



FOR LEASE

OFFICE SPACE AVAILABLE

3365 E. FLAMINGO RD.

Las Vegas, NV 89121

FEATURES AND AMENITIES

- 24 Hour Access
- On Bus Line
- Signage
- All CAM charges included
- Excellent Visibility
- VCT and Carpet floors
- Air Conditioning
- Dual access on Flamingo Rd. and Pecos Rd.
- Covered Parking

Rental Rate: **\$1.25/SF/Mo**

Rentable Area: 1,300 SF

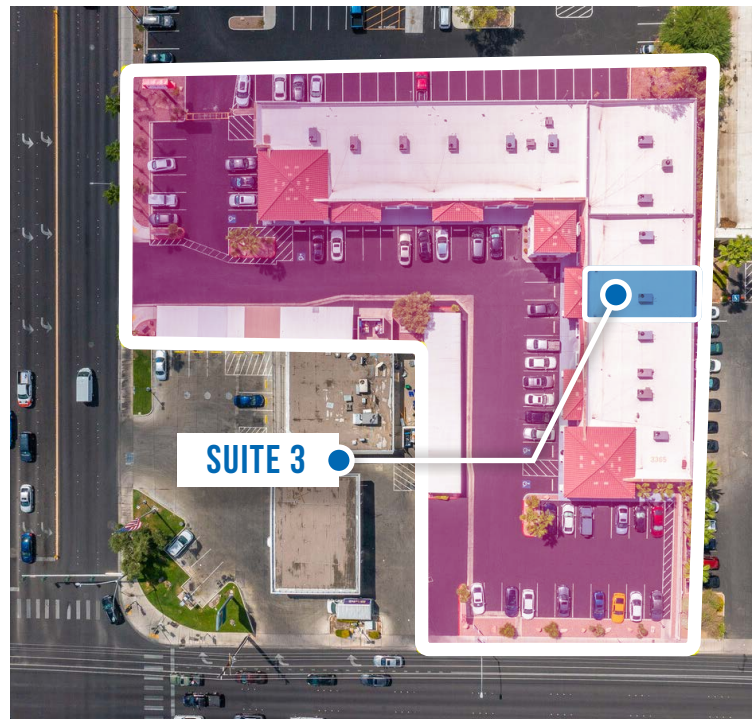
Space Use: Office - Professional Services

Space: Suite 3

Year Built: 1998

Zoning: C - P

APN: 162 - 24 - 503 - 004



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

DEREK BELANUS

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

License: NV BS.0143114.PC

JAMES S. HAN, CCIM

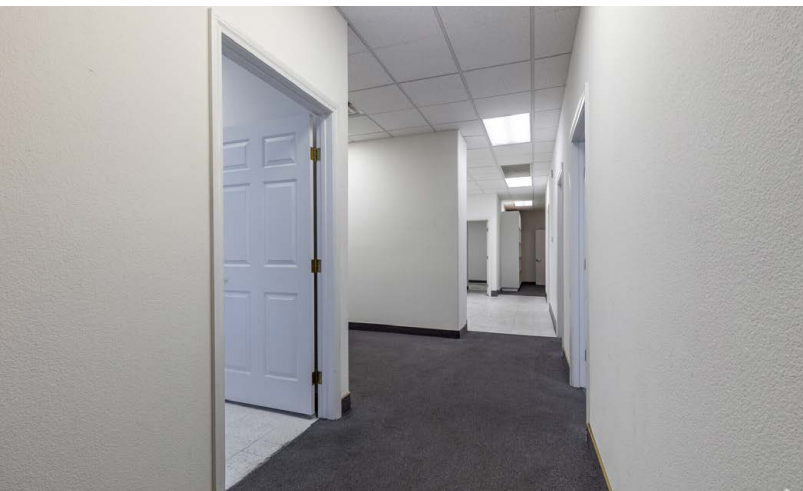
VP of Commercial Sales & Leasing

702 825 2125

jamesh@northcap.com

License: NV BS.0144720.ILC

NORTHCAP
COMMERCIAL



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

DEREK BELANUS

VP of Commercial Sales & Leasing

📞 702 286 2355

✉️ derek@northcap.com

License: NV BS.0143114.PC

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

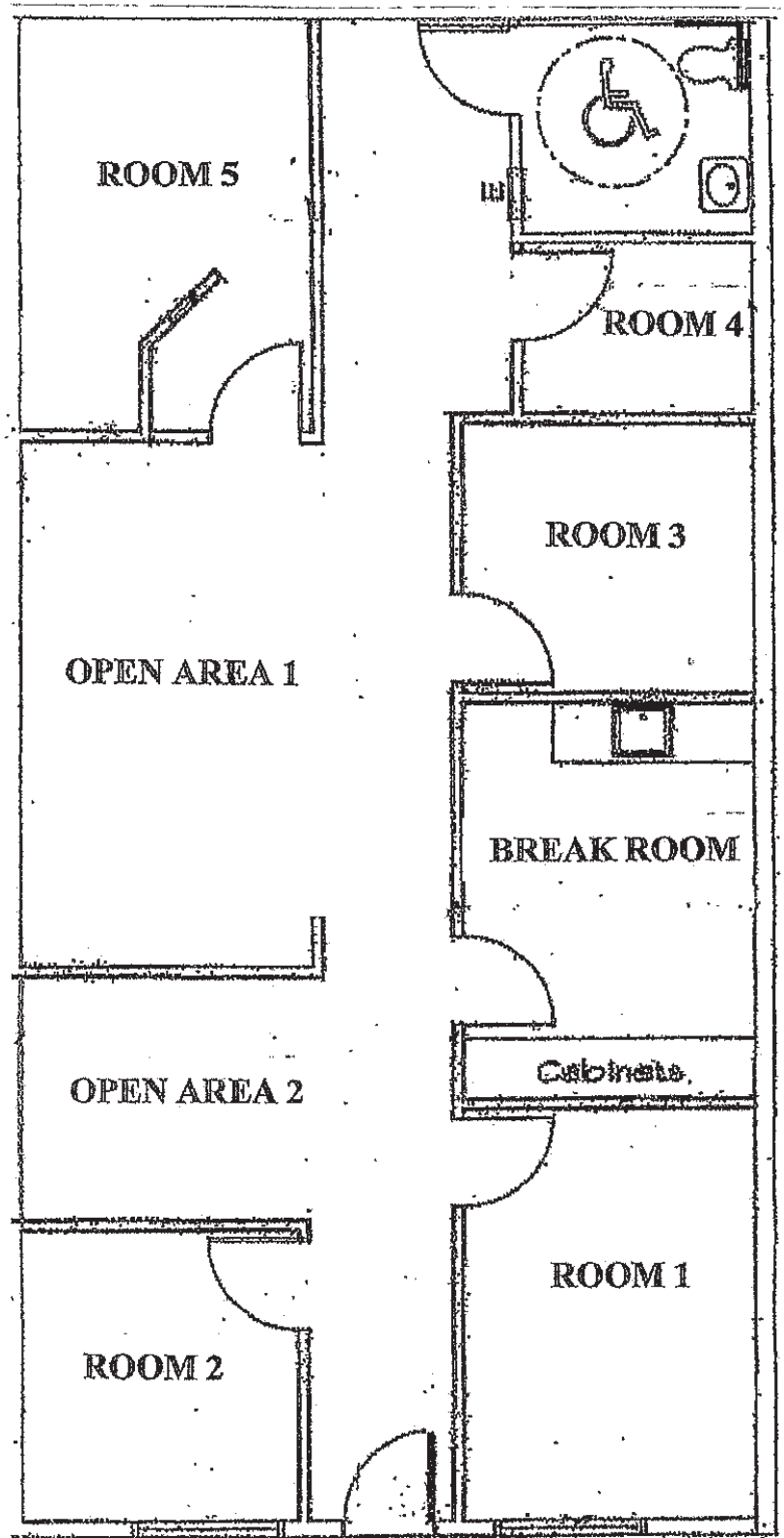
📞 702 825 2125

✉️ jamesh@northcap.com

License: NV BS.0144720.ILC

NORTHCAP 
COMMERCIAL

FLOOR PLAN • SUITE 3



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

DEREK BELANUS

VP of Commercial Sales & Leasing

 702 286 2355

 derek@northcap.com

License: NV BS.0143114.PC

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

 702 825 2125

 jamesh@northcap.com

License: NV BS.0144720.IIC

NORTHCAP 
COMMERCIAL

AERIAL OVERVIEW



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

DEREK BELANUS

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

License: NV BS.0143114.PC

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

702 825 2125

jamesh@northcap.com

License: NV BS.0144720.ILC

NORTHCAP COMMERCIAL