

AVISON
YOUNG

MEDICAL/PROFESSIONAL OFFICE FOR LEASE

Westland Plaza

2110 EAST FLAMINGO ROAD
LAS VEGAS, NV 89119

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PROPERTY HIGHLIGHTS

- **Premier 3-story 96,431 sf professional/medical office building** centrally located between I-15 and U.S. 95
- **Diverse tenant mix** of medical and professional services, notably Wellish Vision Institute
- **Exceptional visibility and prominent signage** directly along Flamingo Road, a major east-west arterial
- **Located approximately 3 miles** from the Las Vegas Strip and Harry Reid International Airport
- **Covered parking and monument signage**

Available suites: 1,261 to 3,804 rsf

Lease rate: \$1.65/sf/mo FSG

Westland Plaza is a multi-tenant professional and medical office building located in the Central East Las Vegas submarket, one of the most active infill corridors in the region. Westland Plaza functions as a neighborhood-serving medical/professional hub with strong healthcare orientation.

HARRY REID
INTERNATIONAL
AIRPORT

DESERT SPRINGS
HOSPITAL

LAS VEGAS STRIP

LAS VEGAS
CONVENTION
CENTER

Westland Plaza

BURNHAM STREET

FLAMINGO ROAD

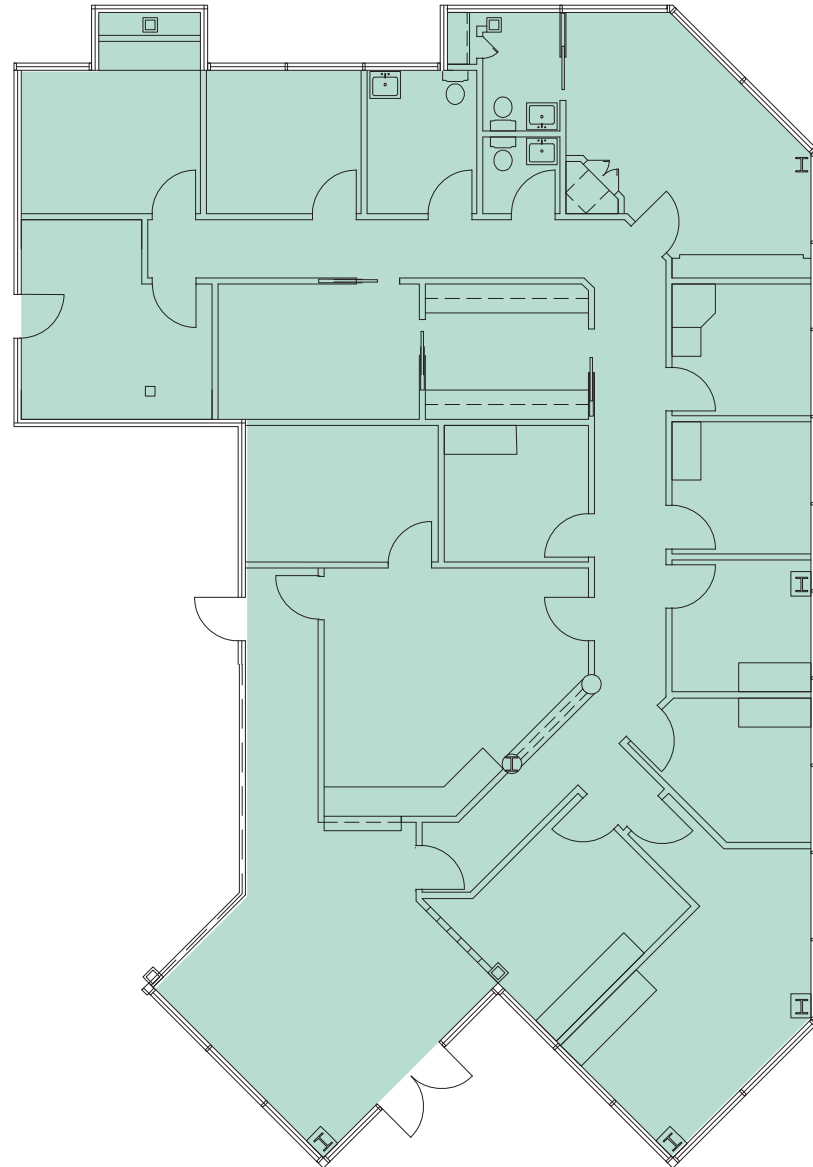




FOR LEASE

WESTLAND PLAZA

2110 E FLAMINGO ROAD, LAS VEGAS, NV 89119



SUITE 100

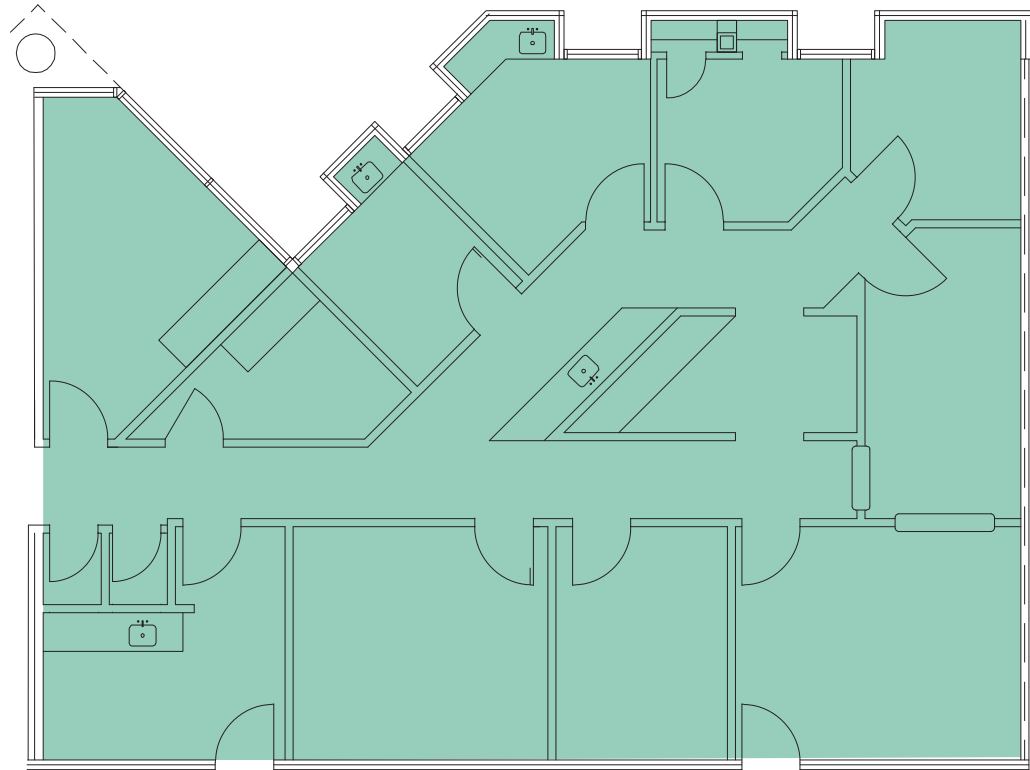
3,804 rsf

Lease rate: \$1.65/sf/mo FSG

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SUITE 104

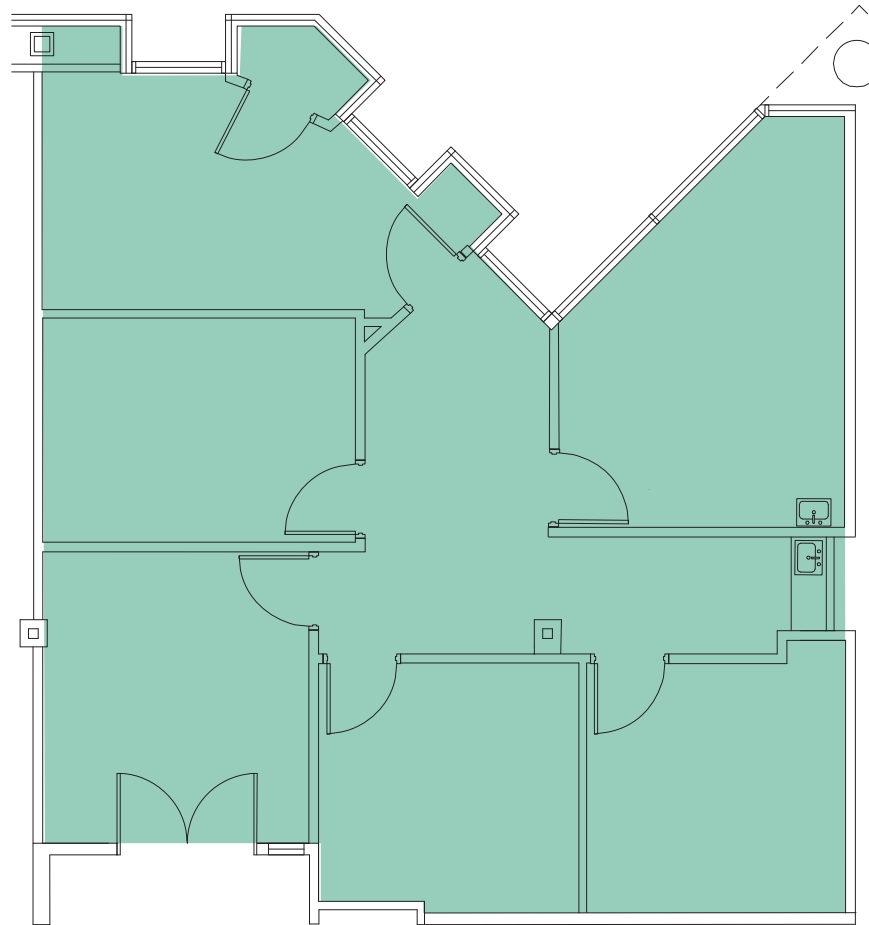
2,084 rsf

Lease rate: \$1.65/sf/mo FSG

FOR LEASE

WESTLAND PLAZA

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SUITE 105

1,261 rsf

Lease rate: \$1.65/sf/mo FSG

FOR LEASE

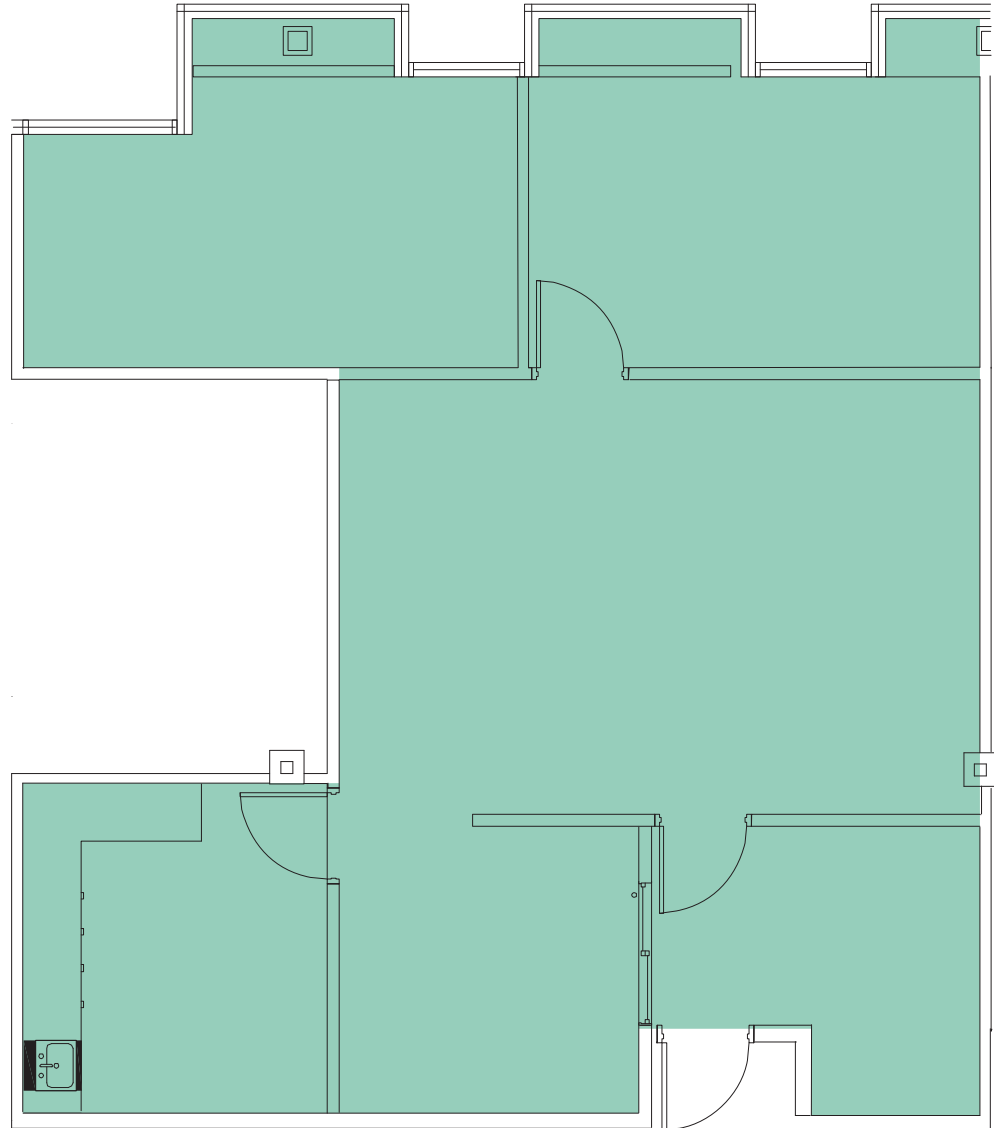
WESTLAND PLAZA

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SUITE 115

1,459 rsf

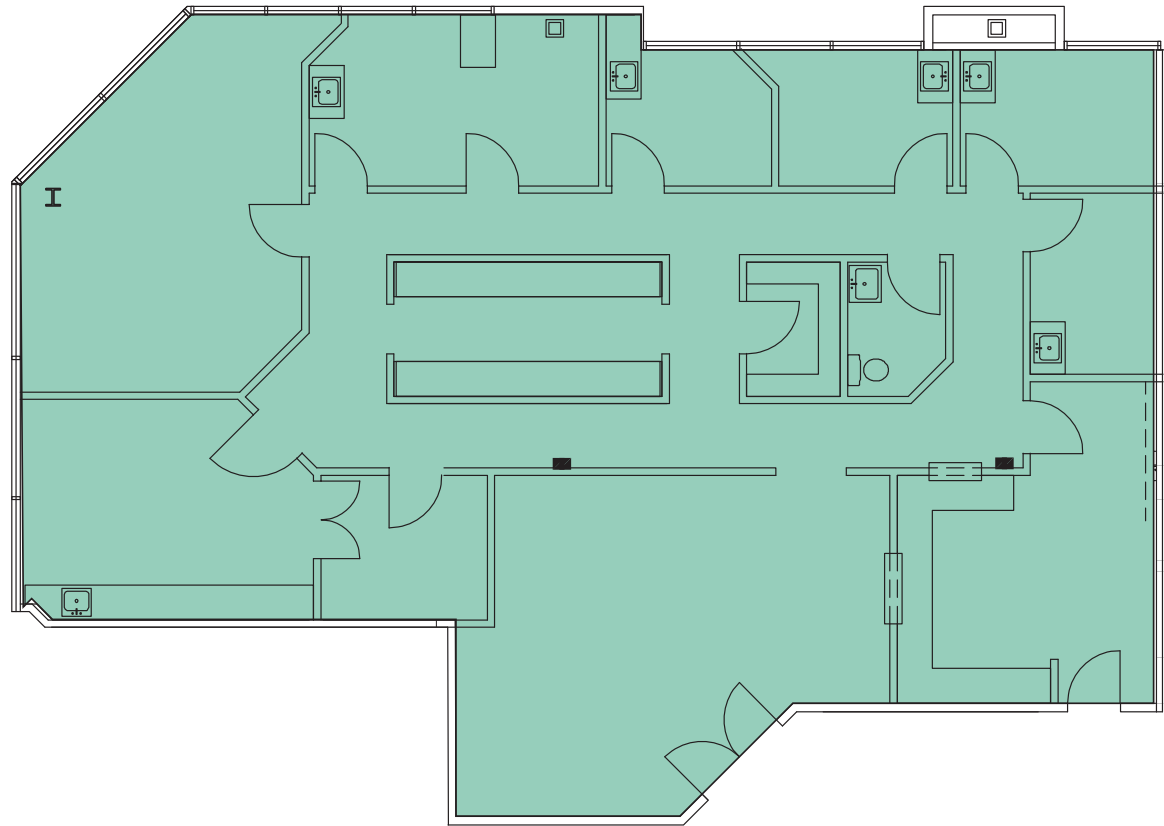
Lease rate: \$1.65/sf/mo FSG



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SUITE 330

2,865 rsf

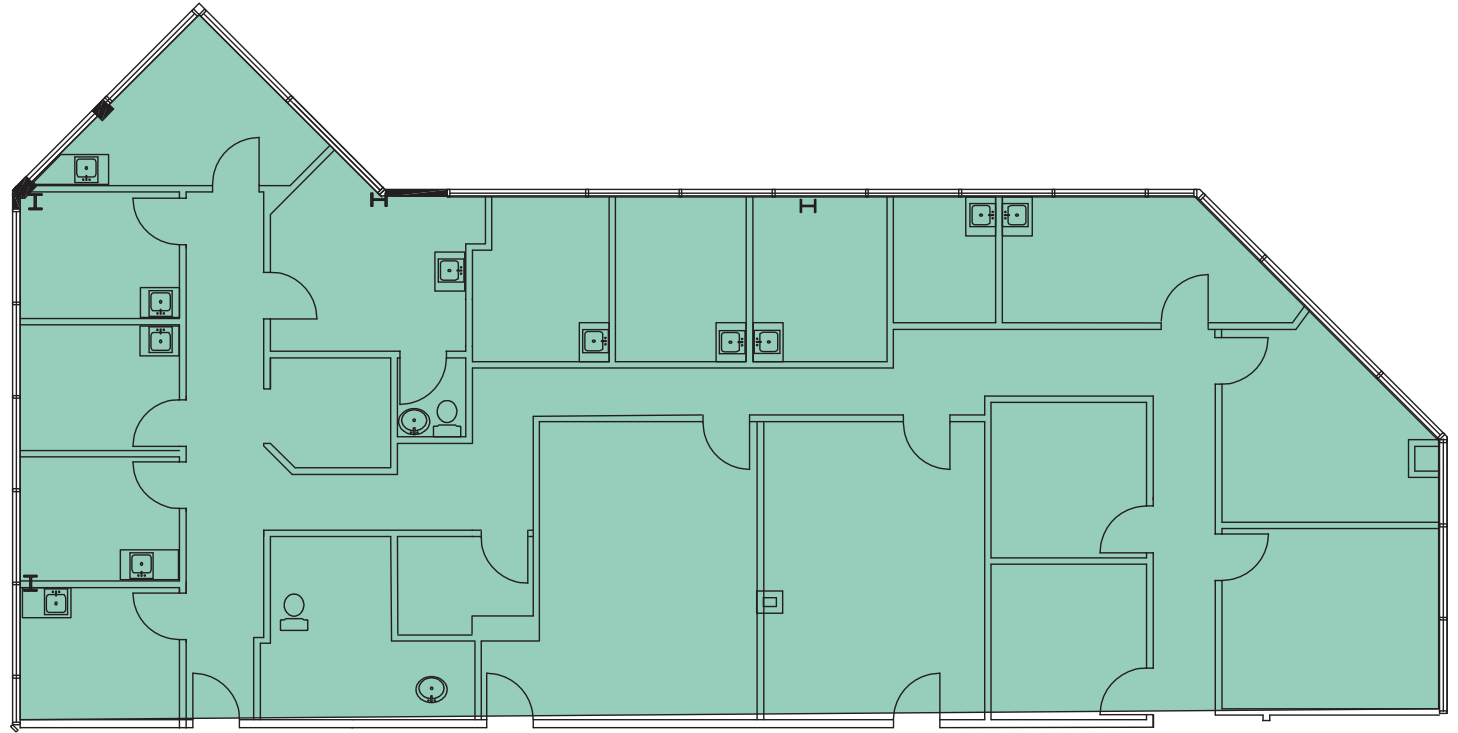
Lease rate: \$1.65/sf/mo FSG



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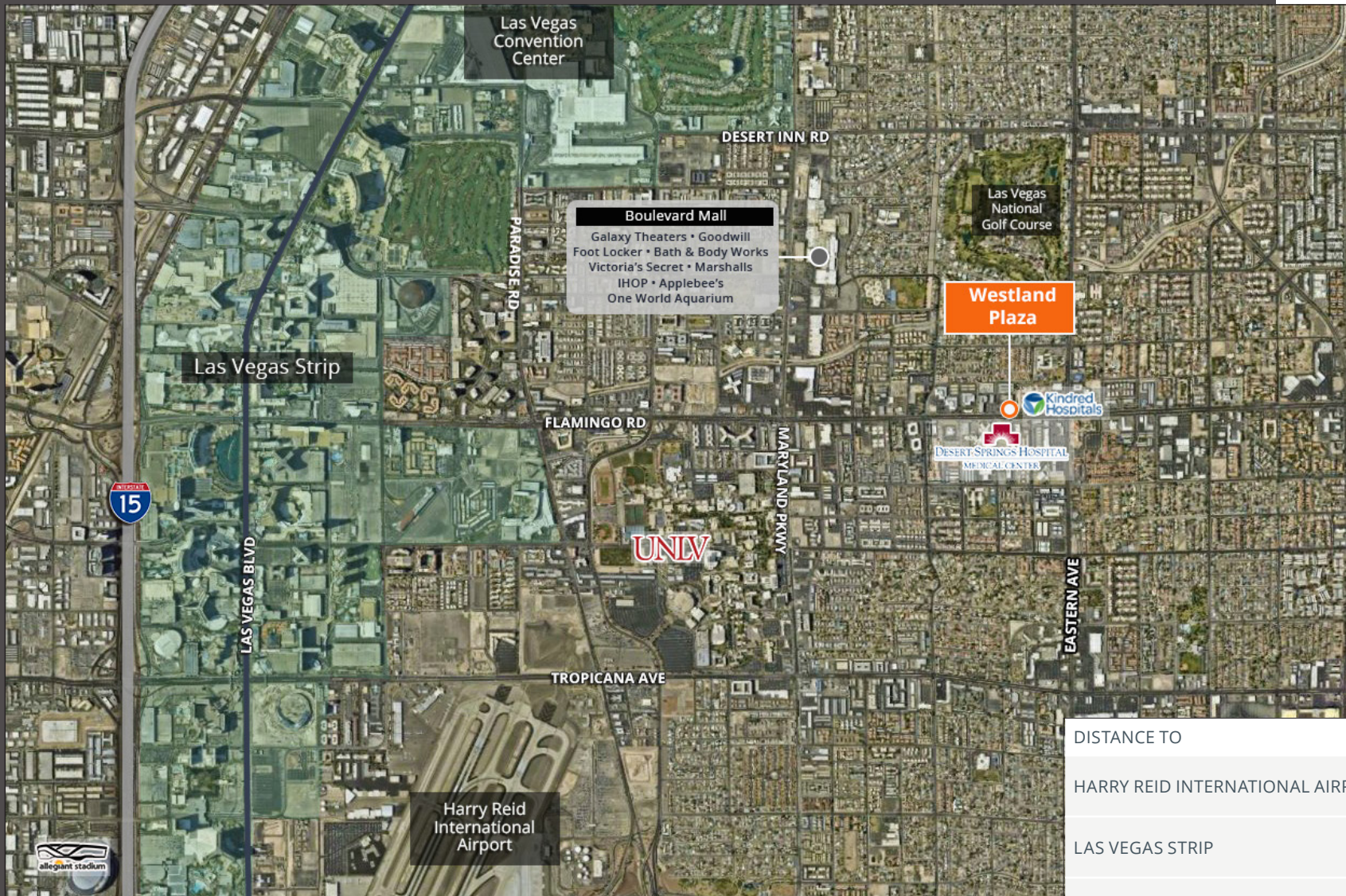
SUITE 370

3,526 rsf

Lease rate: \$1.65/sf/mo FSG



LOCATION



DISTANCE TO	
HARRY REID INTERNATIONAL AIRPORT	±2.8 MI ±10 MINS
LAS VEGAS STRIP	±2.8 MI ±10 MINS
DOWNTOWN LAS VEGAS	±9.3 MI ±15 MINS
I-15	±3.0 MI ±11 MINS
U.S.95/I-11	±2.3 MI ±6 MINS
HENDERSON	±12.4 MI ±21 MINS

The immediate area is a dense healthcare corridor home to Kindred Hospital (adjacent) and Desert Springs Hospital (across the street), as well as multi-specialty and outpatient clinics. Centrally located on Flamingo Road between I-15 and U.S. 95, this highly visible site benefits from robust commuter traffic linking the Strip, UNLV, Eastern Avenue, and nearby Henderson neighborhoods.



HENDERSON

Westland Plaza

Kindred Hospitals

EASTERN AVENUE

FLAMINGO ROAD

BURNHAM AVE