

# 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.



**±6,112 RSF - ±8,656 RSF**  
**CLASS A OFFICE**



**\$3.55 PSF**  
**Full Service Gross (FSG)**  
**LEASE RATE**

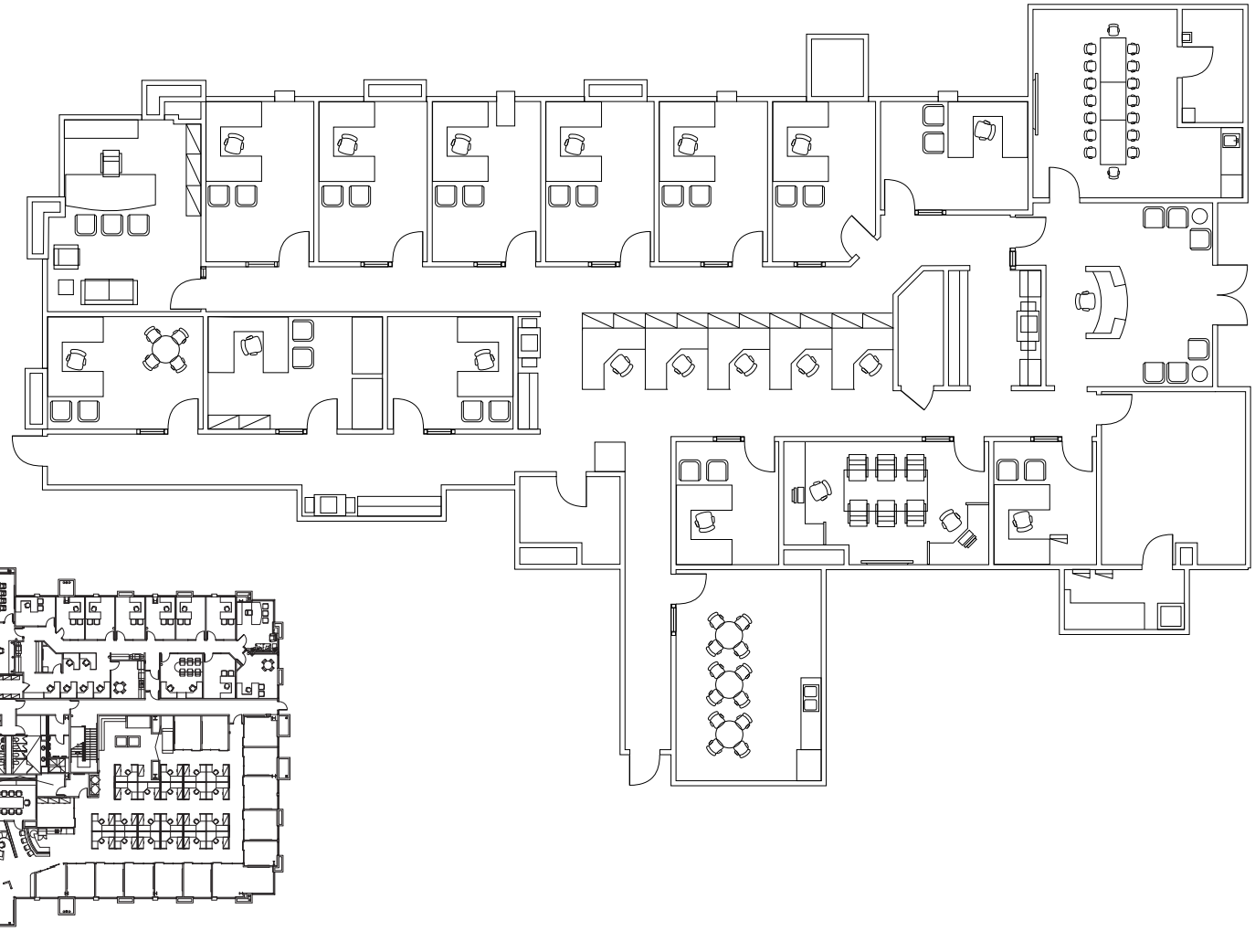
# PROPERTY FEATURES

- 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



## SUITE 120 | ±6,112 RSF | ±5,484 USF

- Reception Area
- 13 Offices
- 2 Conference Rooms
- Break Room



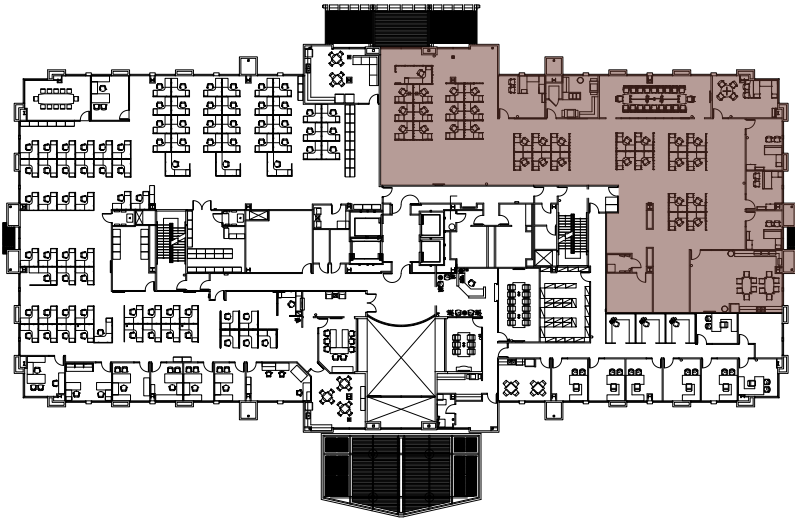
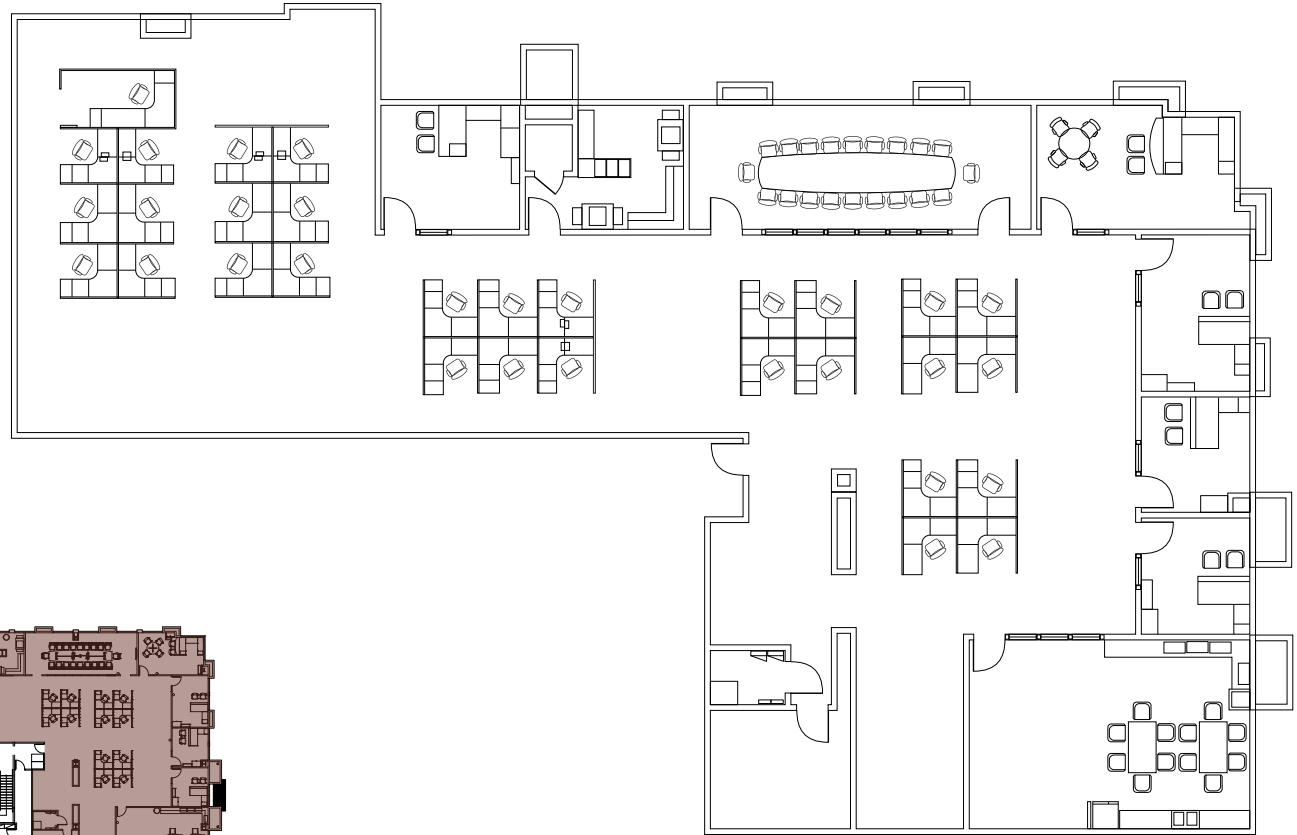


# Rainbow Sunset Pavilion

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



**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.