

BARASHY GROUP • MEDICAL OFFICE FOR LEASE

Medical Pointe

2470 E. FLAMINGO RD. SUITE D
LAS VEGAS, NV 89121



REDUCED LEASE RATE

**SPECIAL
SUMMER
OFFER**

SUMMER SPECIAL:
Suite D at Medical Pointe now \$0.60/
SF/month, 50% off the standard rate.

OFIR BARASHY

(702) 325-9673 • ofir@barashy.com

Nevada Real Estate License #B.146149.LLC

*A turnkey medical suite
delivered ready.*

AVAILABLE
Immediately

THE OPPORTUNITY

Built for medicine.

Ready in July.

Suite D at Medical Pointe is a fully operating cardiology practice today and a fully turnkey medical suite now that Southwest Cardiovascular Associates has relocated. Skip the build-out. Skip the permitting. Open your doors.

- ±2,185 RSF · ±1,922 USF with efficient dual-entry layout
- Four (4) wet examination rooms
- Reception window, waiting lobby, nurse station, breakroom & storage
- Power included in NNN – no separate electrical meter to set up
- Covered parking included; abundant surface parking on-site
- Newly renovated common-area restrooms with modern porcelain tile
- Strong E. Flamingo Rd. visibility with monument signage

*SPECIAL SUMMER OFFER:

For a limited time, lease Suite D at Medical Pointe for just \$0.60/SF/month, half off the standard \$1.20/SF/month rate. Contact broker for more details.

AVAILABLE SF

±2,185

RSF / ±1,922 USF

LEASE RATE

\$1.20 **\$0.60***

+ 0.59 NNN
incl. power

MONTHLY

\$3,911 **\$2,600.15**

all-in starting rent



WHAT SETS IT APART

Most medical suites cost *six months and six figures* to build. This one is move-in ready.

Suite D has operated as a working cardiology practice for years. Every wall, sink, exam room, and circulation pathway already meets medical-use standards.

01

Four Wet Exam Rooms

Each room fully outfitted with sinks and cabinetry. Avoid \$40K-\$80K per room in mechanical buildout, plus the permitting timeline that comes with it.

02

Purpose-Built Layout

Reception with pass-through window, dedicated nurse station, private corridor to exam rooms, and back-of-house breakroom. Designed for clinical workflow, not retrofit from office.

03

Dual Entry Configuration

Front patient entrance plus secondary access, useful for staff routing, deliveries, or separating clinical and administrative traffic in a multi-provider practice.

04

Power Included in NNN

Electrical is part of the common-area expense load – one less utility account to open, one less monthly variable to underwrite when modeling occupancy costs.

05

Operating Medical Building

Co-located with primary care, medical insurance brokerage, and medical consulting established patient flow and clinical-use entitlement already in place.

06

Renovated Common Areas

Newly tiled restrooms and shared corridors elevate the patient experience without capital outlay from the tenant.

07

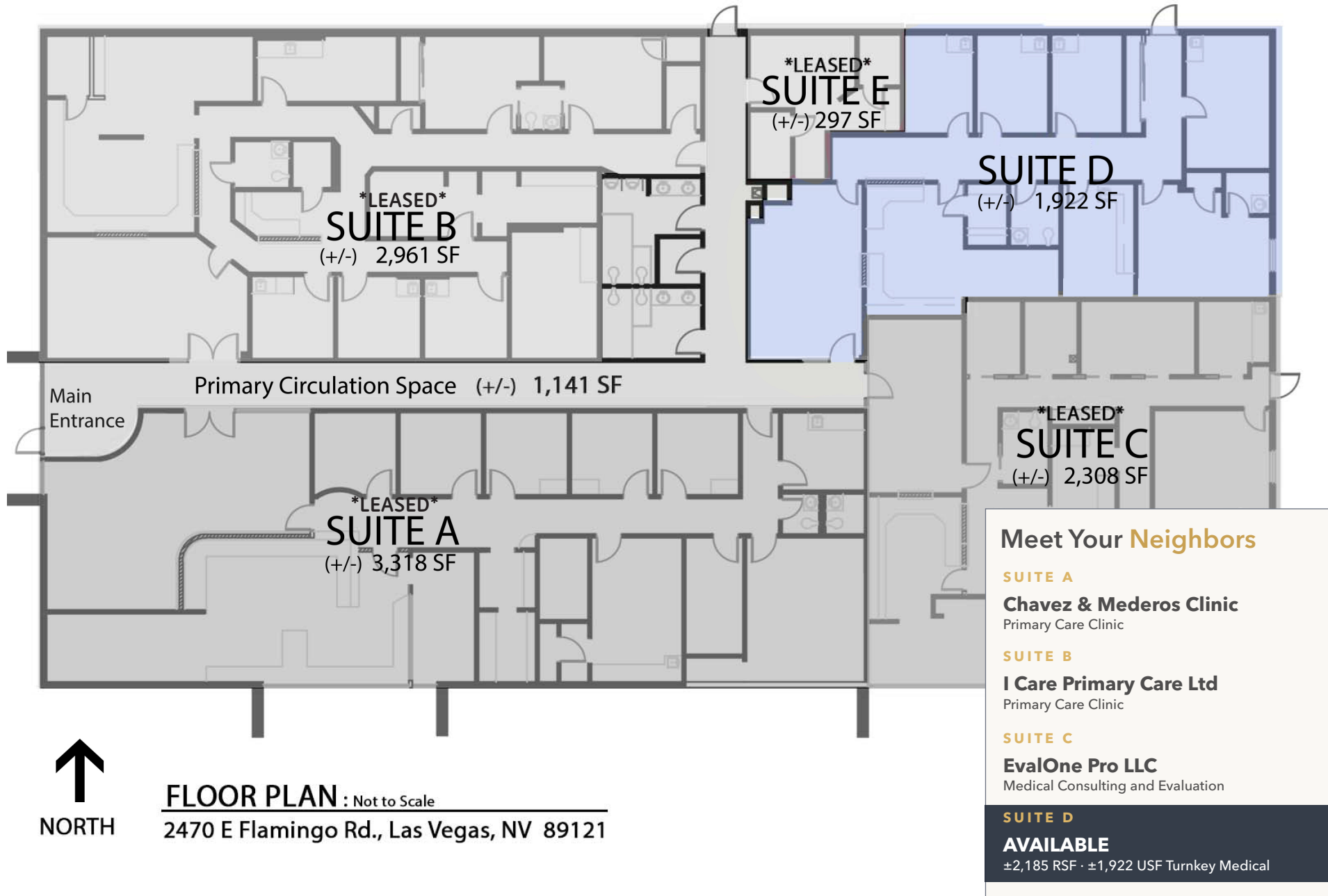
Flamingo Visibility

Frontage on E. Flamingo Rd. with building signage. Patient acquisition advantage that drives long term practice value.

08

Delivery: July 15, 2026

Tenant relocation, not termination. Suite delivered as-shown after a clean exit by the current cardiology practice. Ample runway to plan operations.



THE CORRIDOR

One of Las Vegas's busiest *healthcare arteries*.

43,500

vehicles per day

E FLAMINGO RD.

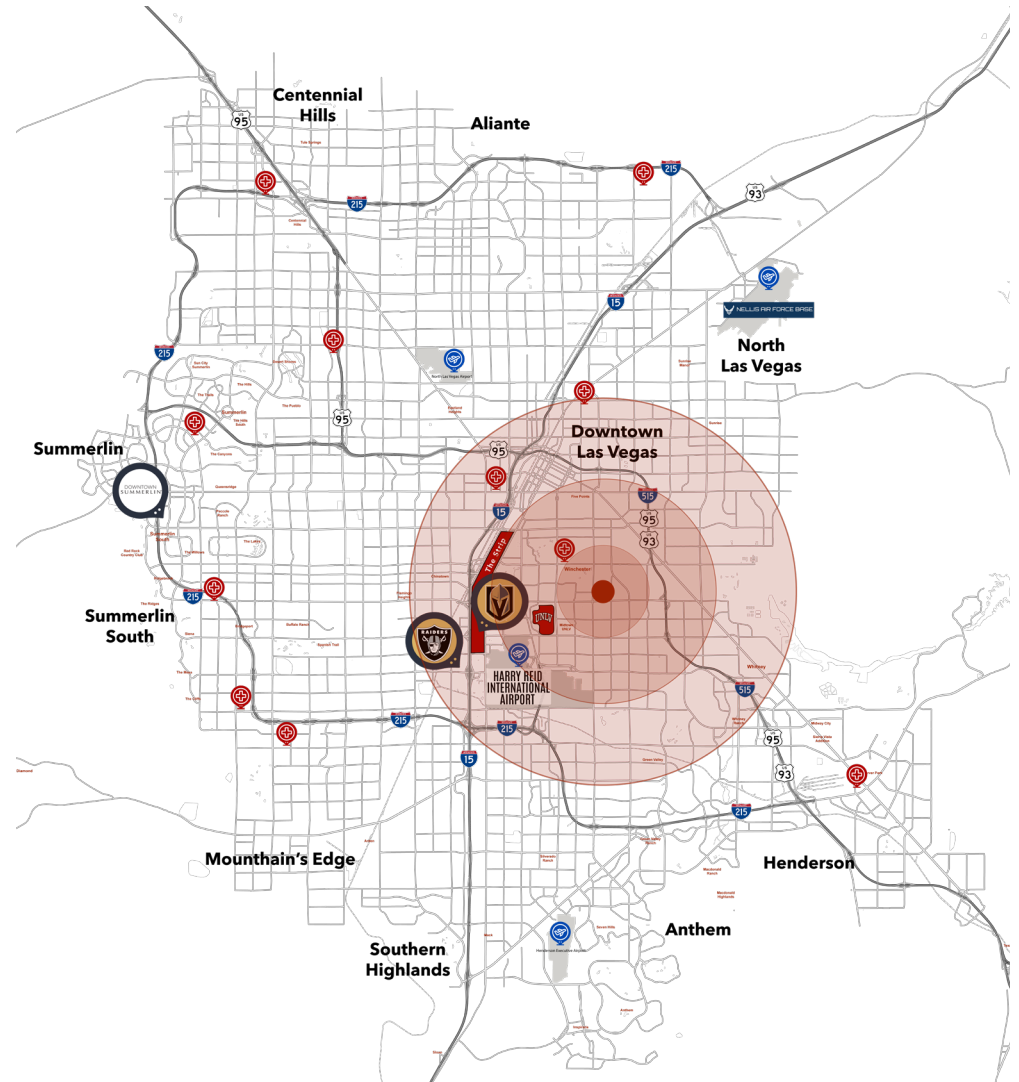
30,500

vehicles per day

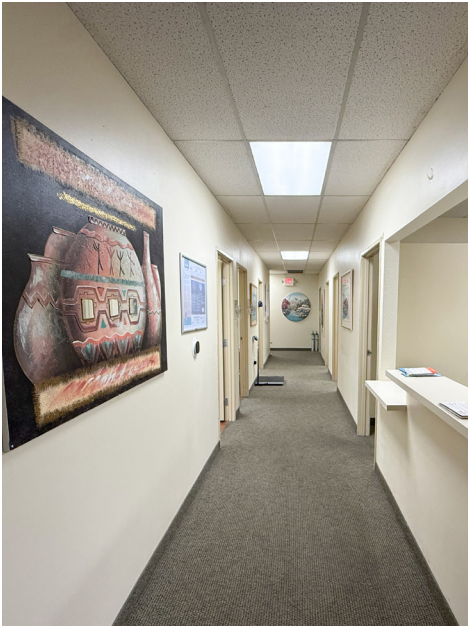
S EASTERN AVE.

Demographics

Population	1-mile	3-mile	5-mile
2023 Population	21,486	173,653	443,533
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$69,773	\$71,466	\$73,502
Households	1-mile	3-mile	5-mile
2023 Total Households	9,296	69,113	170,411



The Las Vegas Strip	3.2 mi	Sunrise Hospital	2.1 mi
Harry Reid Int'l Airport	3.8 mi	UNLV Campus	2.4 mi
T-Mobile Arena	4.6 mi	Allegiant Stadium	4.3 mi





CONTACT

Ofir Barashy

(702) 325-9673

ofir@barashy.com

License #B.146149.LLC

THE PROPERTY

Medical Pointe

2470 E. Flamingo Rd. Suite D

Las Vegas, NV 89121

±2,185 RSF · Available July 15, 2026

Information deemed reliable but not guaranteed.

BROKERAGE

**BARASHY
GROUP**

3227 Meade Ave., Suite 3B

Las Vegas, NV 89102