



Rainbow Sunset Pavilion

6385 SOUTH RAINBOW BLVD | LAS VEGAS, NV 89118



NEWMARK

CLASS A OFFICE | FOR LEASE



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Rainbow Sunset Pavilion is a prominent stand-alone office building spanning eight stories and encompassing approximately 214,717 square feet. Situated in the heart of Southwest Las Vegas, the property has easy accessibility and high visibility from the I-215 freeway and Rainbow Boulevard. The combination of high-end office ambiance and convenient access to a wide range of on-site amenities makes this one of the most coveted office destinations for top companies in the valley.



±6,112 RSF - ±11,777 RSF
CLASS A OFFICE



\$3.55 PSF
Full Service Gross (FSG)
LEASE RATE

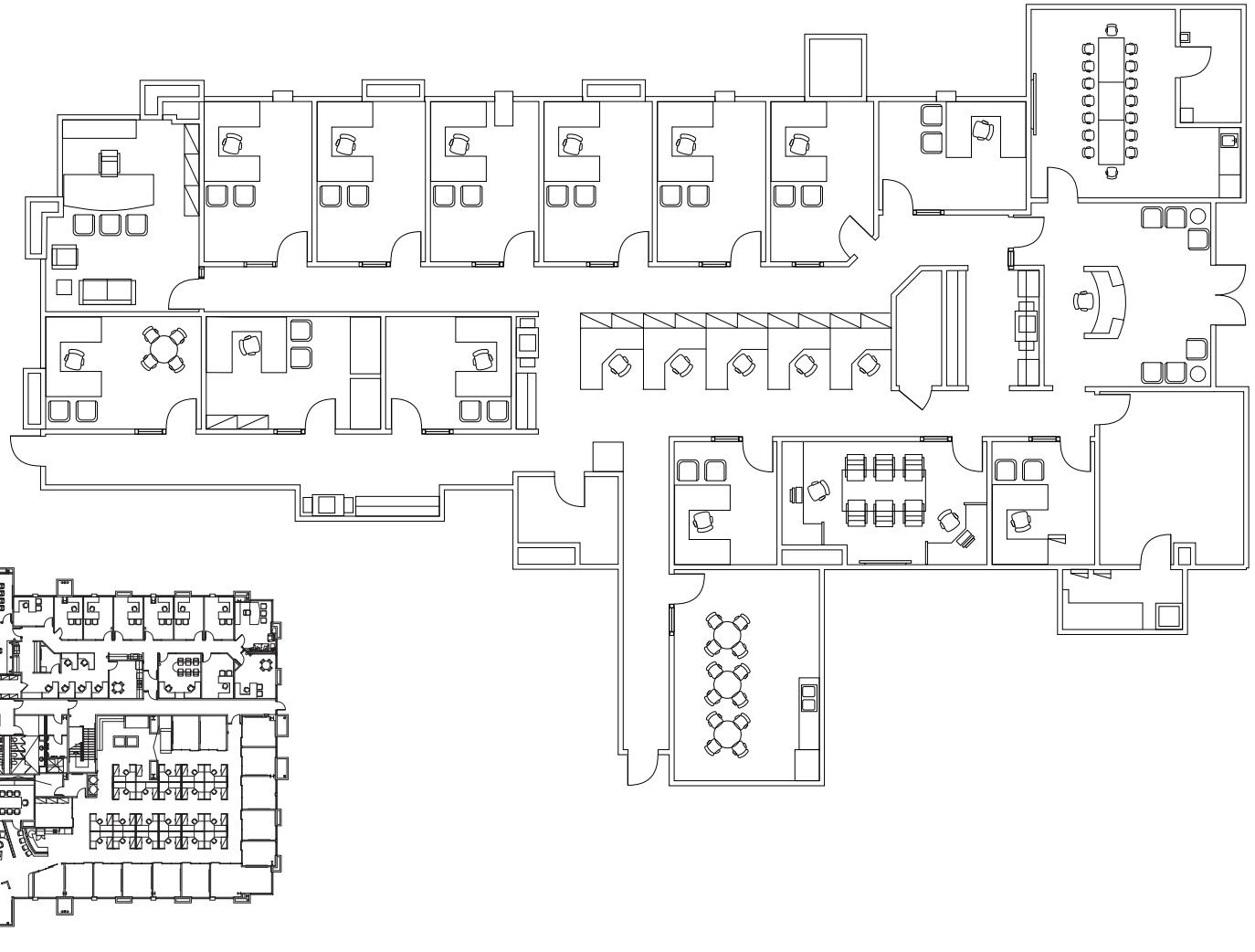
PROPERTY FEATURES

- Distinctive Class “A” ±214,717 SF, eight-story office building
- Secured multi-level parking structure
- Parking ratio of 4.5:1,000
- Premier Southwest location
- Built in 2009



SUITE 120 | ±6,112 RSF | ±5,484 USF

- Reception Area
- 13 Offices
- 2 Conference Rooms
- Break Room



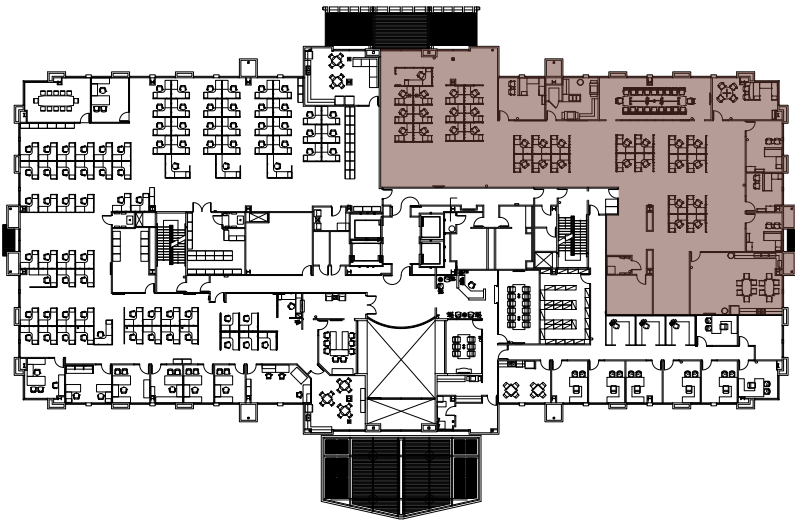
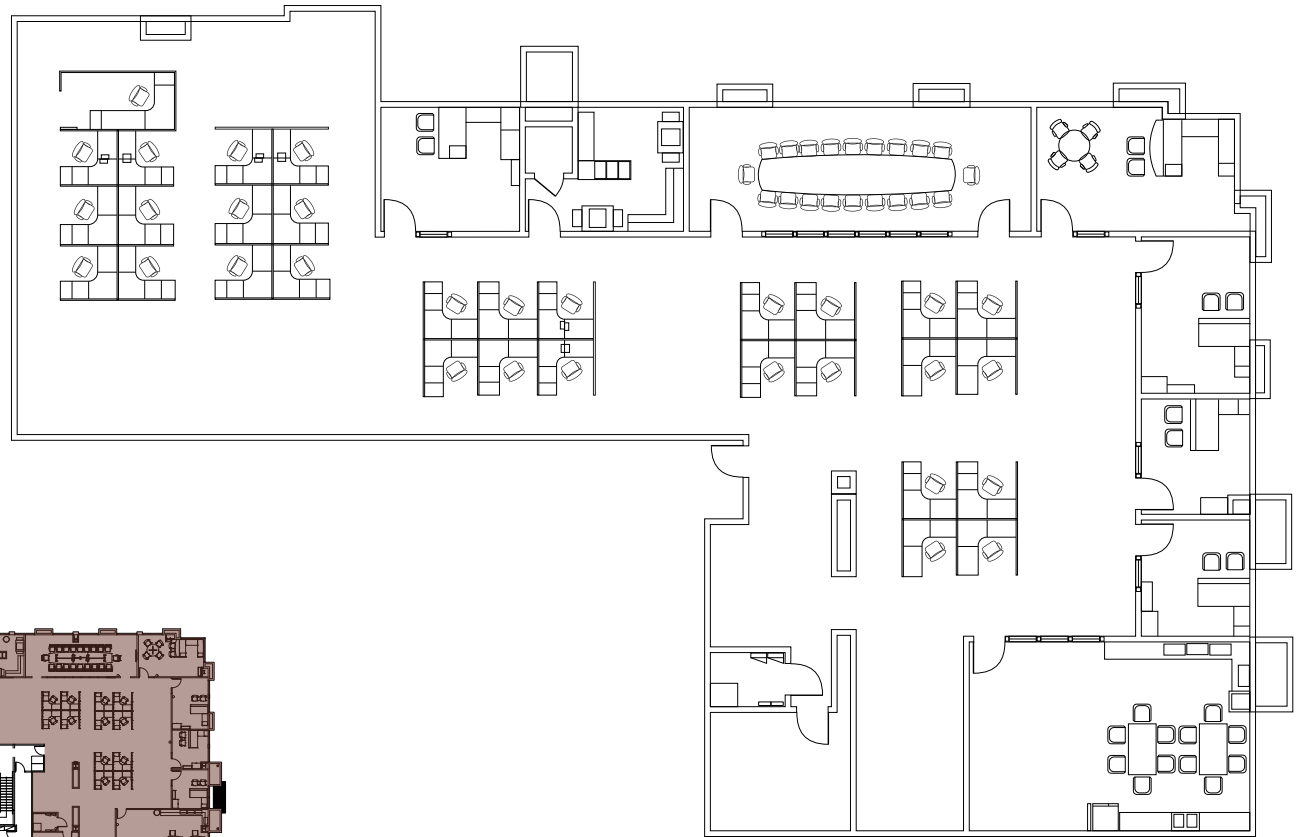


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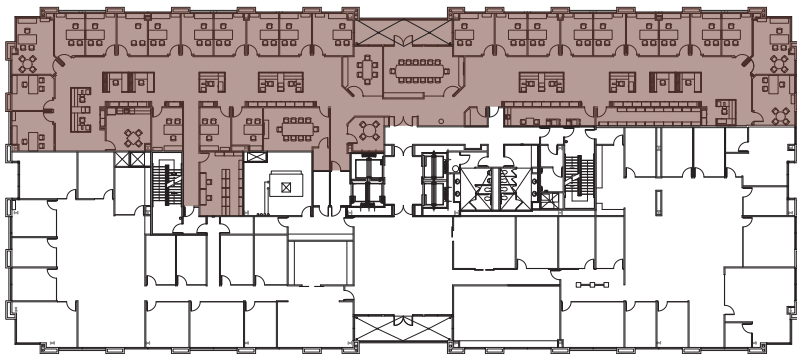
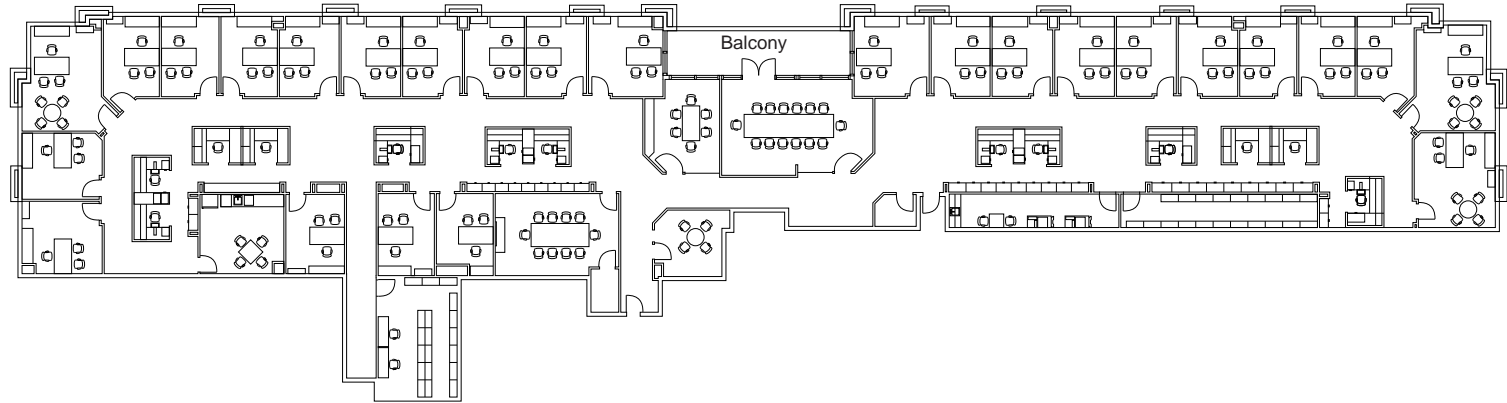
- 5 Offices
- Conference Room
- Break Room
- Large Open Area / Bullpen

SUITE 210 | ±8,656 RSF | ±7,766 USF



SUITE 510 | ±11,777 RSF | ±10,567 USF

- 26 Offices
- 4 Conference Rooms
- 2 Break Rooms
- Balcony



AMENITIES MAP



Located in the vibrant Southwest Submarket, **RSP** offers exceptional convenience and accessibility. It boasts direct connectivity to I-215 through Rainbow Boulevard, making commuting and travel efficient and straightforward. The area is surrounded by numerous retail amenities, ensuring that tenants and visitors have quick and easy access to a multitude of retail options.



±0.2 MILES
TO THE
I-215 BELTWAY



±6 MILES
TO THE
LAS VEGAS STRIP



±9 MILES
TO HARRY REID
INTERNATIONAL AIRPORT



±75,000 RSF OF RETAIL AMENITIES

Consisting of: Starbucks, The Cracked Egg, Wahoo's, Archi's, Roberto's Taco Shop, Crab Corner, Yama Sushi, TOGO's, Town and Country Bank, and many other retailers.



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