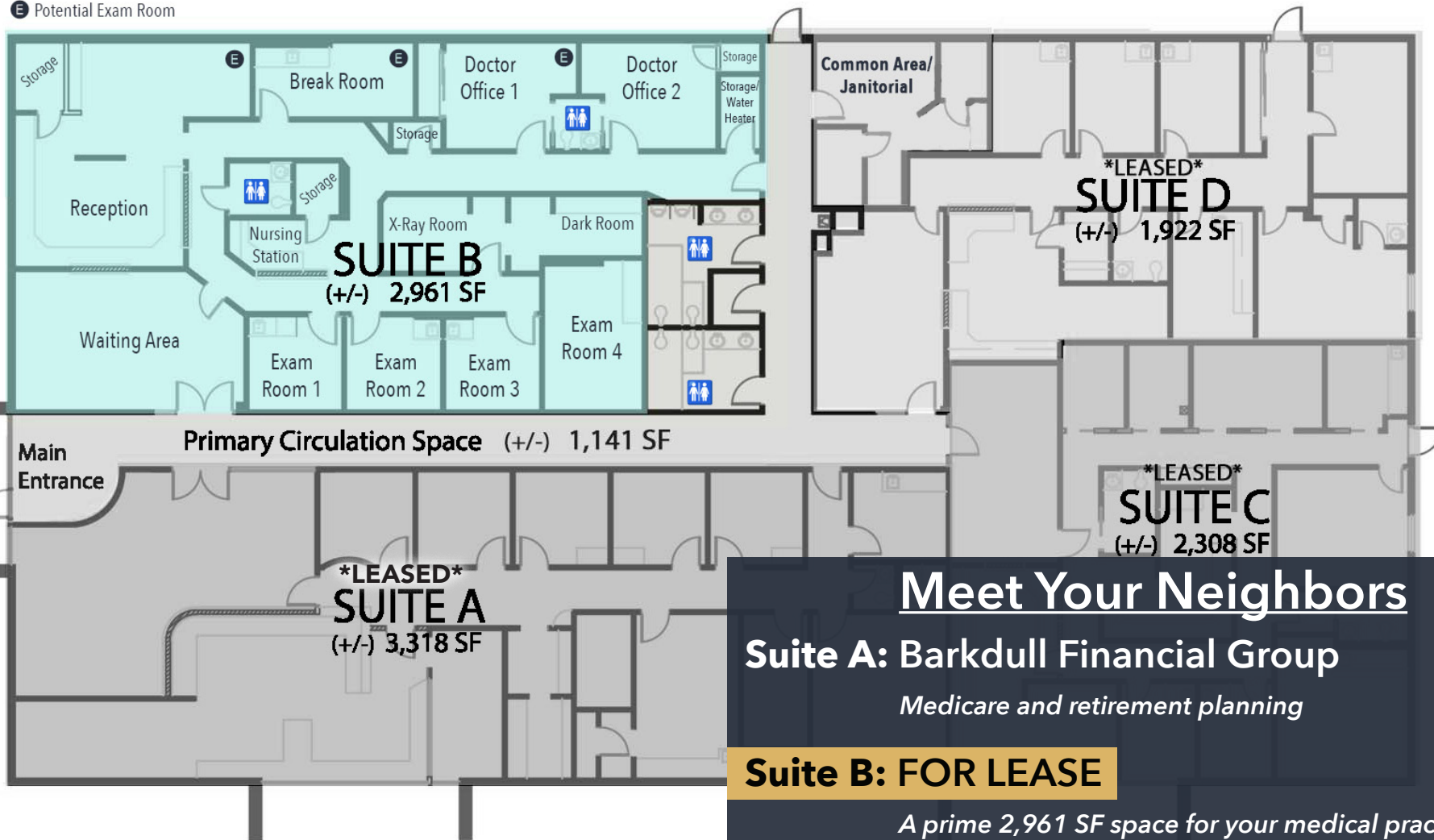
- Professionally Managed
- Strategic Location
- Fully Equipped Facility
- Convenient Amenities Nearby

 **BARASHY GROUP**

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

Floor Plan

E Potential Exam Room



Meet Your Neighbors

Suite A: Barkdull Financial Group
Medicare and retirement planning

Suite B: FOR LEASE
A prime 2,961 SF space for your medical practice

Suite C: Dr. Firhaad Ismail
Endocrinologist: expert care for hormonal disorders

Suite D: Southwest Cardiovascular Associates
Dr. Mohamed S Ahmed: advanced cardiovascular care

Suite E: Common Area / Janitorial

↑
NORTH

FLOOR PLAN : Not to Scale
2470 E Flamingo Rd., Las Vegas, NV 89121

 **BARASHY GROUP**

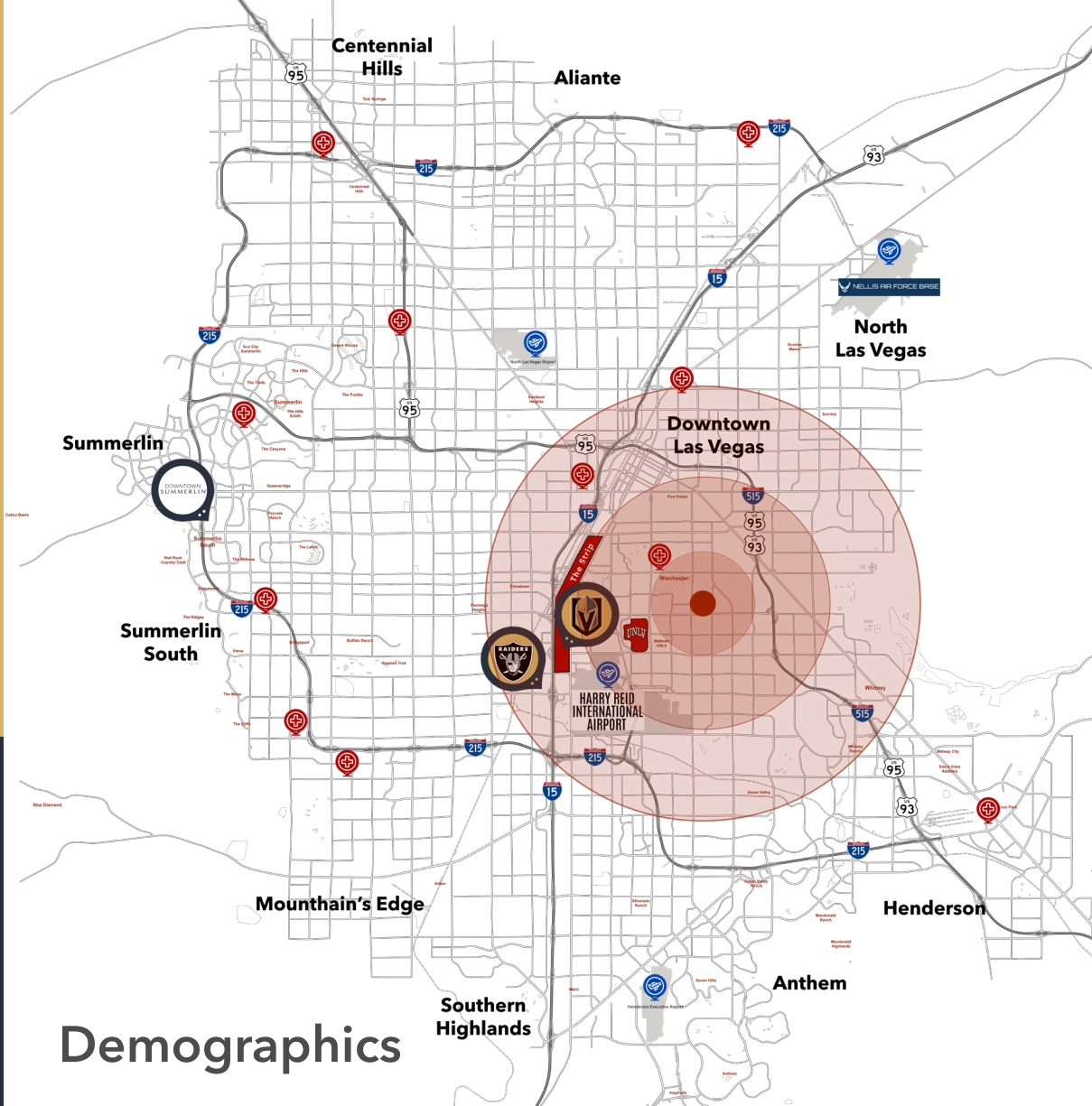
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Retail Map



Vicinity Map

Discover Medical Pointe at 2470 E Flamingo, a prime 2,961 SF medical office near Flamingo and Eastern's busy intersection. Featuring 4 exam rooms (3 wet), an x-ray room, and more, it's designed for medical efficiency. Positioned near Starbucks and Subway, it combines high visibility with convenience. Ideal for healthcare professionals, Medical Pointe is available now with generous rent abatements for renovations.



Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



UNLV



Sunrise Hospital



Harry Reid International Airport

Demographics

| Population | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2022 Population | 22,910 | 174,358 | 443,573 |
| Income | 1-mile | 3-mile | 5-mile |
| 2022 Average Household Income | \$65,876 | \$66,204 | \$68,532 |
| Households | 1-mile | 3-mile | 5-mile |
| 2022 Total Households | 9,861 | 69,044 | 170,065 |



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**BERKSHIRE
HATHAWAY**
HOMESERVICES | NEVADA
PROPERTIES