

FLAMINGO TENAYA OFFICE PARK FOR LEASE



7360 West Flamingo



**7360 W. FLAMINGO & 4035 S TENAYA WAY,
LAS VEGAS, NV 89147**

- ◆ Courtyard and Balcony Amenities
- ◆ Covered Parking
- ◆ Immediate Availability
- ◆ Suite sizes from 1,500 to 12,592 sf
- ◆ CP Zoning
- ◆ Motivated Landlord
- ◆ Common Restrooms

Exclusively Marketed By:

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LEASE INFORMATION

Commission	5% to Procuring
Total Square Feet	25,642
Minimum Square Feet	1,500
Maximum Square Feet	12,592
Date Available	Immediate
Term	Negotiable
Lease Rate	\$1.25 psf mo
Lease Type	NNN
Zoning	C-P
Number of Buildings	2

BUILDING INFORMATION

Building Class	B
Year Built	2003
Total Buildings	2
Total Floors	2
Sprinklers	Yes
Parking Ratio	4.5 / 1,000 SF
Broadband	Yes
APN	163-154-02-004
Cross Streets	On West Flamingo Rd between Buffalo and Rainbow



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Flamingo Tenaya Office Park features 2 professional office buildings oriented around a landscaped calming courtyard with a soothing water fountain. The building design features balconies, two story buildings with elevators, common restrooms, upgraded reception and conference rooms and above standard manager office. Units are available for immediate move-in. Suites range from 12,592 square feet to 1,500 square feet.

Area Description: Flamingo Tenaya Office Park is located on the northwest corner of West Flamingo Road and South Tenaya Way. This central southwest location is easily accessible via Interstate 15, The Las Vegas Strip, The 215 Beltway and Summerlin Parkway via Fort Apache.

Availabilities	RSF	Base Rent	CAM	Monthly Payment	Space Description
7360 W Flamingo Rd					
Whole Building 101-201	12,592	\$1.00	0.45	\$18,258	Ideal for whole building user who wants high level corporate identity facing West Flamingo Road. Landlord is offering \$1.00 per square foot per month NNN for a whole building user. Smaller suites within the property are at different lease rates. Build out includes description of both Suites 201 and 101. Twenty four private offices, 4 open bull pen work areas, break room on each floor, six restrooms, elevator, balcony and courtyard with water feature.
First Floor 101	6,296	\$1.25	0.45	\$10,703	Large reception, 10 private offices, 2 semi-private offices, 4 restrooms, large kitchen/break room, open bull pen areas and landscaped courtyard access. Suite may be divided.
Second Floor 201	6,296	\$1.25	0.45	\$10,703	Gorgeous second floor courtyard location and a balcony facing Flamingo Road. Build out is comprised of 14 private offices, break room, restrooms, large windowed executive conference room, open bull pen areas. Suite is elevator served with impressive reception. Ideal appeal to corporate users seeking a statement property with close proximity to The Strip and neighborhood amenities. Suite may be subdivided. Landlord is aggressive to make deals. FREE COVERED PARKING.
4035 S Tenaya Way					
Suite 103	1,430	\$1.35 - \$1.45	0.45	\$2,717	Entrance to the suite opens off the lobby. The suite opens into an approximate 30'x 22' open office area facing the landscaped courtyard. There are six private offices with four of those on glass. Restrooms are located off the lobby area.
Suite 104	1,195	\$1.35 - \$1.45	0.45	\$2,270	Suite entrance is off the lobby area. The reception is an open layout. Build out includes three private offices, a small server room and open bull pen area. All the private offices have large windows.
Suite 201	6,296	\$1.00	0.45	\$9,129	This is a gorgeous unit with loads of extra features. Elevator lobby opens onto reception for the suite that features a curved granite reception area with immediate access to a glass walled conference room. Off the lobby there is a curved water feature leading into the private offices. Two very large executive offices have wood floors and custom executive restrooms with showers. Build out is comprised of 12 private offices, conference, reception, another conference/meeting/training room, two general restrooms, break area overlooking balcony and courtyard. It is a very pleasing atmosphere and a good value for the money.