

# 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

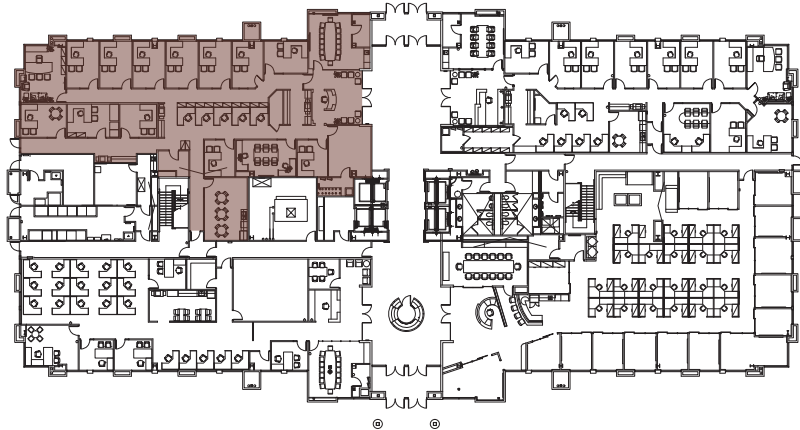
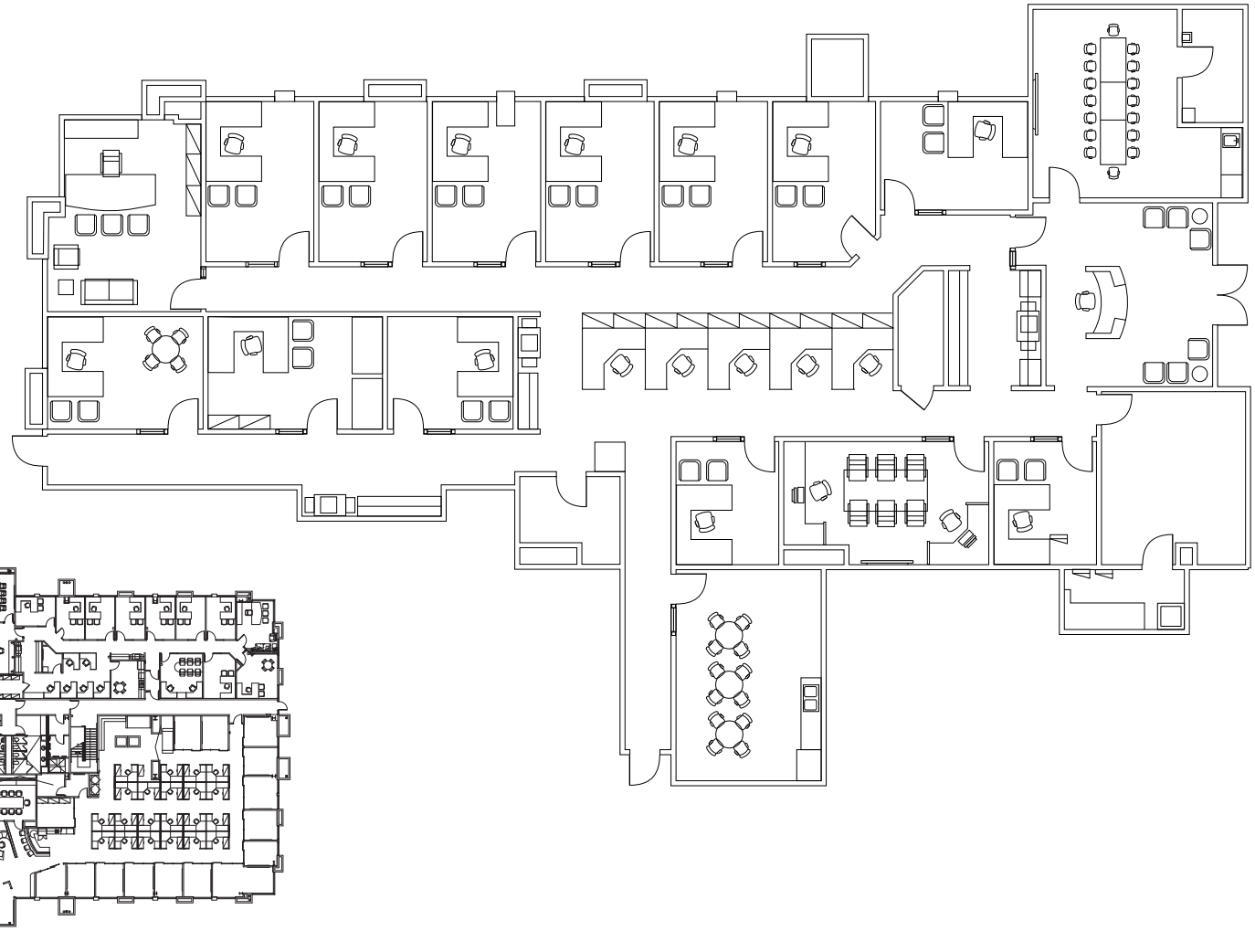
- Distinctive Class “A” ±214,717 SF, eight-story office building
- Secured multi-level parking structure
- Parking ratio of 4.5:1,000
- Premier Southwest location
- Built in 2009





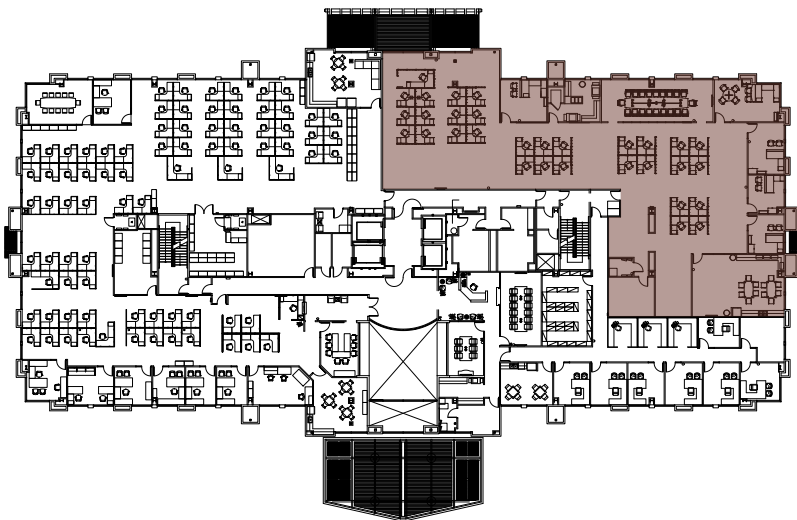
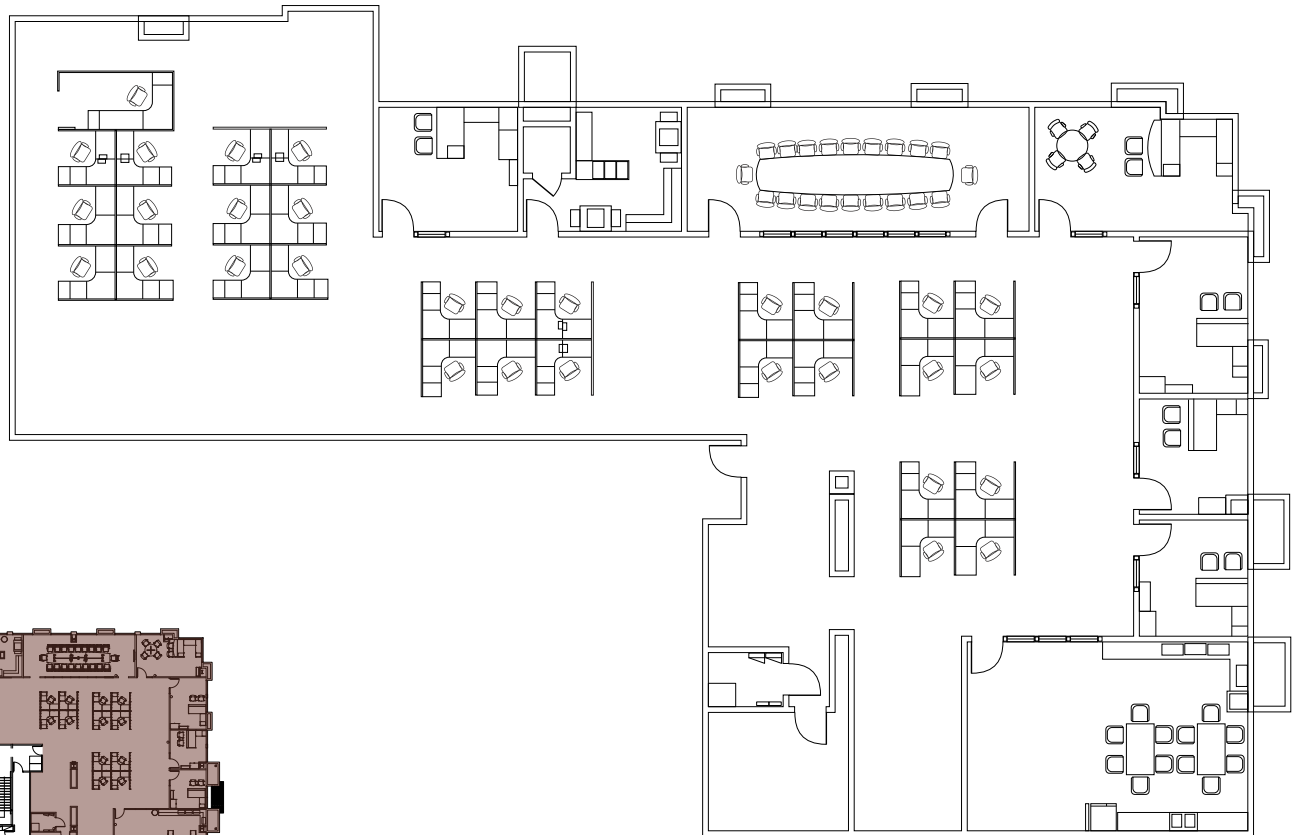
## SUITE 120 | ±6,112 RSF | ±5,484 USF

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



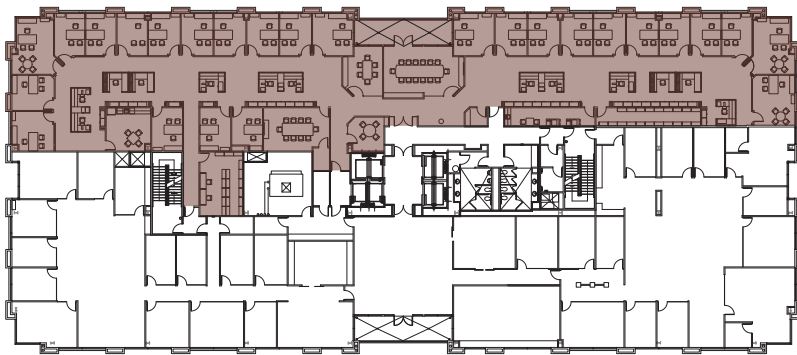
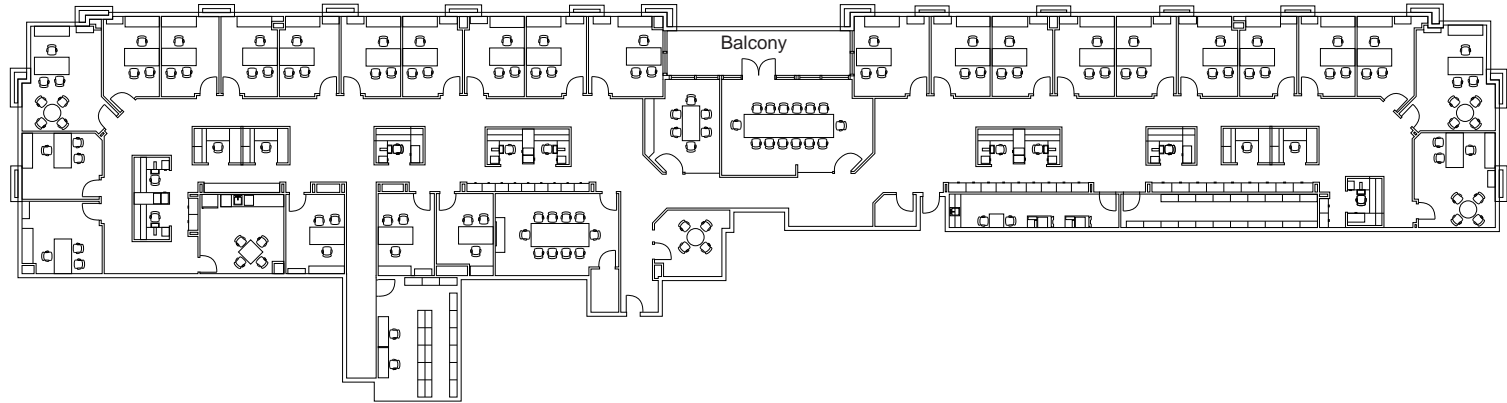
## SUITE 210 | ±8,656 RSF | ±7,766 USF

- 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



**NEWMARK**

**MIKE TABEEK, SIOR, CCIM**

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

**LARRY SINGER**

t 702-405-1730  
larry.singer@nrmk.com  
NV RE Lic. #BS.0028687

**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.