

FOR SUBLEASE

500 N. RAINBOW BLVD, SUITE 315, LAS VEGAS,
NV 89107

JARED A. BERGQUIST, CCIM
BUSINESS BROKER BUSB.0006829
COMMERCIAL REAL ESTATE B.1001455.LLC
702.521.9953 | INFO@JAREDBERGQUIST.COM



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE



FUNCTIONAL LAYOUT HIGHLIGHTS

Efficient Floor Plan: Designed for optimal workflow, ideal for dental but could work for many healthcare providers.

Suite Size: ±2,800 SF

Monthly Rent Expense: \$4,640/month

Existing Condition: Dental office with 5 ops

Natural Light: Large perimeter windows provide bright, inviting workspaces for patients and staff.

Private Offices & Support Areas: Includes space for administrative functions, consultations, and staff operations.

Patient Flow: Thoughtfully designed for smooth circulation between reception, treatment, and staff areas.

BUILDING SUMMARY

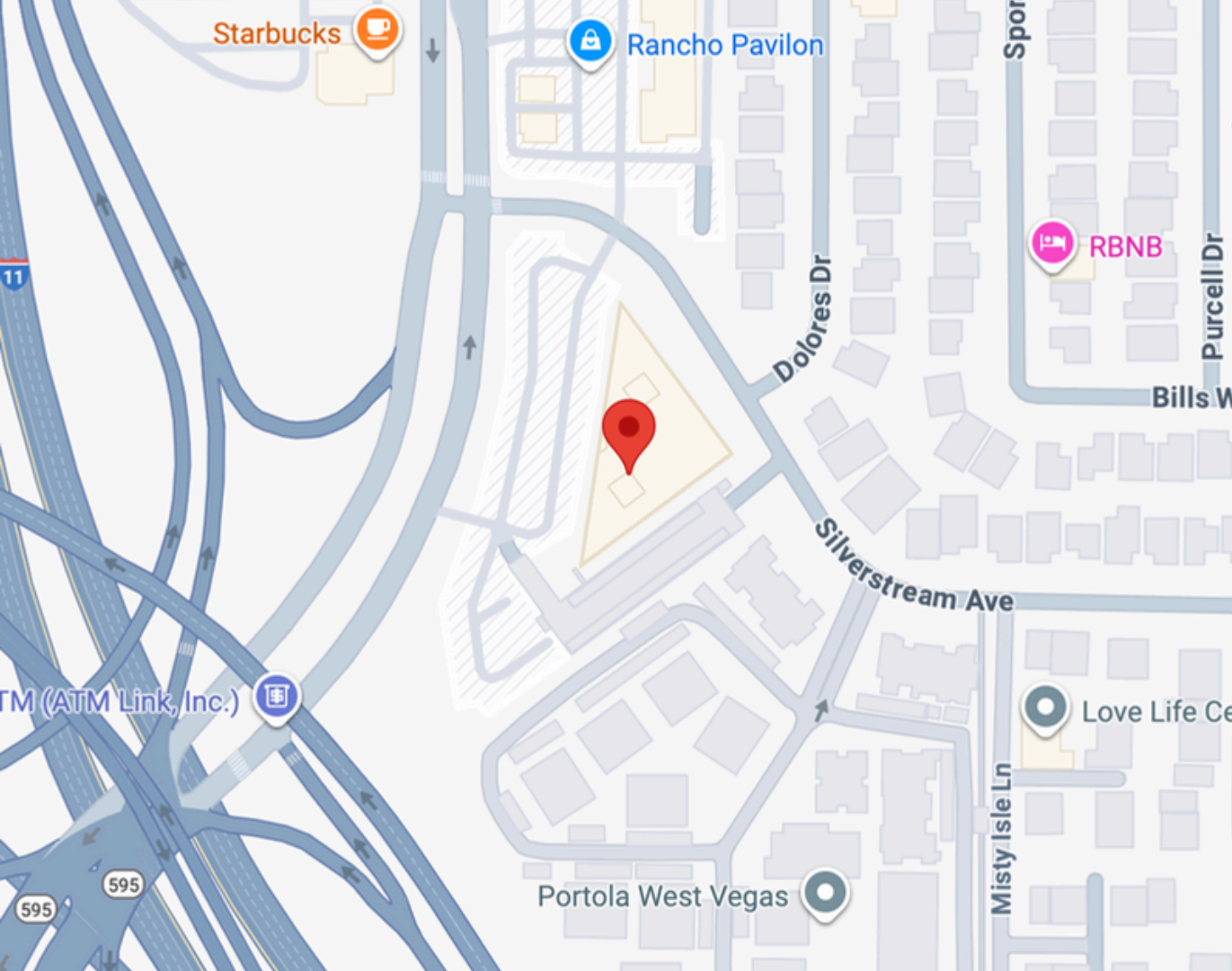
- **Address:** 500 N. Rainbow Blvd, Suite 315, Las Vegas, NV 89107
- **Building Type:** Professional office building with strong visibility (adjacent to US-95 at Rainbow Blvd)
- **Year Built:** 1997
- **Total Building Size:** ~119,018 sq ft.
- **Floors:** 3 stories.





KEY FEATURES

- Prominent, professionally managed office building located at the signalized intersection of Rainbow Blvd and US-95
- High parking ratio suitable for medical/dental uses
- Strong visibility and signage opportunities on both the building and monument sign
- Convenient access to major transportation corridors and surrounding residential communities
- Modern construction with efficient mechanical, electrical, and plumbing systems
- Bright, open lobby and shared common areas with upgraded finishes
- ADA-compliant access throughout



AMENITIES AND LOCATION

Signage & Visibility:

Prominent building and monument signage opportunities with excellent visibility

24-Hour Access:

Increased flexibility for operations and client scheduling

Transit Access:

Situated near bus lines for convenient staff and patient access

Parking

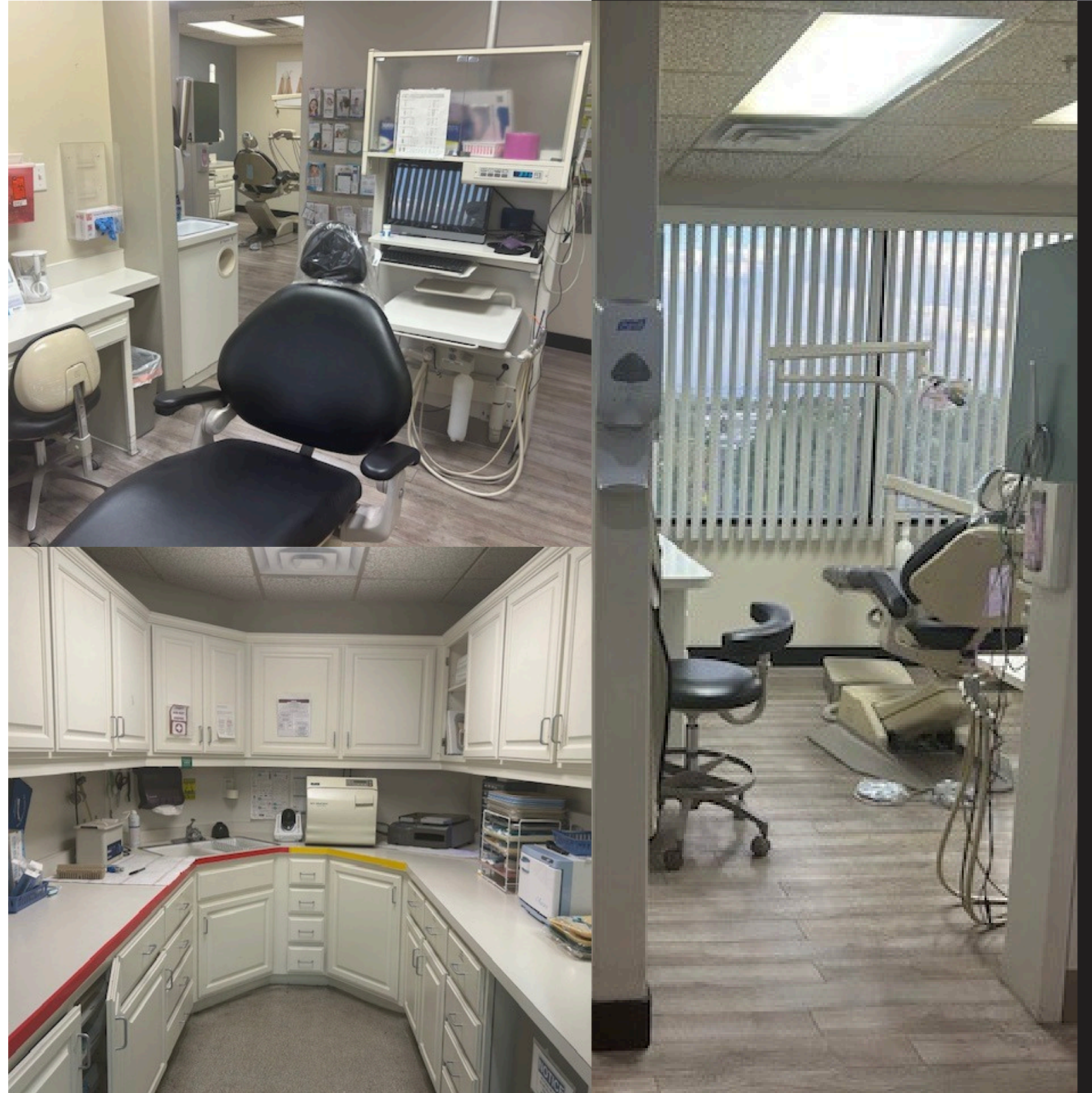
Ample surface and covered parking with easy patient access.

Excellent Location

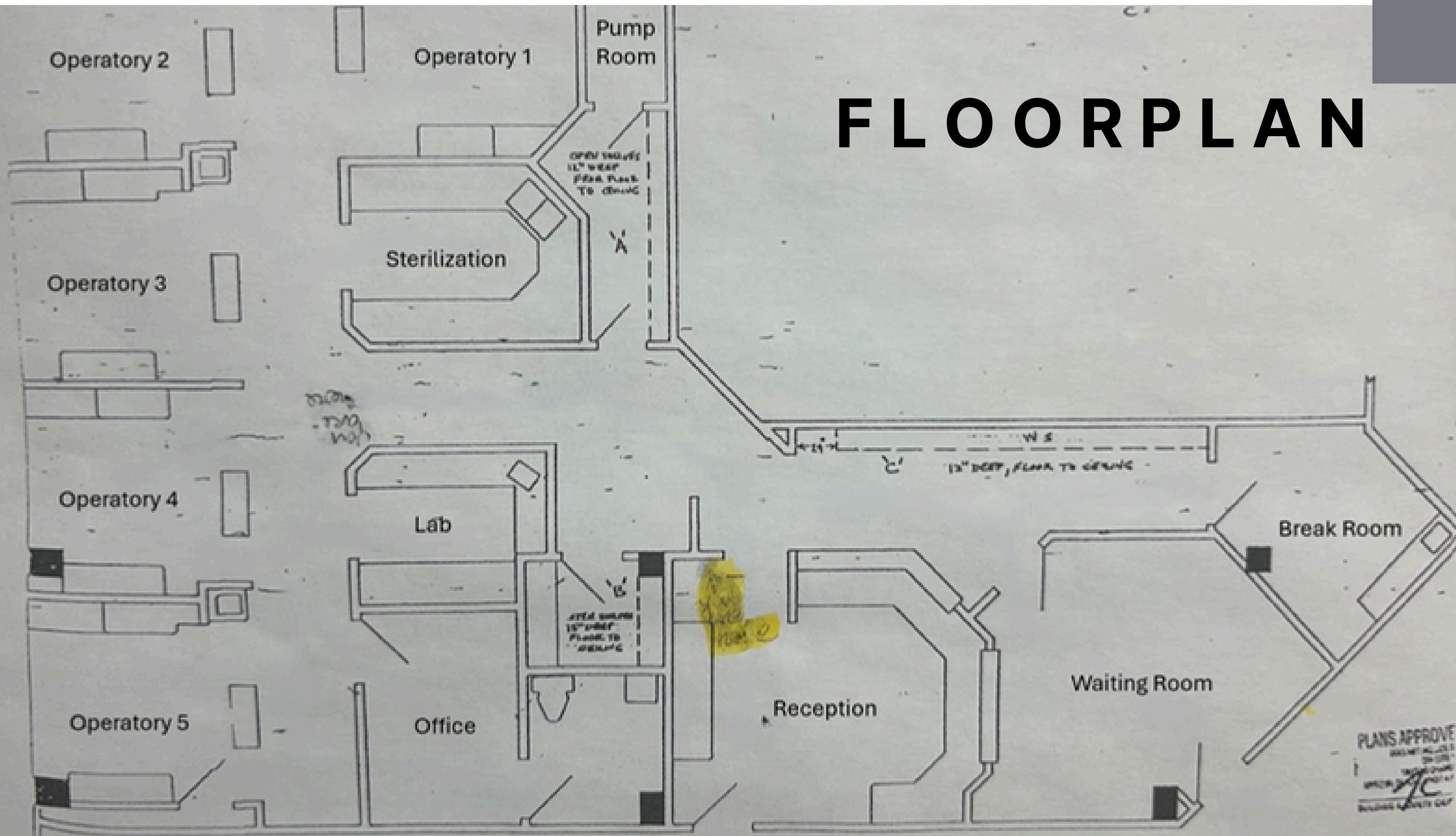
Convenient access to US-95 and major surface streets, surrounded by strong residential and retail amenities.

WHY IT STANDS OUT

- **Prime Visibility:** Direct frontage on N Rainbow Blvd with strong daily traffic exposure.
- **Easy Access:** Immediate connection to US-95 and major arterials.
- **Ample Parking:** Convenient surface and covered spaces for patients and staff.
- **Professional Setting:** Modern, well-maintained building with quality finishes.
- **Strong Demographics:** Established area surrounded by residential and retail amenities.



FLOORPLAN





JARED A. BERGQUIST, CCIM

ABOUT US

For the last two decades the dental industry has been Jared's professional focus. With hundreds of transactions completed in both commercial real estate and practice sales, the dental community has come to trust Jared as someone who is honest, ethical, and professional.

Jared has found even more success in his personal life. He is married to his dream girl and has six wonderful children ranging from 5 to 22 years old. Jared thoroughly enjoys sports; both watching and playing. He also enjoys hiking, mountain biking and going to the gym. He takes pleasure in a little karaoke from time to time as he channels his long love of music and performing, which he did quite often growing up. Jared spent two years living in Korea where he learned to speak Korean and formed a strong love for the Korean people and the food!

OUR SERVICES

- Dental Practice Transitions
- Real Estate
- Lease Renewal
- Market Valuations
- Practice Relocation
- Lender Referrals
- Professional Referrals

OUR CONTACT

Jared A. Bergquist, CCIM
Business Broker BUSB.0006829
Commercial Real Estate B.1001455.LLC

VIEW OUR INTERACTIVE MAP, SHOWING ALL OF OUR
AVAILABLE PROPERTIES

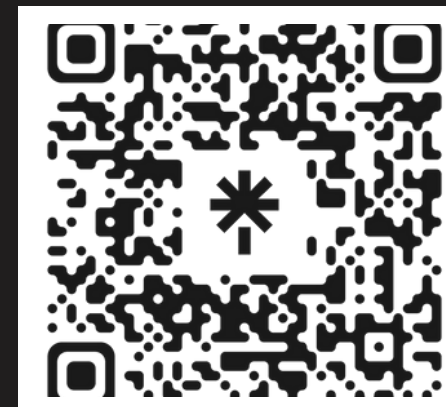
SCAN
HERE



Smartphone:
702-521-9953

Email:
info@jaredbergquist.com

Quick Links:



Website:
www.jaredbergquist.com

Office Address:
10160 Park Run Drive
Suite 150
Las Vegas, NV 89145



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE