

MEDICAL POINTE
± 2,624 SF • \$0.90/SF
FOR LEASE

**PROFESSIONALLY
MANAGED**

2470
E Flamingo Rd
Suite C
Las Vegas, NV 89119

OFIR BARASHY
(702) 325-9673

ofir@barashy.com

License # BS.146149



An independently operated franchisee of BHH Affiliates, LLC

SHAWN BARASHY
(702) 296-8886

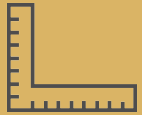
barashy@cox.net

License # S.36008

Property Snapshot



± 2,624 RSF
Rentable SF



± 2,308 USF
Usable SF



\$0.90 / SF
Lease Rate



\$0.52 / SF
NNN



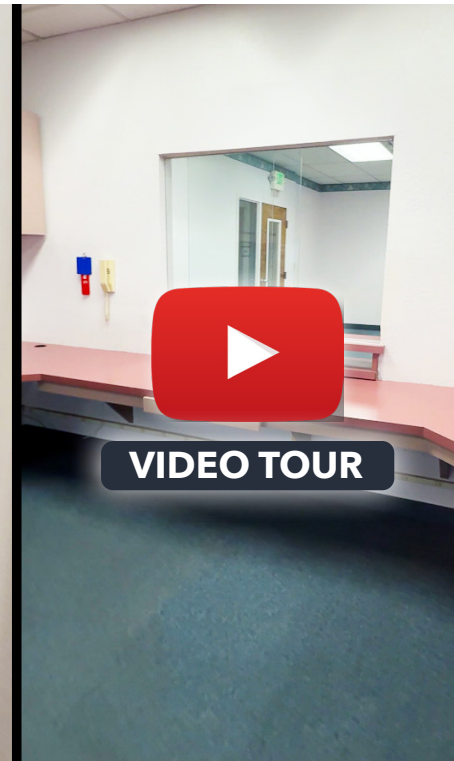
Unit C is an efficiently designed ± 2,624 SF medical office that features 3 exam rooms with room to expand.

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.

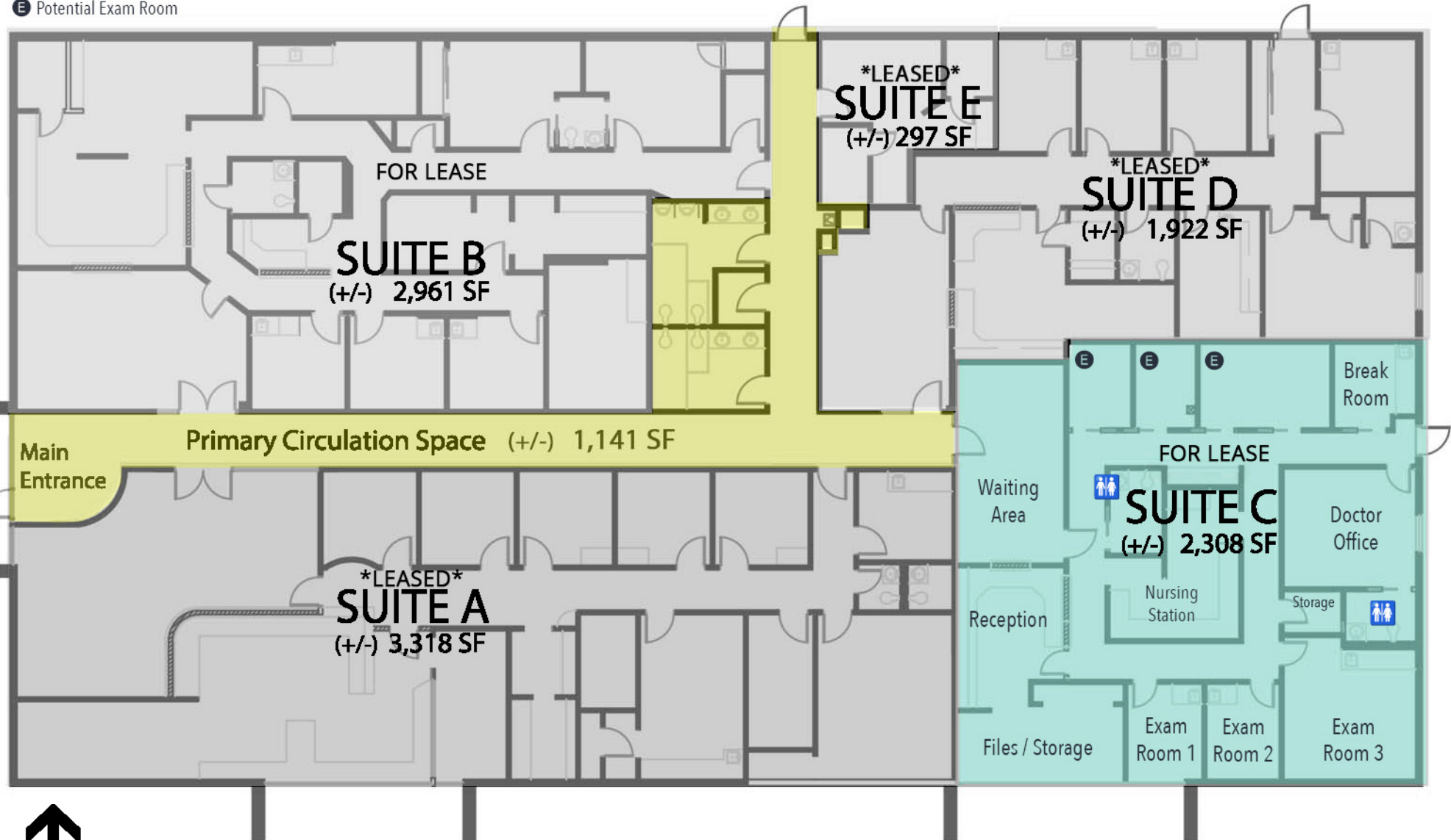


VIDEO TOUR



Floor Plan

E Potential Exam Room



NORTH

FLOOR PLAN : Not to Scale

2470 E Flamingo Rd., Las Vegas, NV 89121



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Retail Map



Vicinity Map

Discover Suite C at Medical Pointe—
A premium 2,624 RSF medical office
with 2,308 SF usable space at the busy
Flamingo and Eastern intersection.

Featuring 3 wet exam rooms and multiple
offices, this turnkey medical space
maximizes clinical efficiency for primary or
specialty care professionals.

Located in a professional complex near
Starbucks and Subway, Suite C offers ideal
visibility and convenience for healthcare
practitioners. Available now.

Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



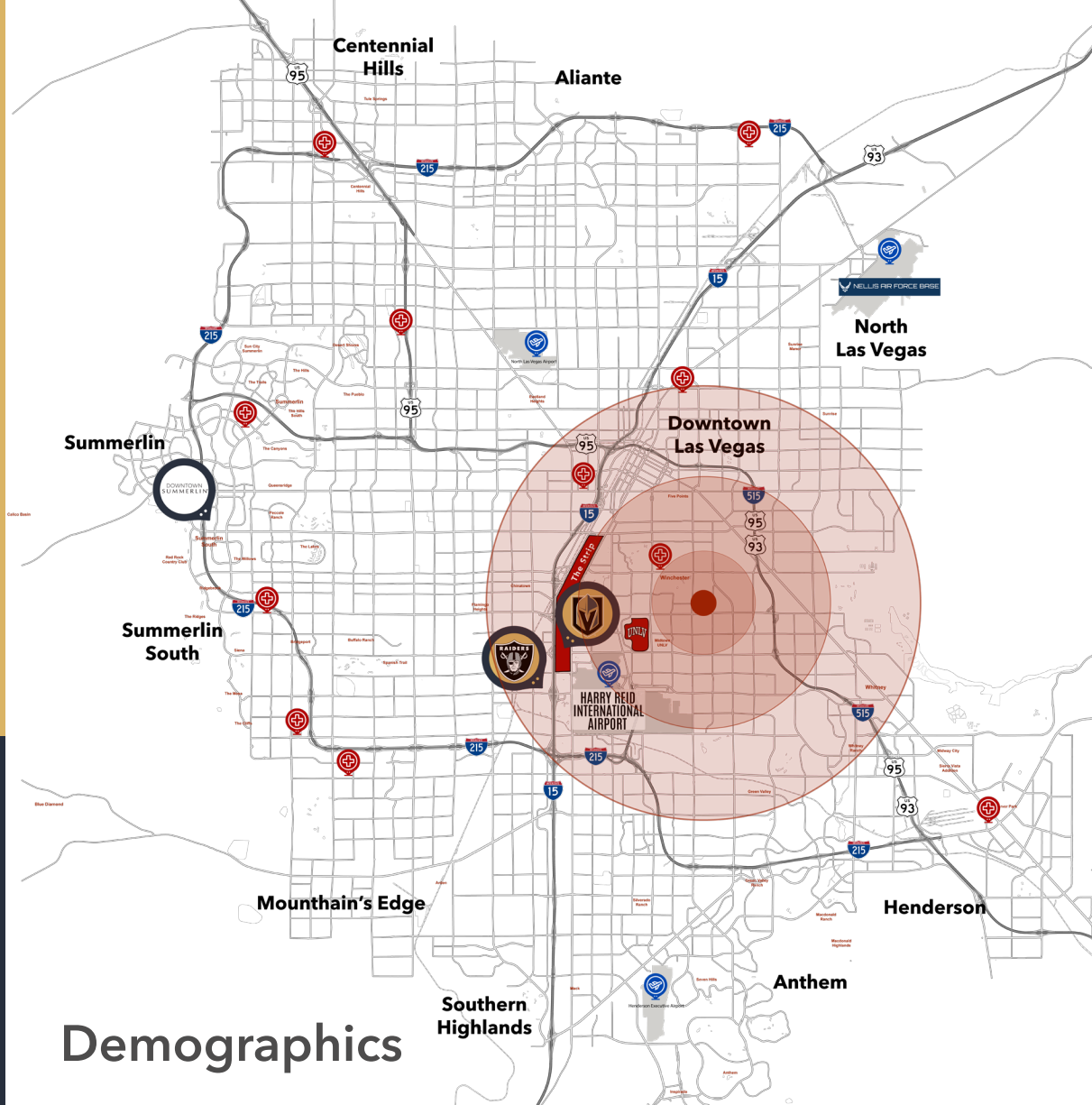
UNLV



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