



# 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 - ±11,777 RSF**  
**CLASS A OFFICE**



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

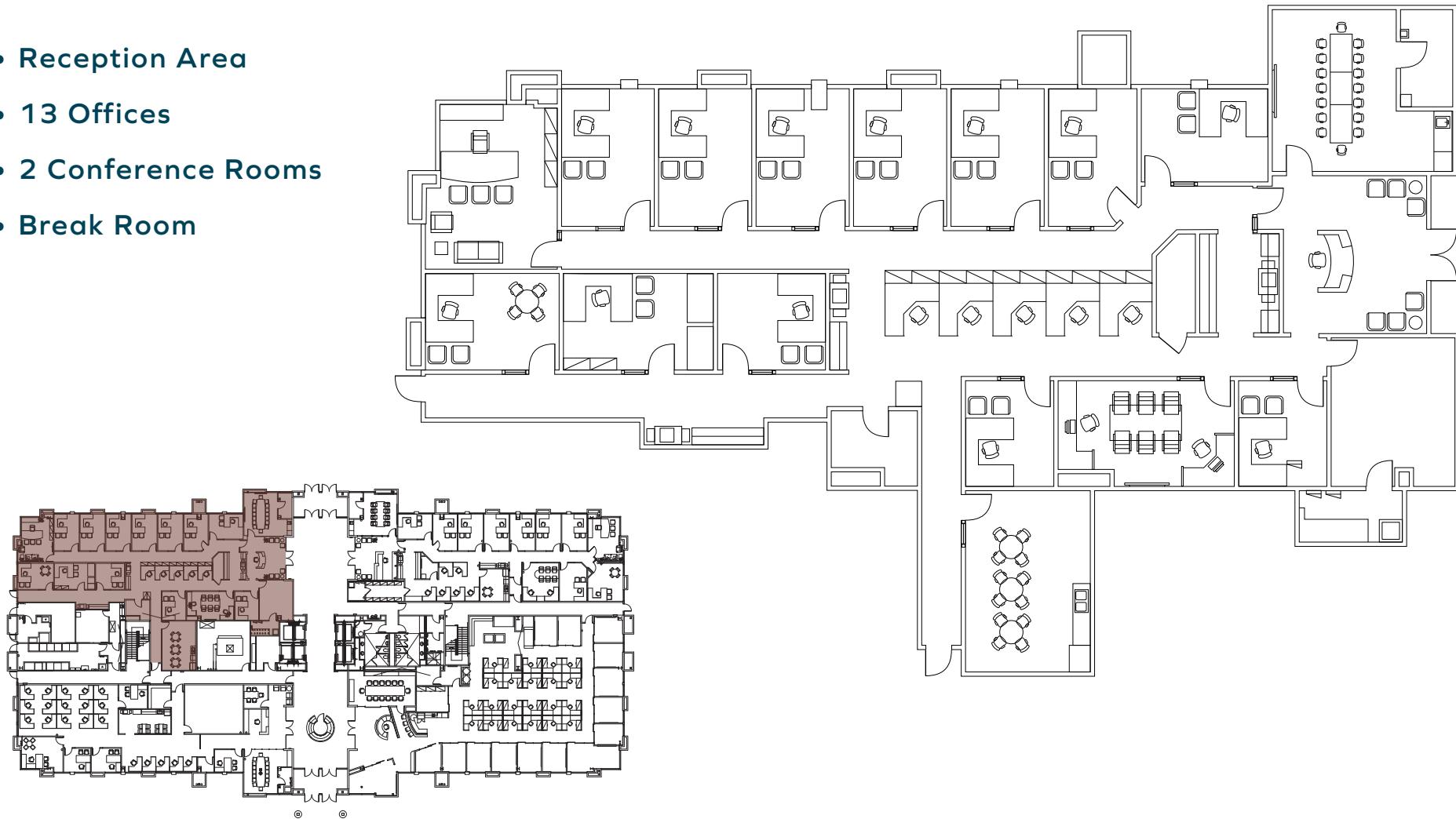
# PROPERTY FEATURES

- 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

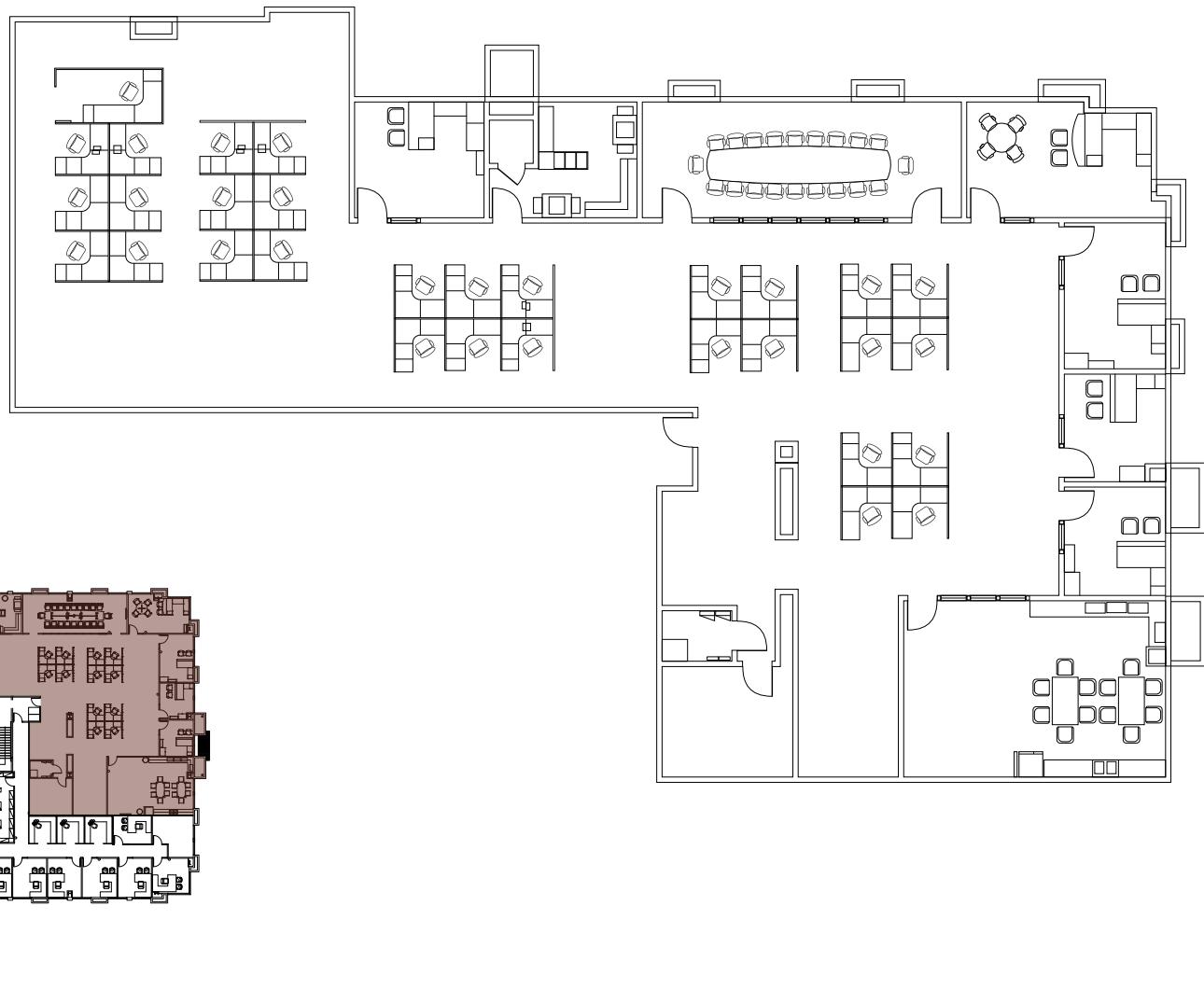




6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118

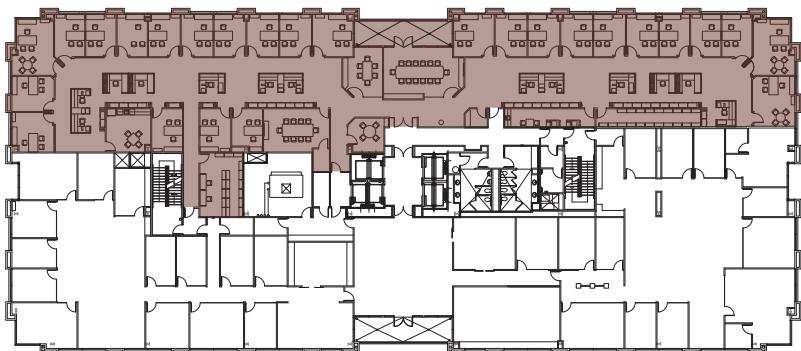
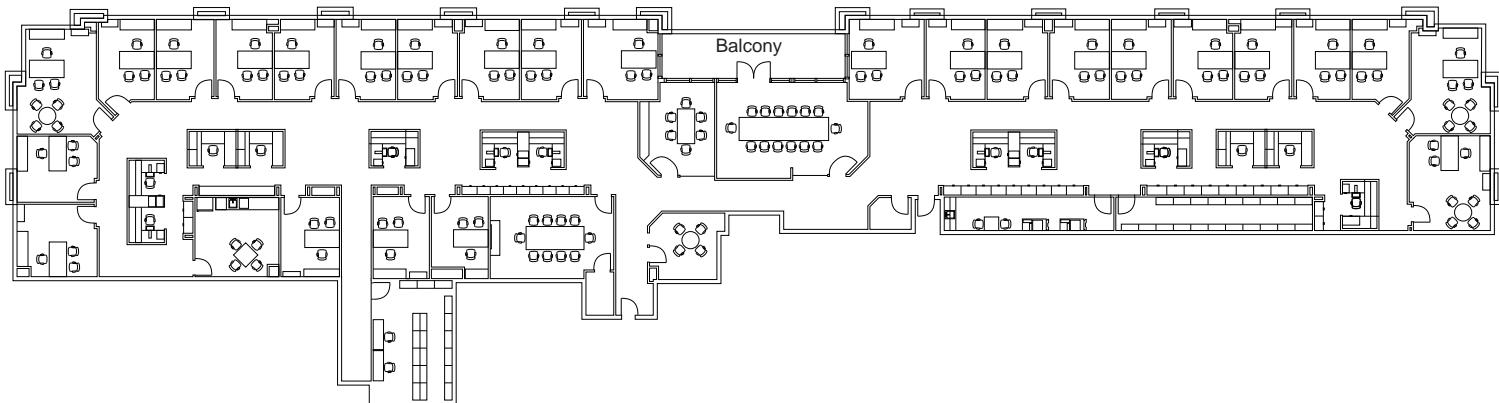
## SUITE 210 | ±8,656 RSF | ±7,766 USF

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



**SUITE 510 | ±11,777 RSF | ±10,567 USF**

- 26 Offices
- 4 Conference Rooms
- 2 Break Rooms
- Balcony



# 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



## MIKE TABEEK, SIOR, CCIM

t 702-405-1750  
[mike.tabEEK@nmrk.com](mailto:mike.tabEEK@nmrk.com)  
NV RE Lic. #B.0145775

## LARRY SINGER

t 702-405-1730  
[larry.singer@nmrk.com](mailto:larry.singer@nmrk.com)  
NV RE Lic. #BS.0028687

## THOMAS OLSEN

t 702-405-1714  
[thomas.olsen@nmrk.com](mailto:thomas.olsen@nmrk.com)  
NV RE Lic. #S.0200270

**NEWMARK**