

RE/MAX
COMMERCIAL®

FOR LEASE

Rainbow and Desert Inn

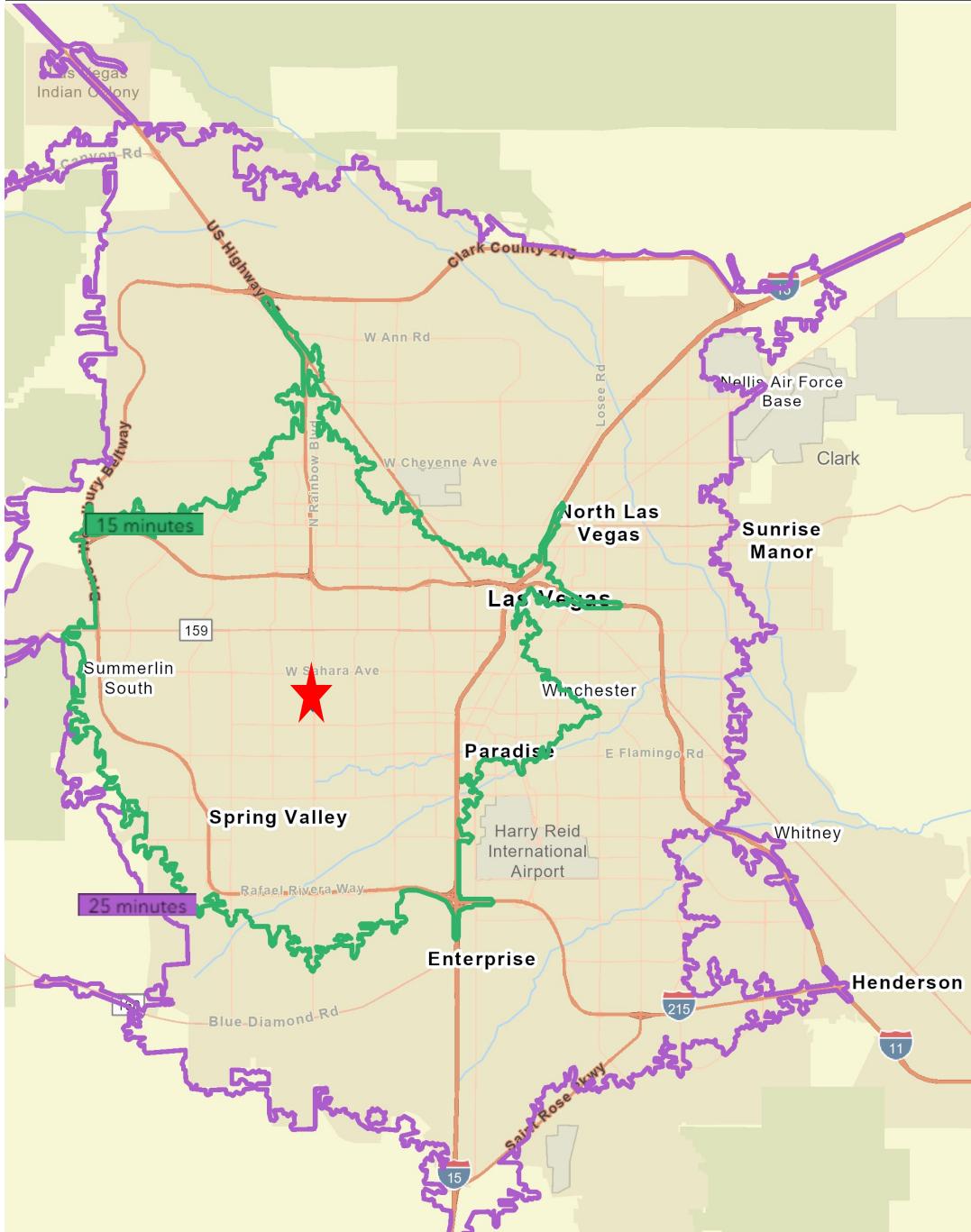


3225-A S Rainbow Blvd

Space For Lease

RE/MAX
COMMERCIAL





Within 25 minutes, you can be...

Drivetime Analysis:

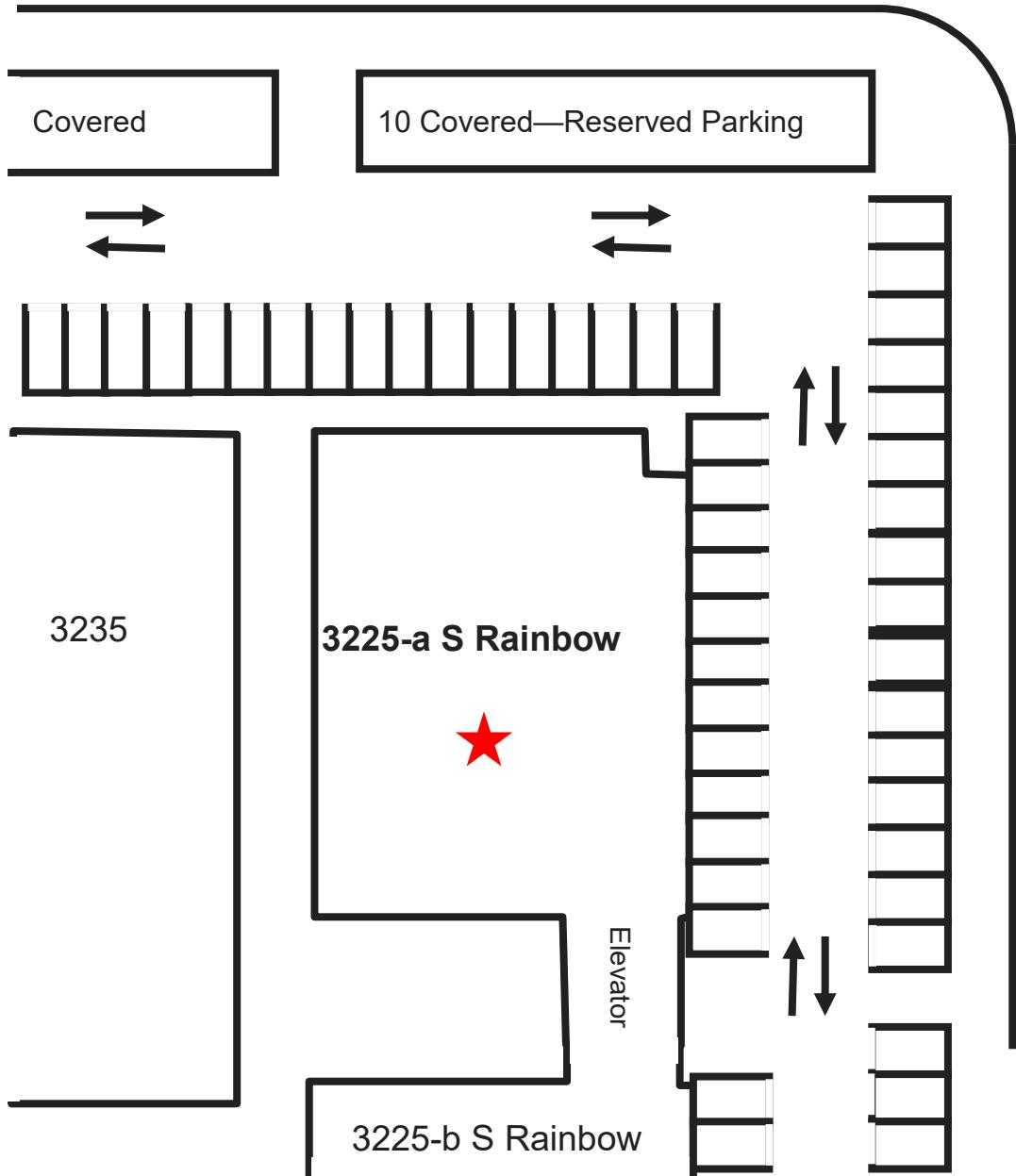
- 4 Miles to the Las Vegas Strip
- 5 Miles to Harry Reid Airport
- 4 Miles to Allegiant Stadium
- 2.6 Miles to Spring Valley Hospital
- 5.3 Miles to Summerlin Hospital
- 4.9 Miles to Southern Hills Hospital
- 4.5 Miles to UMC and Valley Hospital

Over 64,000 Cars Per Day pass the front door.
Retail Exposure-Office Pricing

Due being located, at the intersection of Desert Inn and Rainbow, this properties Drive-Time reach in 25 minutes, is second to none.

Call Wes to Schedule a Private Tour!

DARBY ST.



Over 64,000 Cars Per Day

pass in front of this Street-Facing Office
on Rainbow alone.

It sits at the Desert Inn Stop Light on Rainbow, so South-Bound traffic backs up past Darby when the light is red , putting 3 lanes of cars right out side your front door.

Great Signage Opportunity on Building Fascia.

Permits in Process for Complete 2nd Floor!

Completely Updated and Remodeled for you.

New Dutch Brothers next door, (Not shown)

Pre-leasing and Designing New Suites on the 2nd Floor
Expected Q1,2-2025 Delivery. Who doesn't want a **NEW OFFICE?!!**

5570 SF Suite 200 whole 2nd floor

or

3590 SF Suite A on Second Floor

Or

1980 SF Suite B on Second Floor



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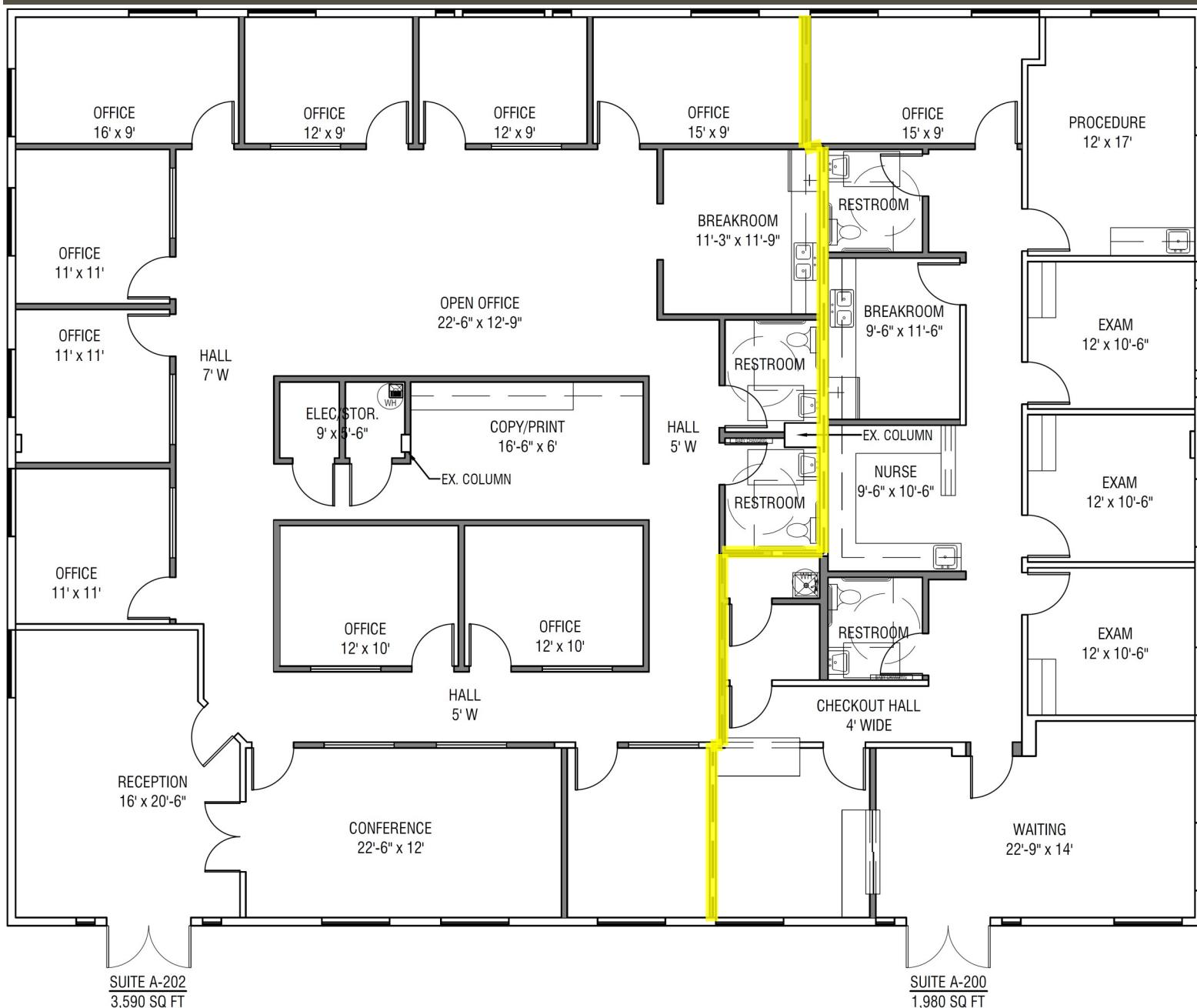
1980 SF Suite B on Second Floor



5,570 SF FLOORPLAN - New Suites A & B

3225 S Rainbow Blvd Second Floor, Las Vegas, NV 89146

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Updated 1-7-2025

With Minor adjustments
Either suite can be a Medical Suite or a Professional Suite, Depending on the Tenants Needs

Change Orders are
still Possible.

Demolition starts next
week!

Description	Item	Description	Item
APN	163-10-814-009	Parking Ratio	4:1000
Year Built	2000	Onsite Restaurant	YES
Suite 200 SF	5525	Population w/in 20 minutes	1,395,332
Acreage	.65	Signalized Intersection	YES
Rainbow Frontage	140'	Front Door Parking	YES
Covered Parking	10	COMPLETE Renovation	2024-25
Traffic Count	64,000 CARS DAILY	Exterior Entrances	2



Image
Style
Quality
Architecture
Finishes
Executive HQ
Front-Center





Expansion Growth Diverse Young

Entertainment Sports Aerospace DOD

#1 State and Metro in the West US for Business
New Commercial Construction in all Quadrants.
One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

Prime Tech-Company Migration

Sony and Hughes Corp New Studio under construction

Universal Studios Under Construction

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's
Over 40—Million Visitors in 2023
#1 Best State for Digital Infrastructure

Top Quality of Life
1/3 COLA of San Francisco
3 Times national average for Population Growth
99% Indoor water supply Recycling
7,453 MILES of Fiber Optic Cable-installed
Civilian & DOD proving grounds