

FOR LEASE

RAINBOW PLAZA

2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Luke Ramous
Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Michael Greene
Vice President
Lic#: S.0186326
702.388.1800
mgreene@mdlgroup.com

Hayim Mizrachi, CCIM
CEO | Principal | Broker
Lic#: B.0143643.corp
702.388.1800
hmizrachi@mdlgroup.com

RAINBOW PLAZA

2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease



Leasing Details



\$1.40 - 1.50 PSF MG

Lease Rate



±1,530 - ±4,250 SF

Space Available



Las Vegas

Submarket

Property Highlights

- Professional office spaces available
- Multi-tenant office buildings include move in ready space for professional office use
- High visibility signage available
- Covered/uncovered parking available
- 24-Hour building access
- This location offers high traffic counts of 51,338 VPD on S. Rainbow Blvd.
- Close to many retail services, restaurants and other amenities in the immediate area



Service you deserve. People you trust.



Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

RAINBOW PLAZA

2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease



Demographics

	1 mile	3 miles	5 miles
Population			
2023 Population	7,716	195,896	452,659
Average Household Income			
2023 Average Household Income	\$130,529	\$75,728	\$86,485

Property Details

+ Address:	2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146
+ Jurisdiction:	Clark County
+ Submarket:	Las Vegas
+ Zoning:	(C-P) Office and Professional

RAINBOW PLAZA

2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease



RAINBOW PLAZA

2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease



RAINBOW PLAZA

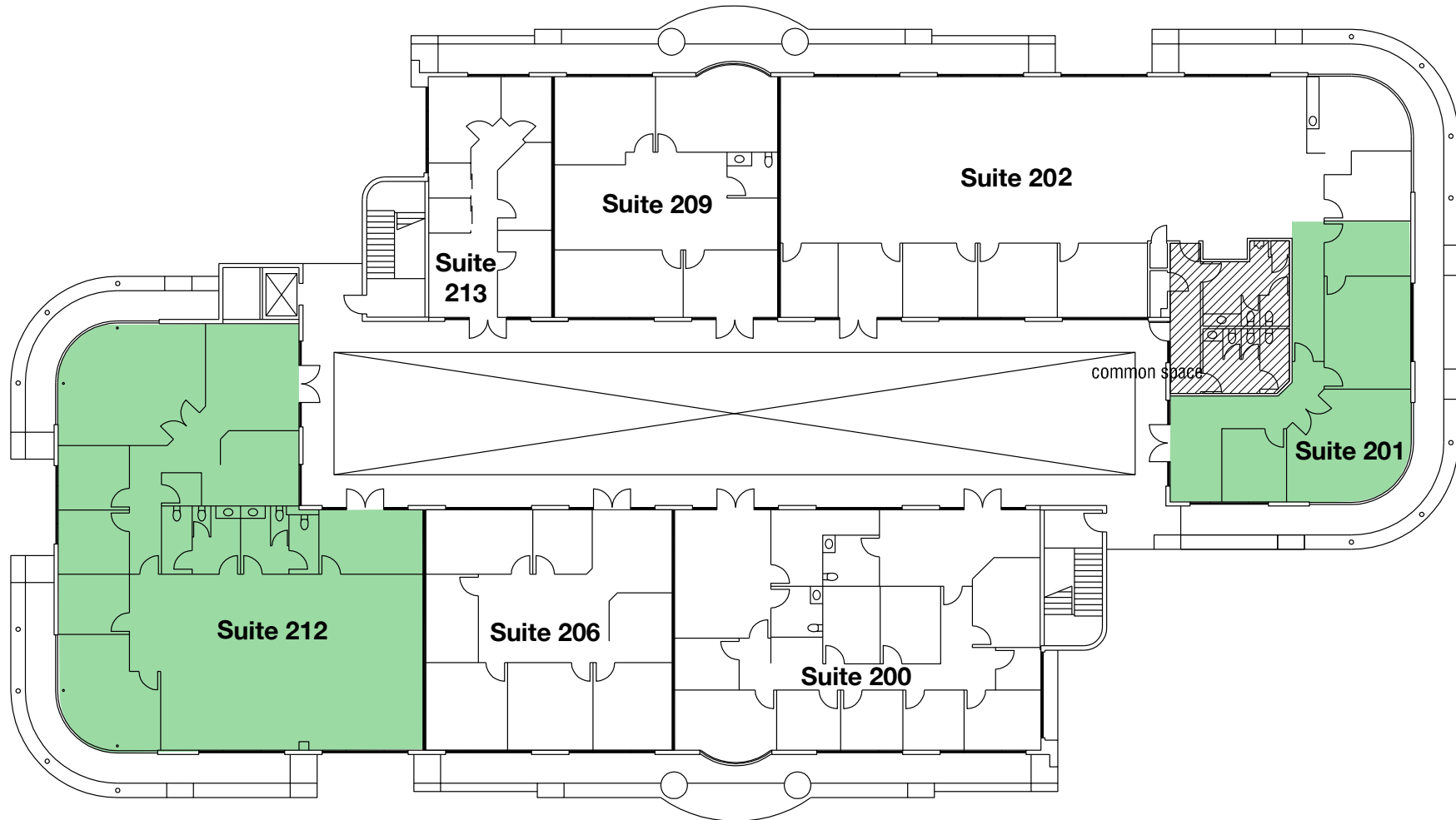
2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease

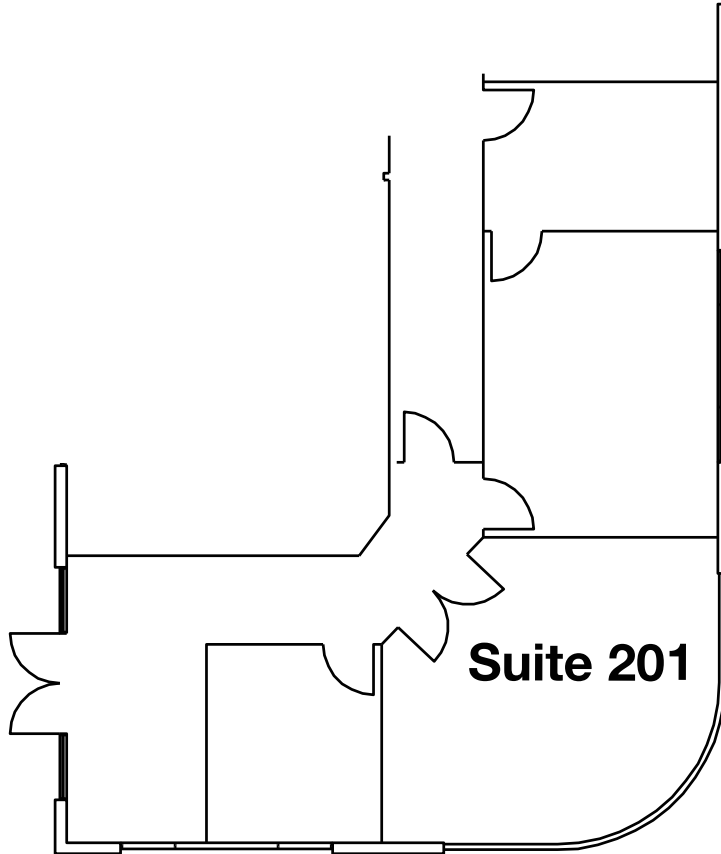
2685 North Building	Total SF	Lease Rate	Monthly Rent	Availability
Second Floor, Suite 201	±1,530	\$1.40 - \$1.50/PSF MG	\$2,142.00 - \$2,295.00/Mo	Immediately
Second Floor, Suite 212	±4,250	\$1.40 - \$1.50/PSF MG	\$5,950.00 - \$6,375.00/Mo	Immediately



2685 South Rainbow Blvd. Second Floor



*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Property Details

Second Floor

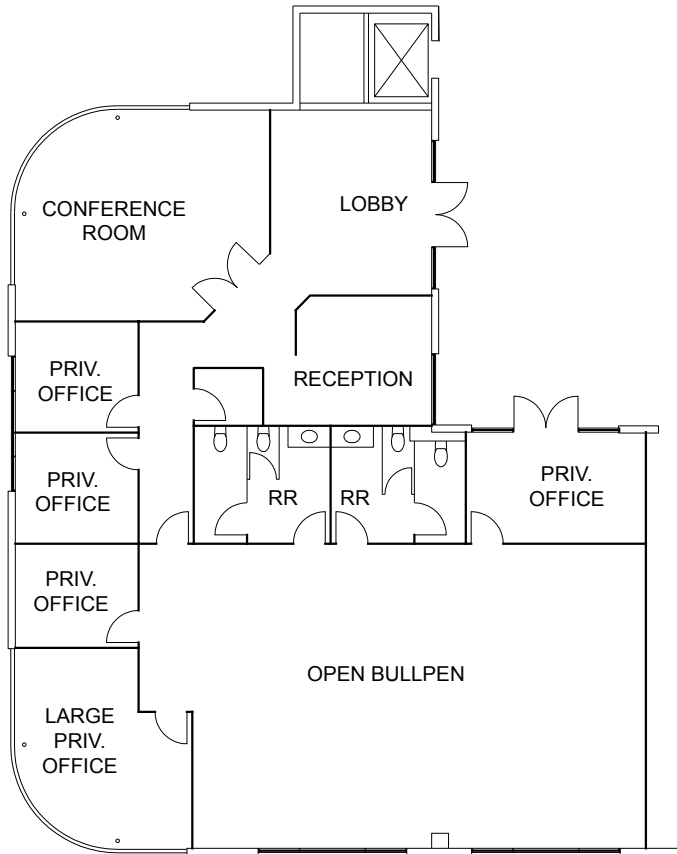
- + **Suite#:** 201
- + **Total SF:** ±1,530
- + **Lease Rate:** \$1.40 - \$1.50/PSF MG
- + **Monthly Rent:** \$2,142.00 - \$2,295.00
- + **Available:** Immediately

**Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

RAINBOW PLAZA

2655 - 2685 S. Rainbow Blvd., Las Vegas, NV 89146

For Lease



Property Details

Second Floor

- + Suite#: 212
- + Total SF: ±4,250
- + Lease Rate: \$1.40 - \$1.50/PSF MG
- + Monthly Rent: \$5,950.00 - \$6,375.00
- + Available: Immediately

**Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*