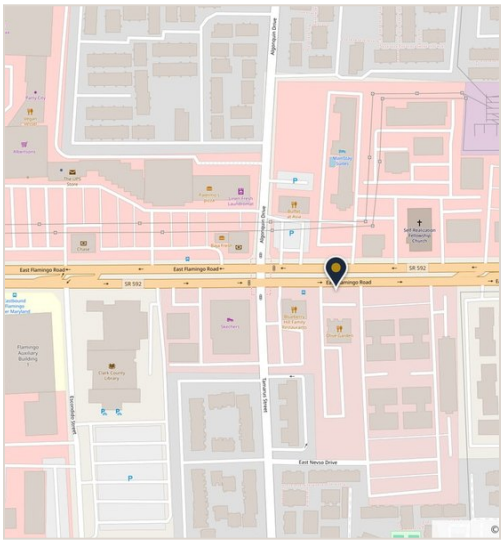
1555 E Flamingo Rd

Flamingo Business Center · Las Vegas, NV 89119

OFFICES
534–2,689 SF

OTHER
360–829 SF

RENT FROM
$1.26/SF/mo



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
#C-123-124 (Gross)	2,689	$1.26	$15.17	Included
#F-138 (Gross)	762	$1.96	$23.54	Included
Storage 171 (Gross)	829	$1.44	$17.30	Included
Container #2 (Gross)	360	$0.76	$9.17	Included
#F-133 (Gross)	534	$2.20	$26.40	Included
Container #3 (Gross)	360	$0.76	$9.17	Included

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

2764 Lake Sahara Dr. #115, Las Vegas, NV 89117

(951) 712-8389 · clemz@thecreekcompanies.com

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1555 E Flamingo Rd — continued

ABOUT THIS PROPERTY

Property type	**Office**	Zoning	**CG (Clark County)**
APNs	**162-23-103-006 (3.67 ac); 162-23-103-012 (1.07 ac)**	Lot size	**4.74 acres**
Building size	**48,248 SF**	Year built	**1974**
Stories	**1**	Leases	**Full service — utilities and CAM included**
Walk Score	**77 · Transit 48 · Bike 62**		

Centrally located on East Flamingo Road between Maryland Parkway and Eastern Avenue, Flamingo Business Center sits on one of the valley's primary east–west arterials. The building is a single-story, multi-tenant office property of approximately 48,248 SF on a 4.74-acre site, built in 1974 and updated in recent years.

Street-front suites give Flamingo Road visibility and walk-up access. Interior suites work for general office, professional services, call center or similar uses, and storage is also available. Leases are full service: utilities and CAM are included. Amenities include 24-hour access, a courtyard, signage, HVAC, and RTC bus service on the corridor.

Location

- Directly on East Flamingo Road, along the north side of the UNLV campus — a short drive or transit ride to campus and the Maryland Parkway corridor.
- Boulevard Mall, Target, Albertsons, TJ Maxx, Ross and other daily retail within about a mile.
- Harry Reid International Airport about 8 minutes (roughly 3.5 miles) away.
- The Las Vegas Convention Center about 1.7 miles away.
- The Strip about 2.2 miles, 10–11 minutes, west on Flamingo.
- Hotels, dining and services immediately around the property, including lodging directly across Flamingo.

Walkability and transit

Walk Score 77 (Very Walkable), Transit Score 48, Bike Score 62. Maryland Parkway, nearby, is the area's high-capacity transit spine, with bus rapid transit work underway on that corridor.

Traffic and trade area

Flamingo Road (SR 592) is a major Clark County arterial. NDOT-sourced counts cited for nearby stretches of Flamingo run from about 50,000 to 56,000 vehicles per day, and Maryland Parkway nearby carries about 37,000–38,500. That is real daily exposure for a storefront or client-facing office — not a quiet side street.

Roughly 27,300 people live within 1 mile and 155,000 within 3 miles: a younger University District and Paradise mix, with visitor, student and workforce traffic on top of the residential base.

The area

- About 4,072 people in 1,790 households live in the surrounding census tract, and the Paradise area is home to about 185,913 people in 75,934 households (Census ACS 2020-2024), plenty of clients and staff nearby.
- Flamingo Rd carries about 38,500 vehicles a day just west of Spencer St, and Maryland Pkwy about 32,000 just south of Flamingo (NDOT, 2025 AADT), so the address is easy to find and easy to reach.

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1555 E Flamingo Rd — continued

- Unincorporated Clark County permitted 5,605 new housing units in 2025 (Census Building Permits Survey).

Why it leases

High-visibility Flamingo frontage; UNLV, Boulevard Mall, airport and Strip adjacency; and a true all-in rent, with no separate utility or CAM charges. The best fit is small office, professional, retail-service storefront, call-center or similar users who want central Paradise without Strip rents.

Ready for immediate occupancy. Call for a showing.

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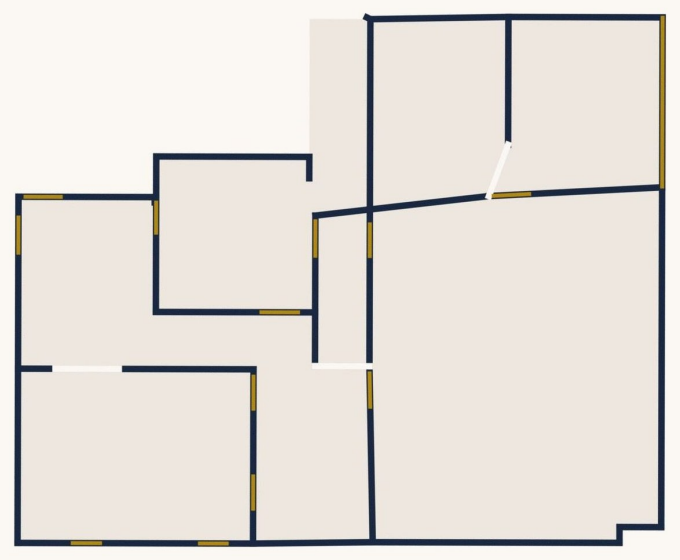
Floor plans

Flamingo Business Center · 1555 E Flamingo Rd, Las Vegas, NV 89119

Suite #C-123-124

2,689 SF* · $1.26/SF/mo · Gross

Large main room with six private offices.



Suite #F-138

762 SF* · $1.96/SF/mo · Gross

Open bullpen with six private offices.

Storage 171

829 SF* · $1.44/SF/mo · Gross

Open storage area.

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