



2975 S. RAINBOW BOULEVARD

±38,784 SF Class B Office Building



CONFIDENTIALITY & DISCLOSURE



The Agency Las Vegas (the "Broker") has been retained on an exclusive basis to market the property described herein (the "Property"). Broker has been authorized by the Seller of the Property (the "Seller") to prepare and distribute the enclosed information (the "Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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INVESTMENT SUMMARY



THE OFFERING:

This ±38,784 SF office building is a great investment opportunity with good income and some value add opportunity. The property was purchased as a vacant building by the current owner, who is occupying a portion of the building. The remainder is occupied by multiple professional office tenants. Major renovation of the building was completed in 2020.

The property is ideally located in the West Las Vegas submarket on the highly traveled South Rainbow Boulevard, making this a prime location for professional office users.

SUMMARY:

Asking Price:	\$7,300,000 (\$194 psf)
Office Building Area:	±38,784 SF
Total Land:	±2.96 Acres
Year Built:	1990
Parcel Number:	163-10-703-009

HIGHLIGHTS:

- Highly Visible Location with Frontage on the Heavily Traveled South Rainbow Boulevard
- ±38,784 SF multi tenant use
- Renovated in 2020
- High occupancy and demand



PROPERTY PHOTOS



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EXTERIOR PROPERTY PHOTOS



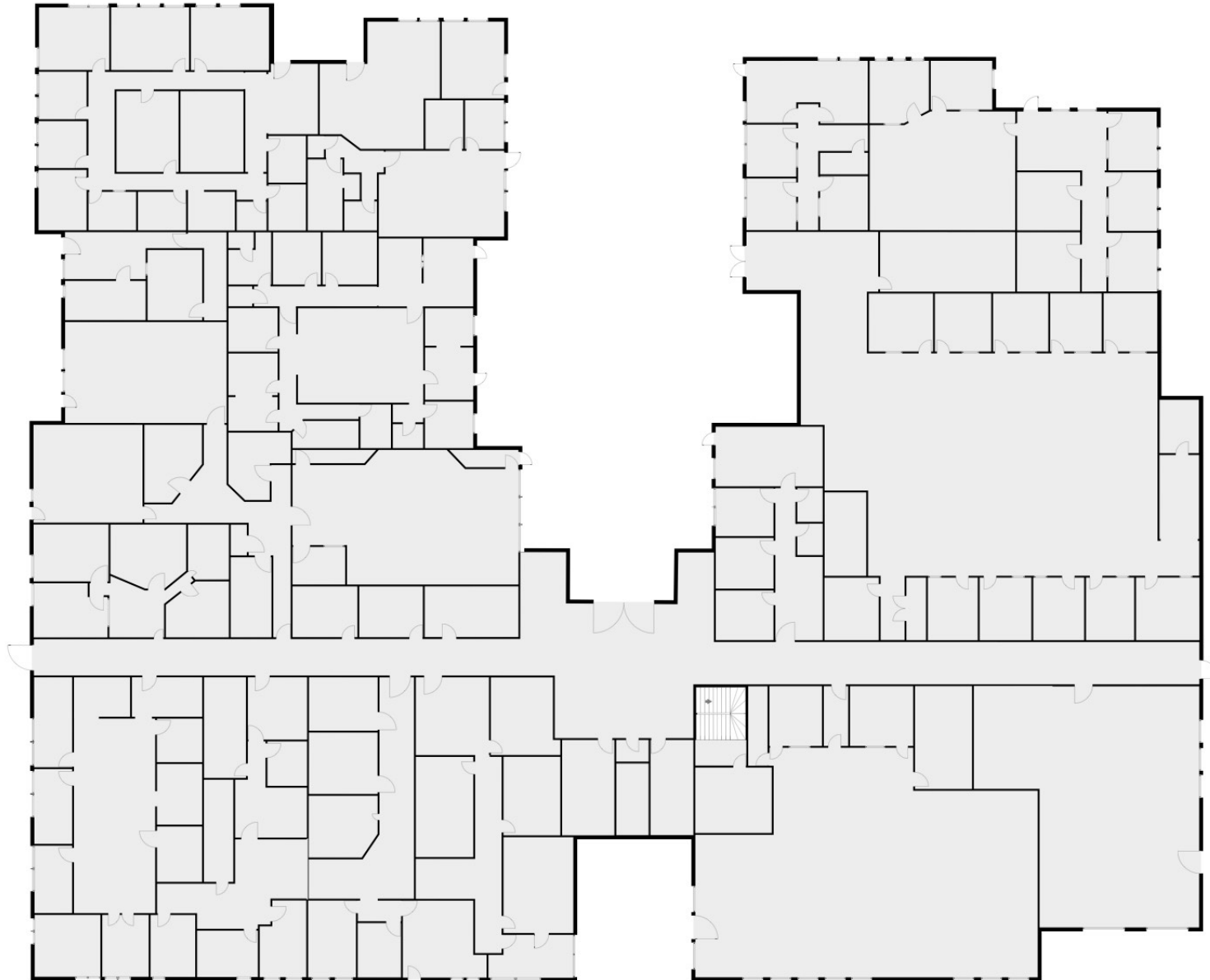
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INTERIOR PROPERTY PHOTOS



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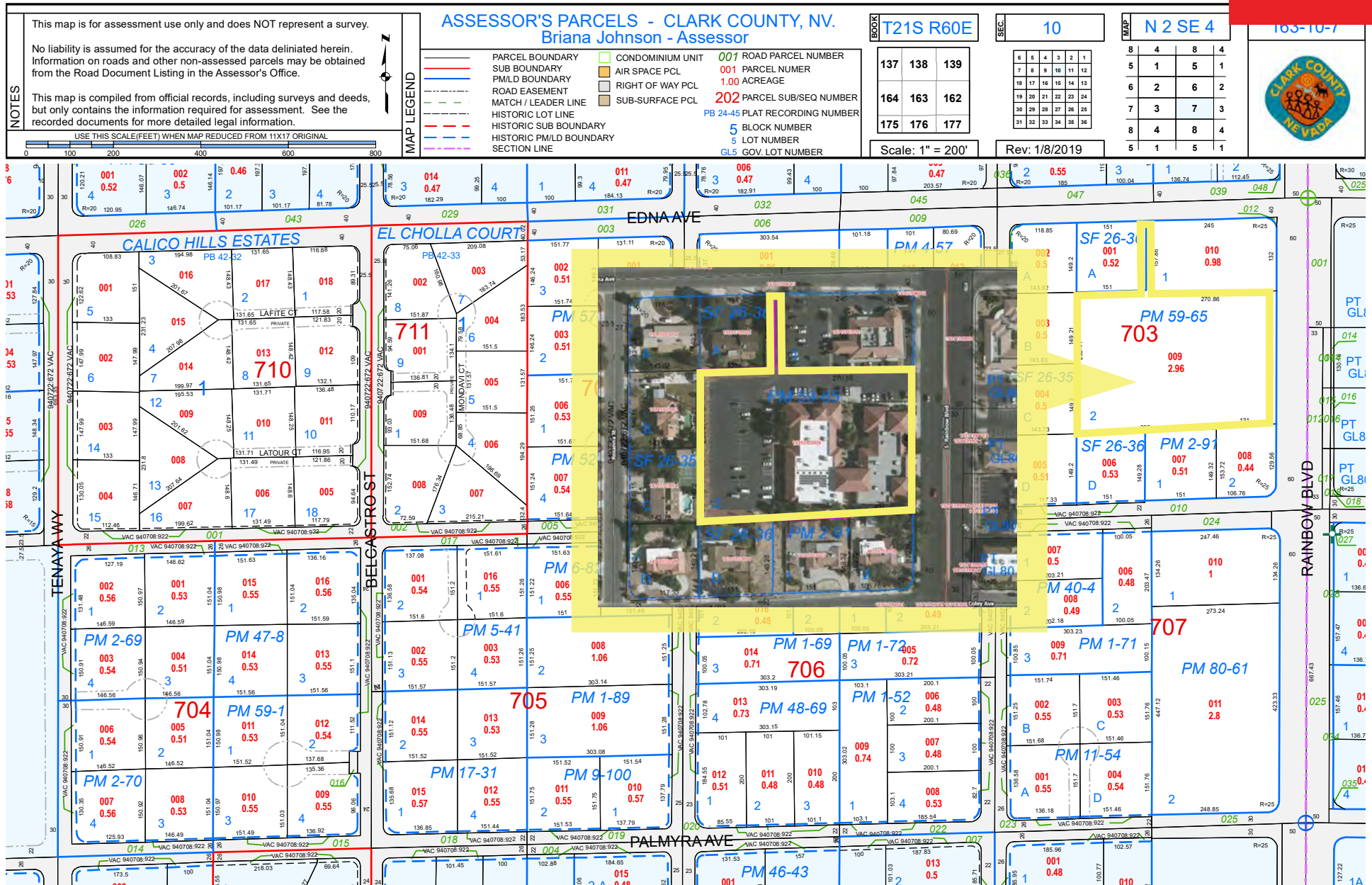
FLOOR PLAN



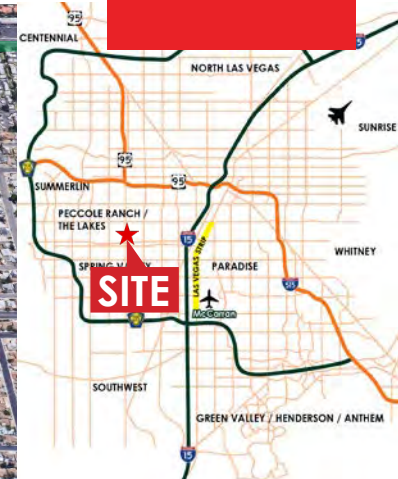
Floor plan is not exact and may not include tenant modifications

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ASSESSOR PARCEL MAP



SURROUNDING AERIAL MAP



2975 S Rainbow Blvd

7/29/2025

Unit	Status	Square Feet	Rent	Tenant	Lease End
UNIT A	Current	988	\$1,667.00	Family Home Health	03/31/2027
UNIT B	Current	2,168	\$2,987.00	NEXSAN LLC, DBA FAVOR DRIVING SCHOOL	01/31/2028
UNIT D	Current	985	\$1,881.00	DW & MC CONSULTING, LLC C/O Destinee Winburn	10/31/2026
UNIT E1		215		Landlord using for storage	
UNIT E2		132		Landlord using for storage	
UNIT E3	Current	132	\$500.00	Mobile Care Medical Group	
UNIT E4-UNIT M-UNIT N	Vacant-Unrented	2,700			
UNIT E5	Vacant-Unrented	1,089			
UNIT E6	Current	2,070	\$2,955.00	AZUZA, LLC	09/30/2025
UNIT E7	Current	1,320	\$2,228.00	HEALTH SERVICES COALITION	06/30/2026
UNIT E8	Vacant-Unrented	1,110			
UNIT E9	Vacant-Unrented	1,810			
Unit E10	Current	3,668	\$6,496.00	Z- Health Performance Solutions, LLC	08/31/2025
Unit E11 & E12 (C)	Current	8,086	\$13,939.00	2975 SOUTH RAINBOW, LLC	01/31/2027
UNIT E20	Current	686	\$1,411.00	Alliance Health Systems, LLC	08/31/2027
UNIT G	Vacant-Unrented	1,440			
Unit H1 & H2	Vacant-Unrented	2,881			
Unit H3	Current	1,460	\$2,440.00	Beninati Family Agency LLC	09/30/2027
Unit I	Current	226	\$800.00	Maxmotion LLC	01/31/2028
UNIT J-K1 & K2	Current	2,988	\$4,488.00	Innovative Real Estate Strategies	12/31/2027
UNIT L	Vacant-Unrented	726			
Common Area & Restrooms		3,277			

Totals

\$41,792.00

2024 Expenses:

Property Taxes:	\$32,500
Insurance:	\$4,000
Pest Control:	\$3,600
Trash Service:	\$21,600
Water / Sewer:	\$4,800
Energy:	\$4,800
Landscape:	\$4,200
Repairs / Service:	\$15,000
Property Mgt:	\$22,000
Total Expenses:	\$112,500

Total Rents (\$41,792 x 12 months):	\$501,504
Total Expenses:	\$112,500
Net Operating Income:	\$389,004

Vacancy 11,377 sqft x \$21/sqft: \$238,917