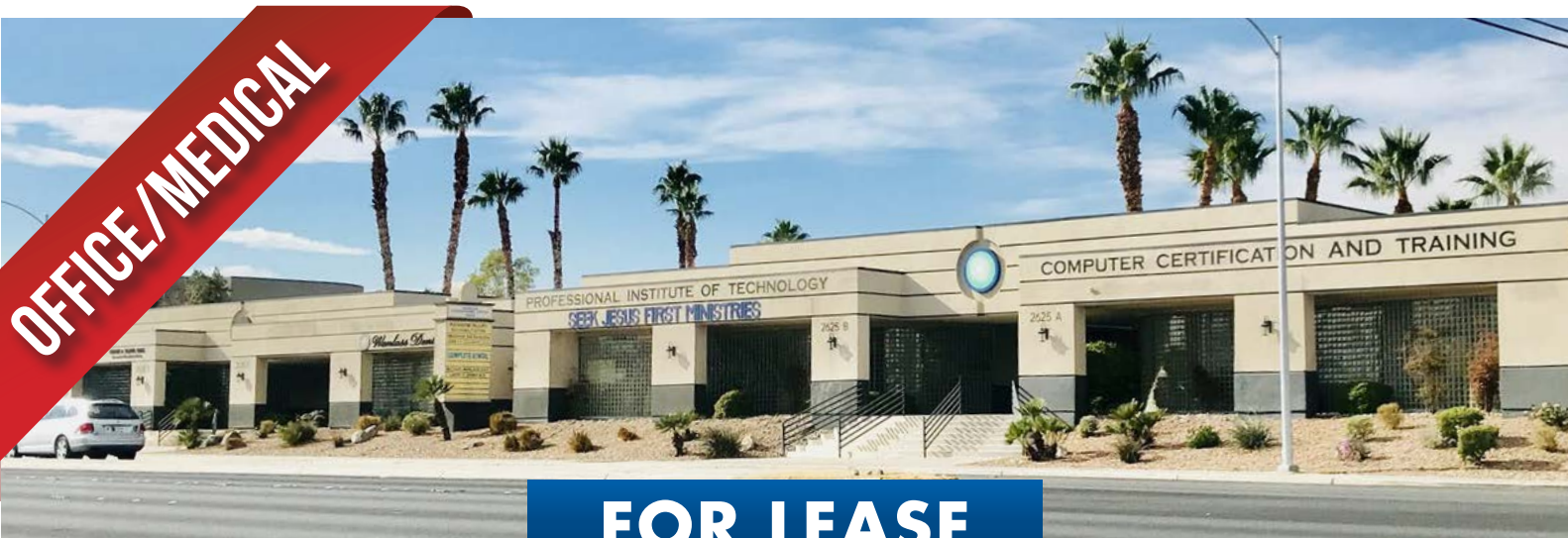


OFFICE/MEDICAL



FOR LEASE

2625 S. RAINBOW BLVD.

OFFICE / MEDICAL OFFICE

Las Vegas, NV 89146

HIGHLIGHTS

- Located in Rainbow Business Park
- ±1,463 SF Office/Medical
- Heavy Driveby Traffic
- Dense Residential
- Partial Plumbing Available

Lease Rate: **\$1.25/SF/Mo**

Rentable Area: ±1,463 SF

NNN / CAM (estimated) \$0.35 per SF

Space: C -102

Year Built: 1989

Property Type: Office

Property Subtype: Medical

1 MILE



7,256
2020 EST.
POPULATION



2,769
2020 EST.
HOUSEHOLDS



\$76,127
2020 EST.
MEDIAN HH
INCOME

3 MILE

207,772
2020 EST.
POPULATION

79,815
2020 EST.
HOUSEHOLDS

\$46,654
2020 EST.
MEDIAN HH
INCOME

5 MILE

471,369
2020 EST.
POPULATION

183,779
2020 EST.
HOUSEHOLDS

\$51,641
2020 EST.
MEDIAN HH
INCOME

PROPERTY DESCRIPTION

Rainbow Professional Center provides move in ready suites, attractive lease rates and terms, and direct street frontage to Rainbow Blvd., just south of Sahara Ave. NDOT estimates 51,000 CPD travel past this property daily. There are numerous restaurants, business services and bus stops in close proximity to this property. High density surrounding population and businesses. Aggressive Landlord Offering FREE RENT AND INTRODUCTORY RENT! CAM is \$0.35/SF

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

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VP of Commercial Sales & Leasing

702 825 2125

jamesh@northcap.com

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DEREK BELANUS

VP of Commercial Sales & Leasing

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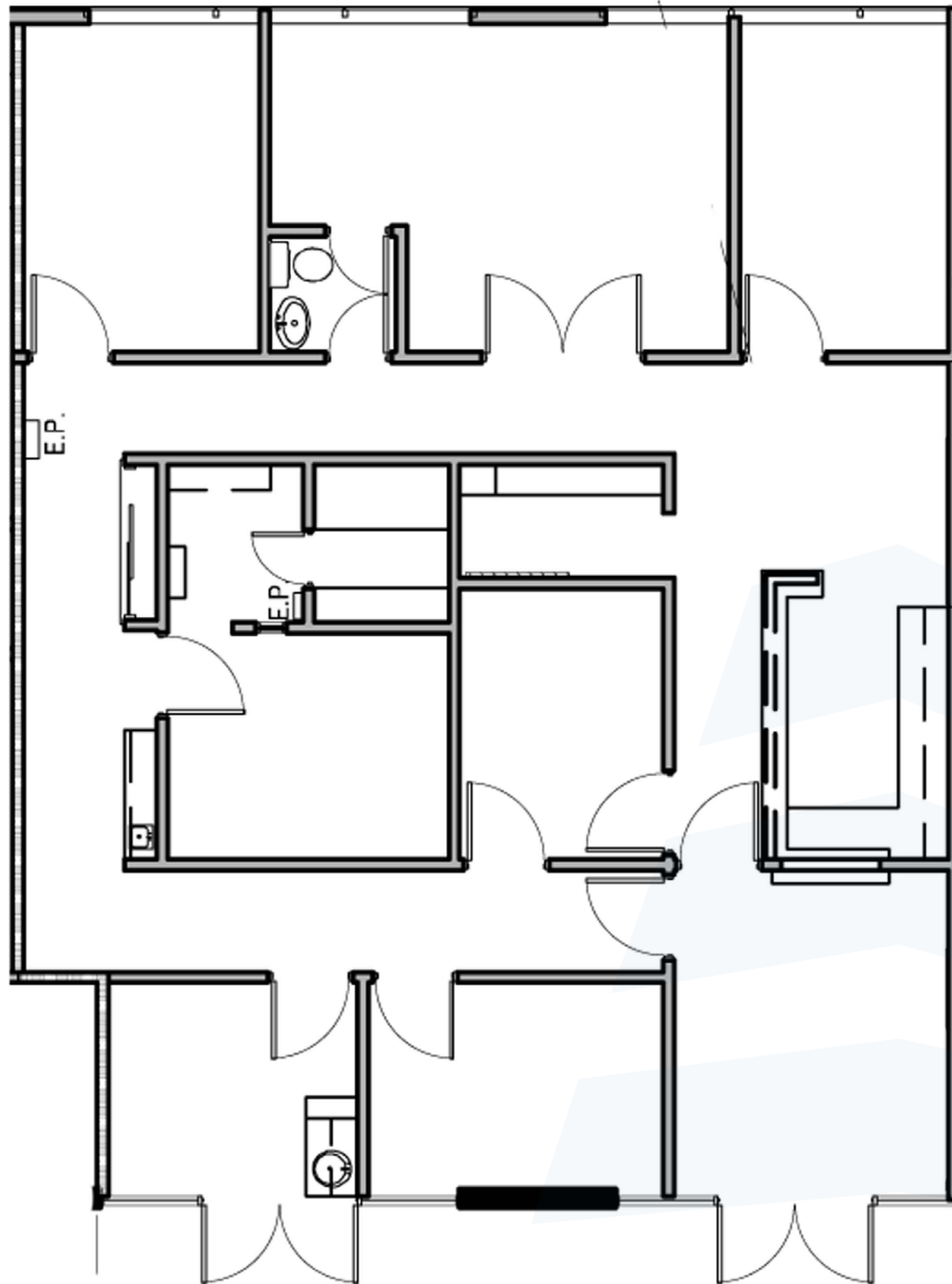
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COMMERCIAL



FLOOR PLAN

SUITE C-102 • 1,463 SF



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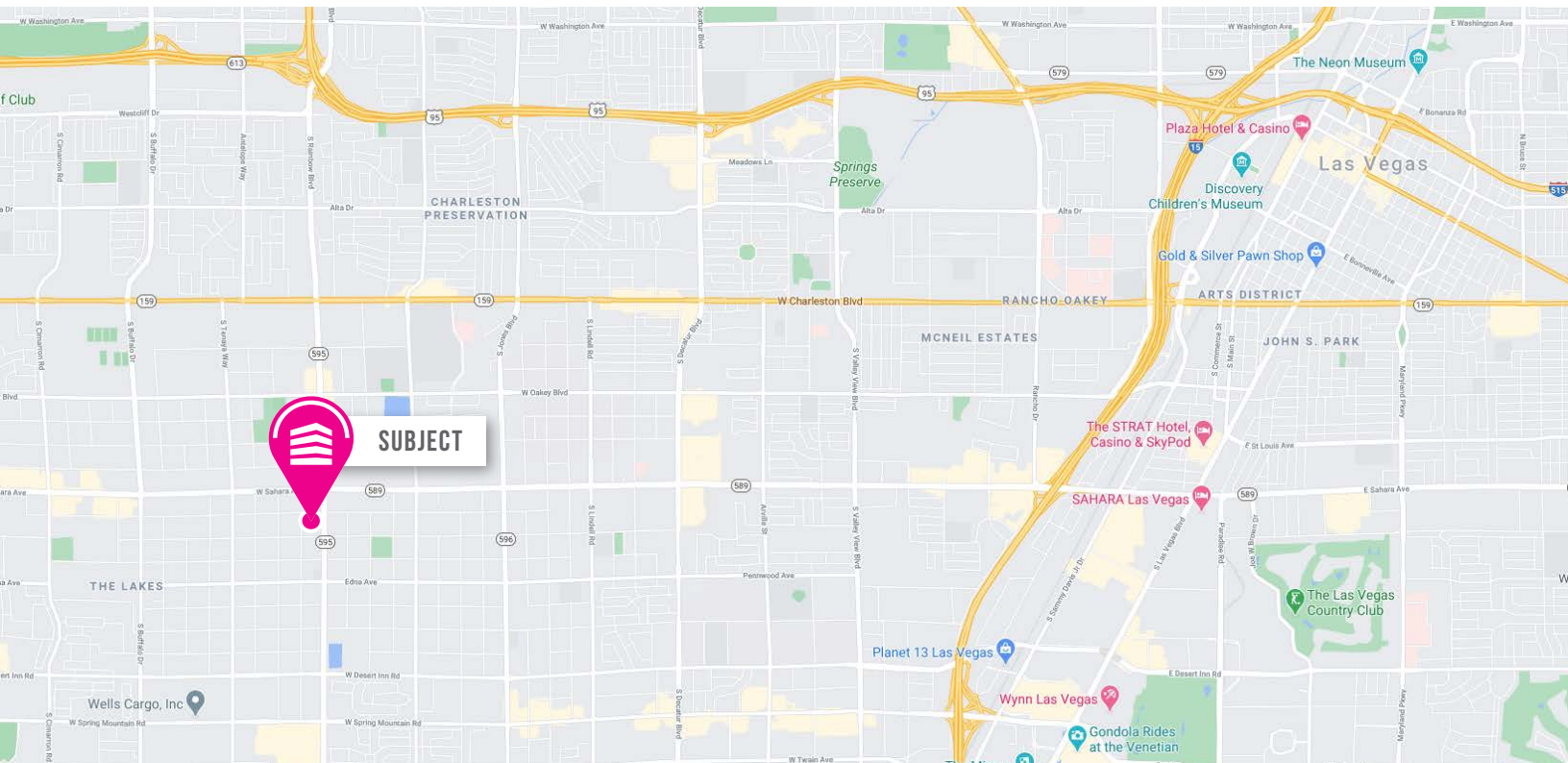
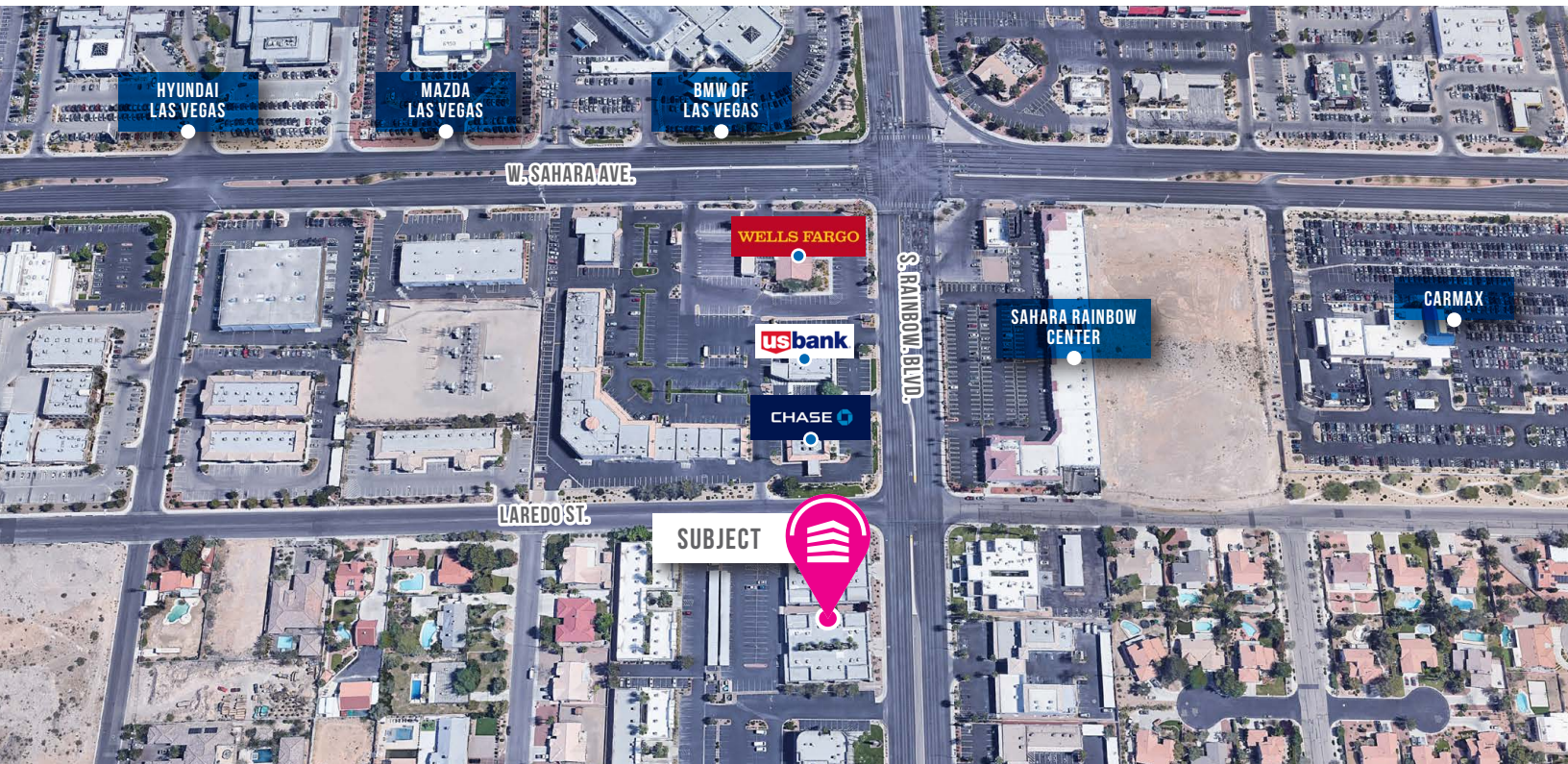
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AREA OVERVIEW



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