

Rainbow Sunset Pavilion

6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118



NEWMARK

CLASS A OFFICE | FOR LEASE



CLASS A OFFICE FOR LEASE

Rainbow Sunset Pavilion is a prominent stand-alone office building spanning eight stories and encompassing approximately 214,717 square feet. Situated in the heart of Southwest Las Vegas, the property has easy accessibility and high visibility from the I-215 freeway and Rainbow Boulevard. The combination of high-end office ambiance and convenient access to a wide range of on-site amenities makes this one of the most coveted office destinations for top companies in the valley.



±8,656 - ±21,661 RSF
CLASS A OFFICE



\$3.70 PSF
Full Service Gross (FSG)
LEASE RATE

PROPERTY FEATURES

- Distinctive Class “A” ±214,717 SF, eight-story office building
- Secured multi-level parking structure
- Parking ratio of 4.5:1,000
- Premier Southwest location
- Built in 2009

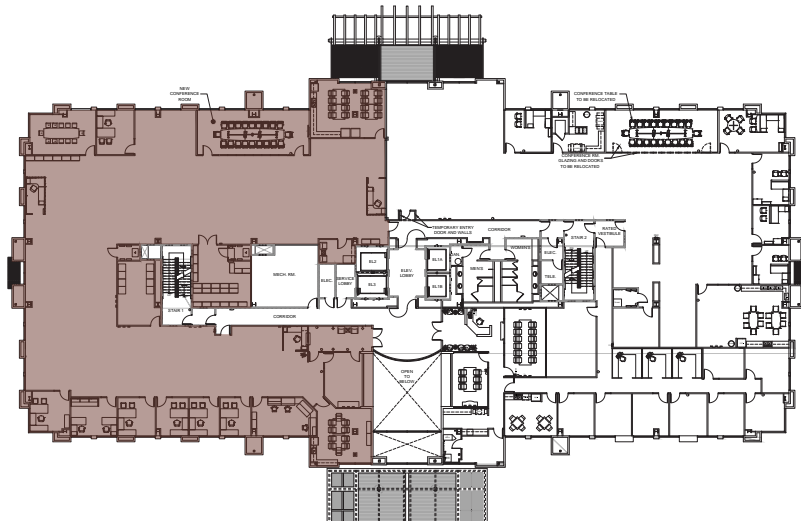




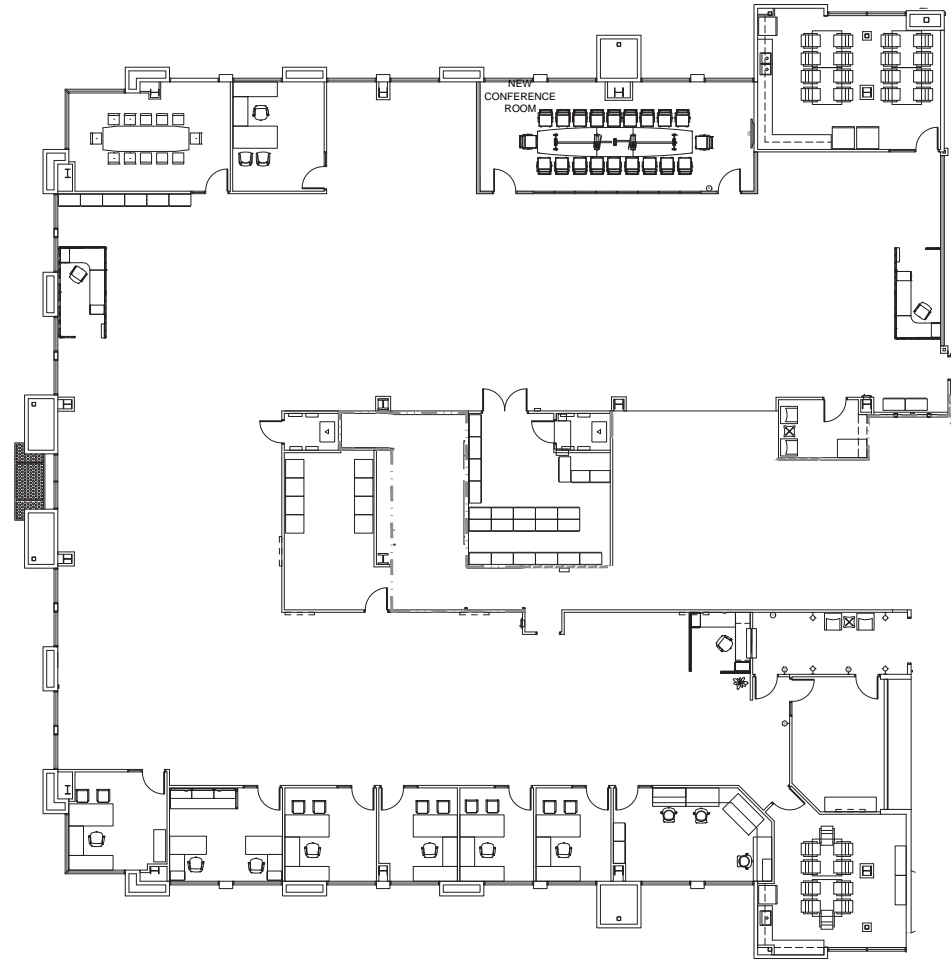
Rainbow Sunset Pavilion

6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118

- 9 Offices
- 3 Conference Rooms
- Break Room
- Large Open Area / Bullpen
- Available 4/1/27



SUITE 200 | ±13,005 RSF | ±11,668 USF



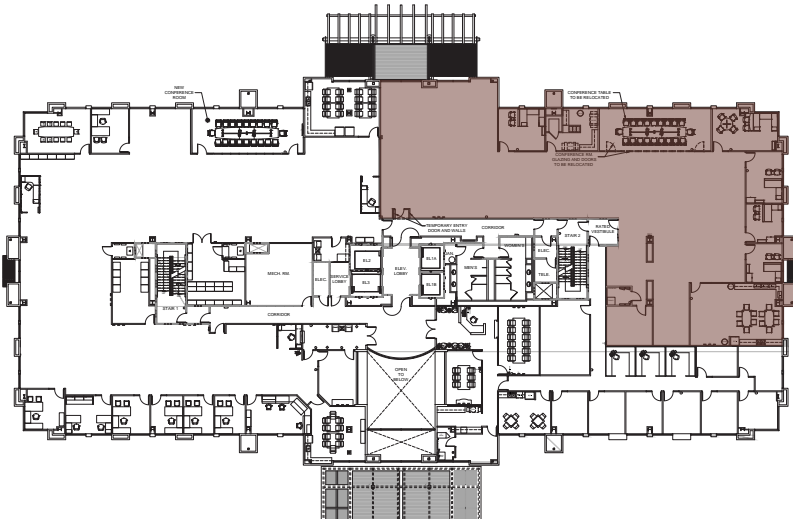
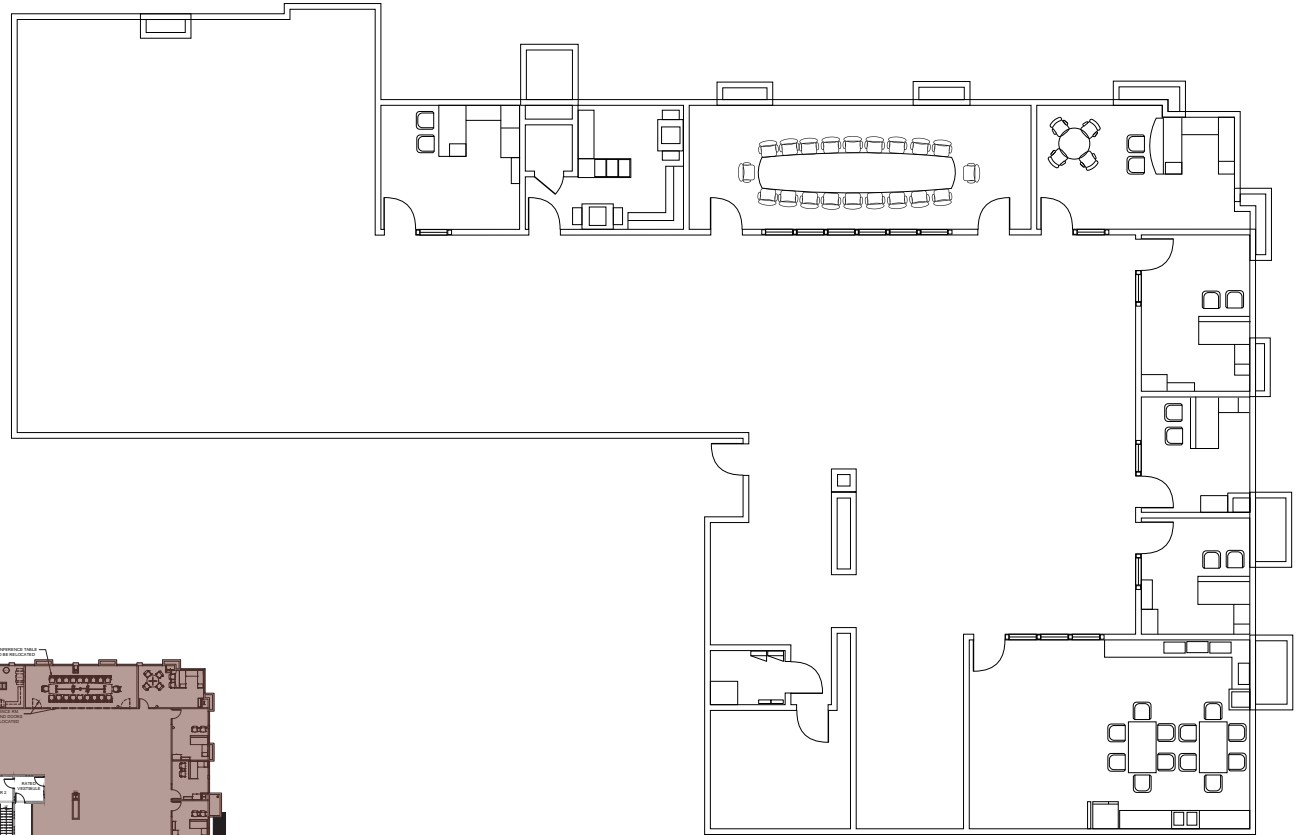


Rainbow Sunset Pavilion

6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118

SUITE 210 | ±8,656 RSF | ±7,766 USF

- 5 Offices
- Conference Room
- Break Room
- Large Open Area / Bullpen



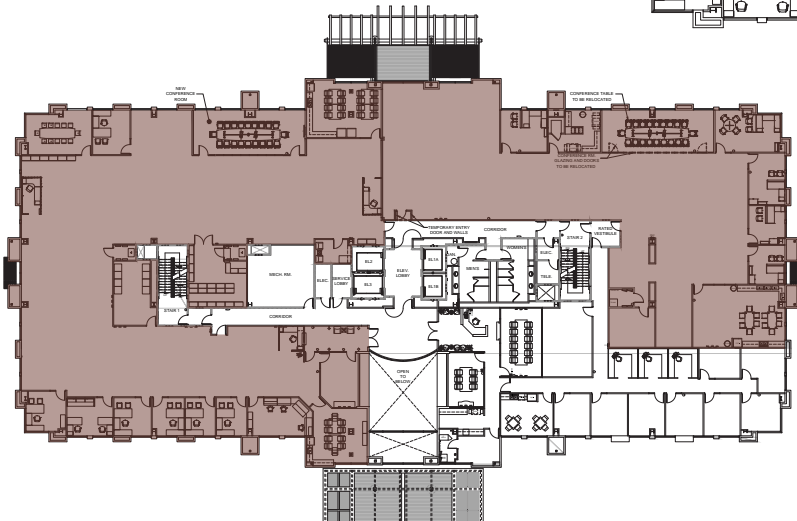
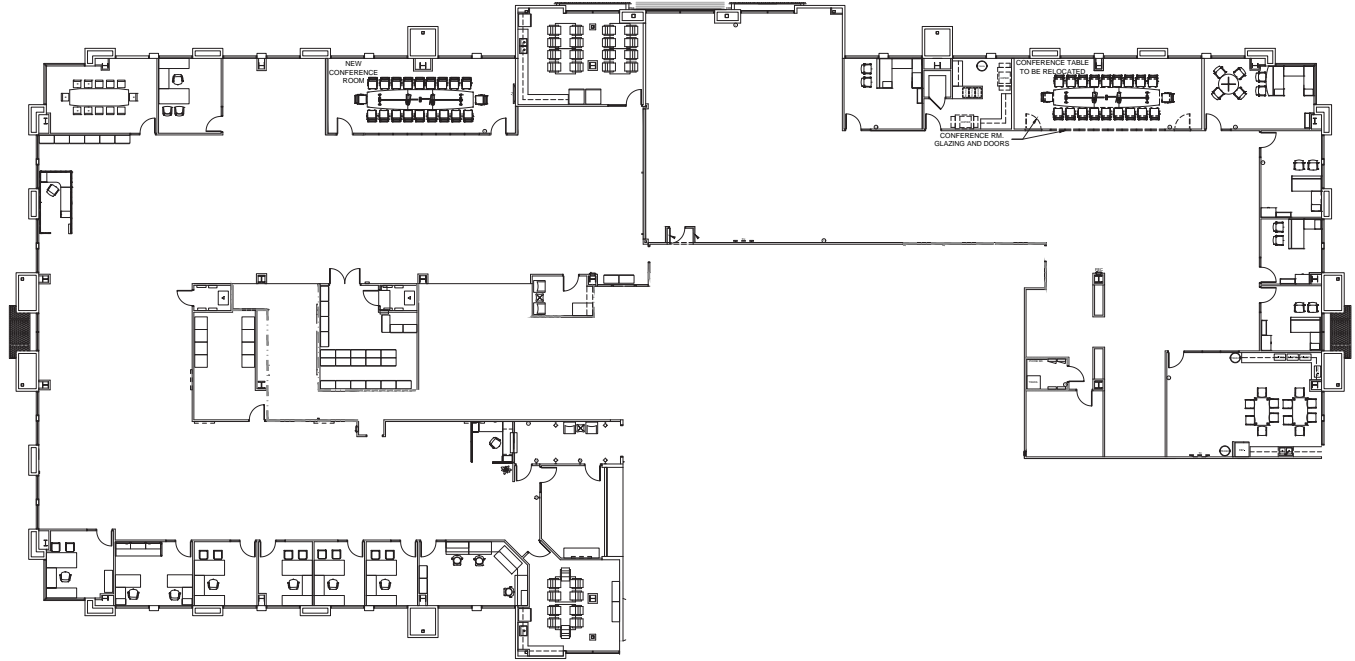


Rainbow Sunset Pavilion

6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118

SUITE 200 & 210 | ±21,661 RSF | ±19,434 USF

- 14 Offices
- 4 Conference Rooms
- 2 Break Rooms
- Large Open Area / Bullpen
- Available 4/1/27



AMENITIES MAP



Located in the vibrant Southwest Submarket, **RSP** offers exceptional convenience and accessibility. It boasts direct connectivity to I-215 through Rainbow Boulevard, making commuting and travel efficient and straightforward. The area is surrounded by numerous retail amenities, ensuring that tenants and visitors have quick and easy access to a multitude of retail options.



±0.2 MILES
TO THE
I-215 BELTWAY



±6 MILES
TO THE
LAS VEGAS STRIP



±9 MILES
TO HARRY REID
INTERNATIONAL AIRPORT



±75,000 RSF OF RETAIL AMENITIES

Consisting of: Starbucks, The Cracked Egg, Wahoo's, Archi's, Roberto's Taco Shop, Crab Corner, Yama Sushi, TOGO's, Town and Country Bank, and many other retailers.



Rainbow Sunset Pavilion

6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118



NEWMARK

MIKE TABEEK, SIOR, CCIM

t 702-405-1750
mike.tabEEK@nrmk.com
NV RE Lic. #B.0145775

THOMAS OLSEN

t 702-405-1714
thomas.olsen@nrmk.com
NV RE Lic. #S.0200270

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.