

5765

S. Rainbow Boulevard, Suite 109
Las Vegas, NV 89118



Furnished Sublease Space Available for Immediate Occupancy
±3,670 SF Plug & Play Available

Executive Summary



Colliers is pleased to present a ±3,670 SF sublease opportunity located at 5765 S. Rainbow Boulevard in the highly sought-after Southwest submarket. The office suite features upgraded finishes throughout and is well suited for professional users seeking a turnkey space in a dynamic business environment. The short-term nature of the sublease provides added flexibility for growing or evolving businesses.

AVAILABLE SF
±3,670 SF

The property is surrounded by an abundance of dining, retail, and service amenities within walking distance. With immediate access to the 215 Beltway, the location offers convenient connectivity to the Las Vegas Strip and Harry Reid International Airport, making it ideal for both local and traveling professionals.

LEASE RATE
\$1.45/SF, NNN
SUBLEASE EXPIRES 05/31/2027





Premier Southwest Submarket



YOUR COMPANY
BRANDING HERE

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PARKING

4.7:1000

**Includes 6 Designated Spots*



PLUG & PLAY

Partially Furnished Space



VISIBILITY

**Building & Pylon
Signage Opportunities**



NEARBY AMENITIES

Dining & Retail



SUBLEASE EXPIRATION DATE

May 31, 2027

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Space Highlights



Large Reception/Waiting Area



Eight (8) Private Offices



Two (2) Conference Rooms



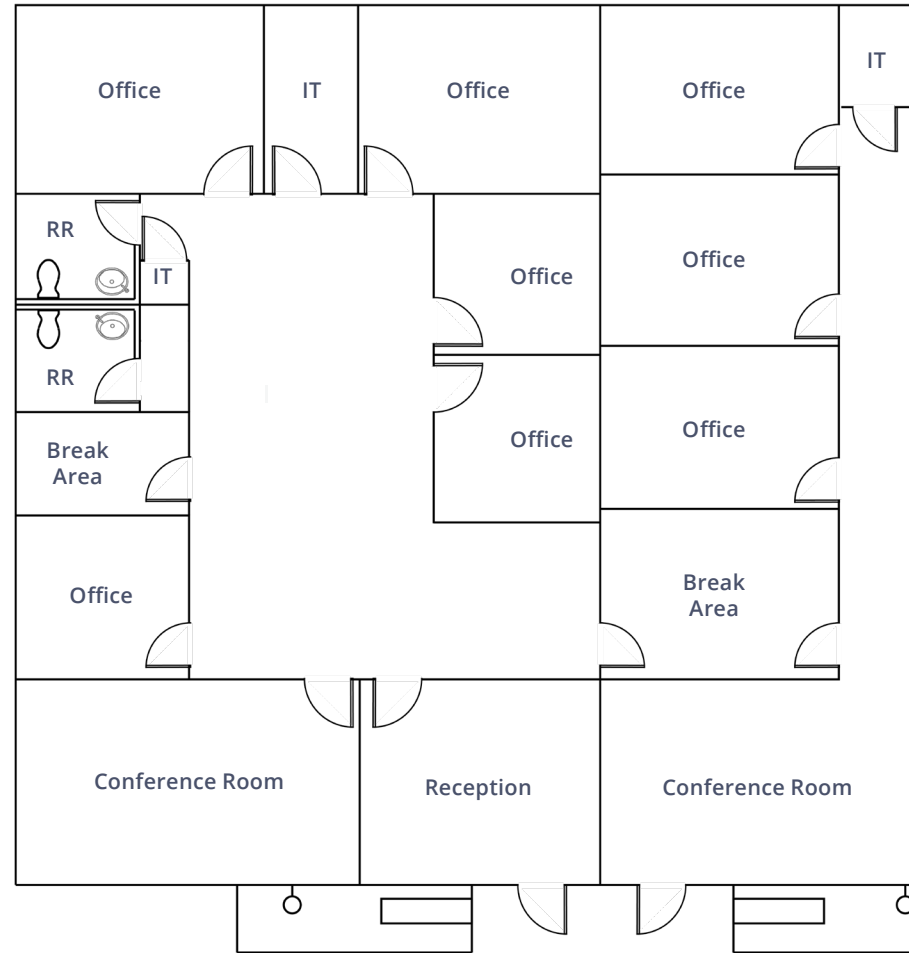
Large Break Room



Ample Open Space



In-Suite Restrooms



*Not to scale. For illustration purposes only.

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For Sublease



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