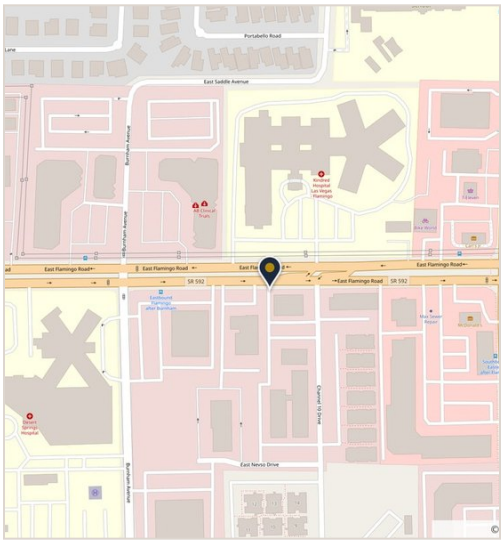
2225 E Flamingo Rd

Desert Professional Plaza · Las Vegas, NV 89119

OFFICES
1,071–1,221 SF

RENT FROM
$1.10/SF/mo



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
Suite #205 (NNN)	1,071	$1.10	$13.20	$0.38
Suite #206 (NNN)	1,221	$1.10	$13.20	$0.38

* 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

thecreekcompanies.com/properties/2225-e-flamingo-rd

2225 E Flamingo Rd — continued

ABOUT THIS PROPERTY

Property type	**Office**	Zoning	**CG / CP (Clark County)**
APNs	**162-23-503-002 (front); 162-23-503-004; 162-23-503-005 (back)**	Lot size	**2.31 acres**
Buildings	**Two two-story office buildings**	Year built	**1980–81**
Parking	**Covered and surface**	Features	**Fiber available · monument sign on Flamingo**
Walk Score	**65 · Transit 42 · Bike 57**		

Desert Professional Plaza is a multi-tenant medical and professional office campus at 2225 East Flamingo Road in unincorporated Paradise. Three parcels totalling about 2.31 acres carry two two-story buildings, built in 1980–81, with surface and covered parking and a monument sign on Flamingo.

The case for it is location plus rate. The plaza sits on a primary east–west arterial, not a side street, in a long-established medical cluster: the Desert Springs Hospital campus at 2075 East Flamingo is the next major campus west, and more professional buildings line the same corridor. UNLV and Maryland Parkway are a short drive west; Eastern Avenue is the next major north–south road immediately east. Harry Reid International Airport is south via Eastern or Maryland, I-515/US-95 is at the Flamingo interchange, and I-15 is west on Flamingo through the Strip corridor. The address has long housed physicians, behavioral health practices, a laboratory, and a full-floor law-firm headquarters.

Current suites are on the second floor of the front building, at $1.10/SF/month NNN, with immediate occupancy and a renewal option. Larger users can ask about combining suites, or about the rear standalone building: an atrium entry, private offices and an open area, with covered parking.

Area and access

- Road: East Flamingo is SR 592 — three travel lanes plus a shared bus/bike lane each way, a raised median, 45 mph.
- Traffic: NDOT counts cited for this submarket put East Flamingo at roughly 47,000–56,000 vehicles per day.
- Transit: RTC Route 202 runs on Flamingo, and the Maryland Parkway bus rapid transit corridor is a few minutes west. Walk Score 65, Transit 42, Bike 57.
- Freeways: I-515/US-95 via Flamingo; I-15 west on Flamingo.
- Nearby: the Desert Springs medical cluster, UNLV, Harry Reid International Airport, the Strip via Flamingo, and retail on Eastern.

The area

- About 2,395 people in 967 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).
- Eastern Ave carries about 36,000 vehicles a day just north of Flamingo Rd, and Flamingo Rd about 38,500 to the west near Spencer St (NDOT, 2025 AADT), so customers and staff pass by every day.
- Unincorporated Clark County permitted 5,605 new housing units in 2025 (Census Building Permits Survey).

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Floor plans

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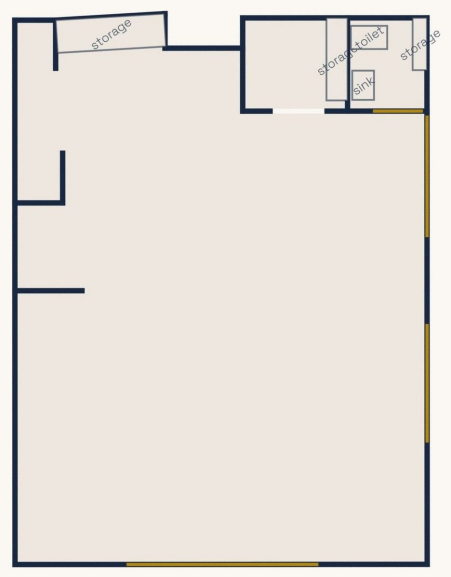
Suite #205

1,071 SF* · $1.10/SF/mo · NNN

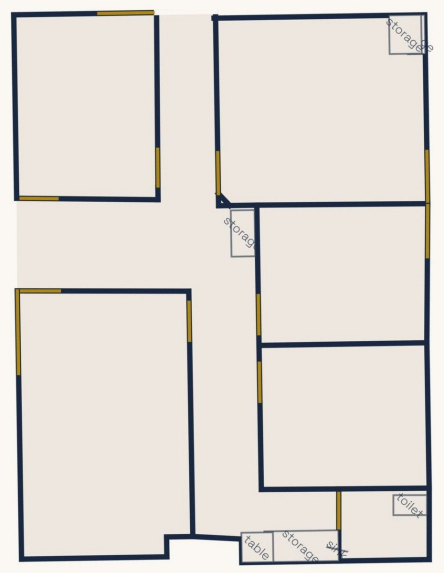
Open floor plan with windows on two sides, private restroom and storage closets.



Suite #206

1,221 SF* · $1.10/SF/mo · NNN

Five private offices off a central hall (or four offices and a conference room), plus a private restroom.



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