

FOR LEASE

Rainbow and Desert Inn



3225-A S Rainbow Blvd

Space For Lease

RE/MAX
COMMERCIAL



Image Landsat / Copernicus

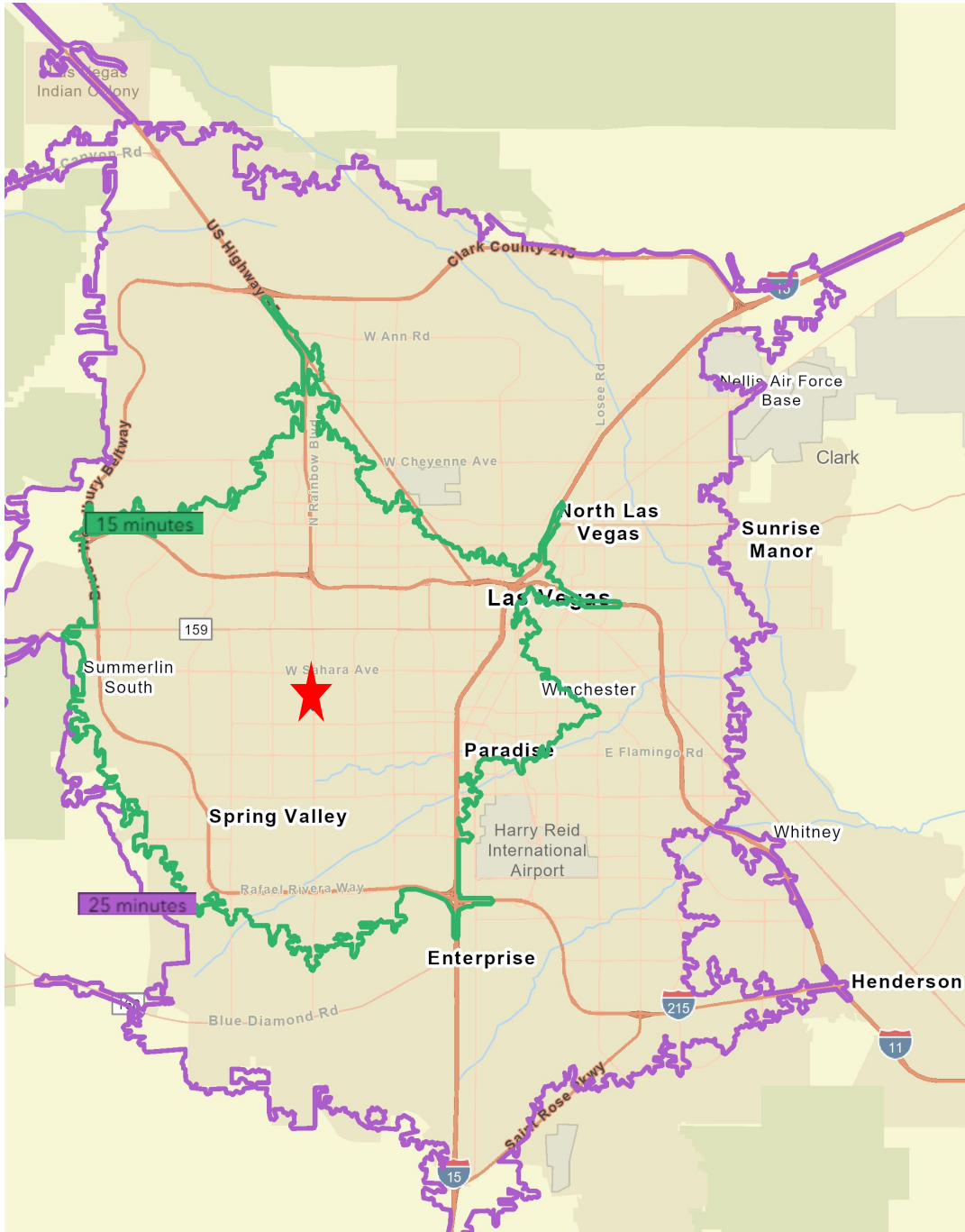
36°07'49.45" N

Wes Drown, CCIM

Commercial Office Specialist

wes@officelv.com

702-287-6553



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

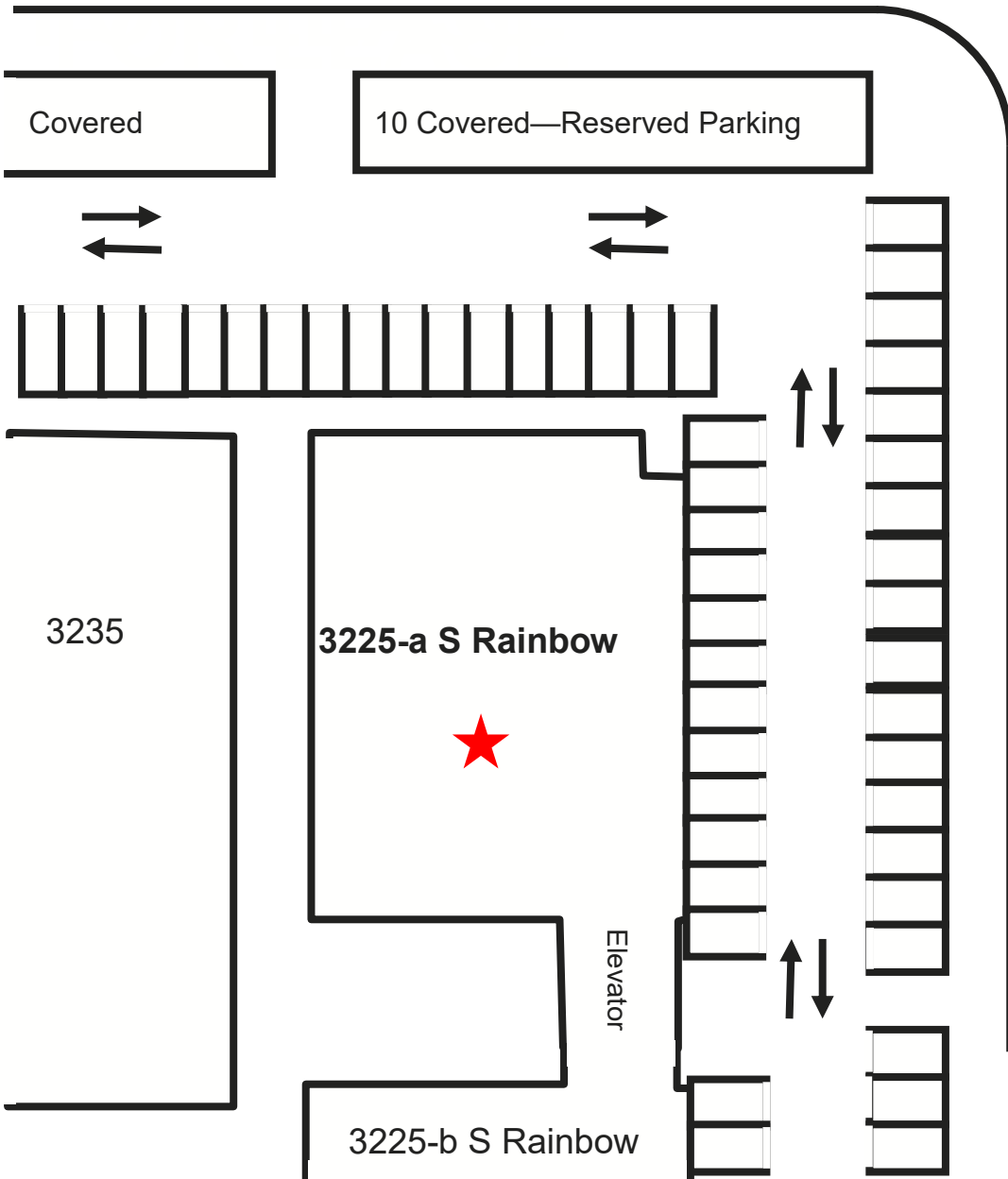
Over 64,000 Cars Per Day pass the front door.

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.

Church is vacating in September 2024

Completely Updated and Remodeled for you.

New Dutch Brothers next door, (Not shown)

Pre-leasing and Designing New Suites on the 2nd Floor
Expected Q4-2024 Delivery. Who doesn't want a **NEW OFFICE?!!**

5570 SF Suite 200 whole 2nd floor

or

3690 SF Suite A on Second Floor

Or

1890 SF Suite B on Second Floor



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Projected Q4-2024 Delivery. Who doesn't want a **NEW OFFICE**?!!

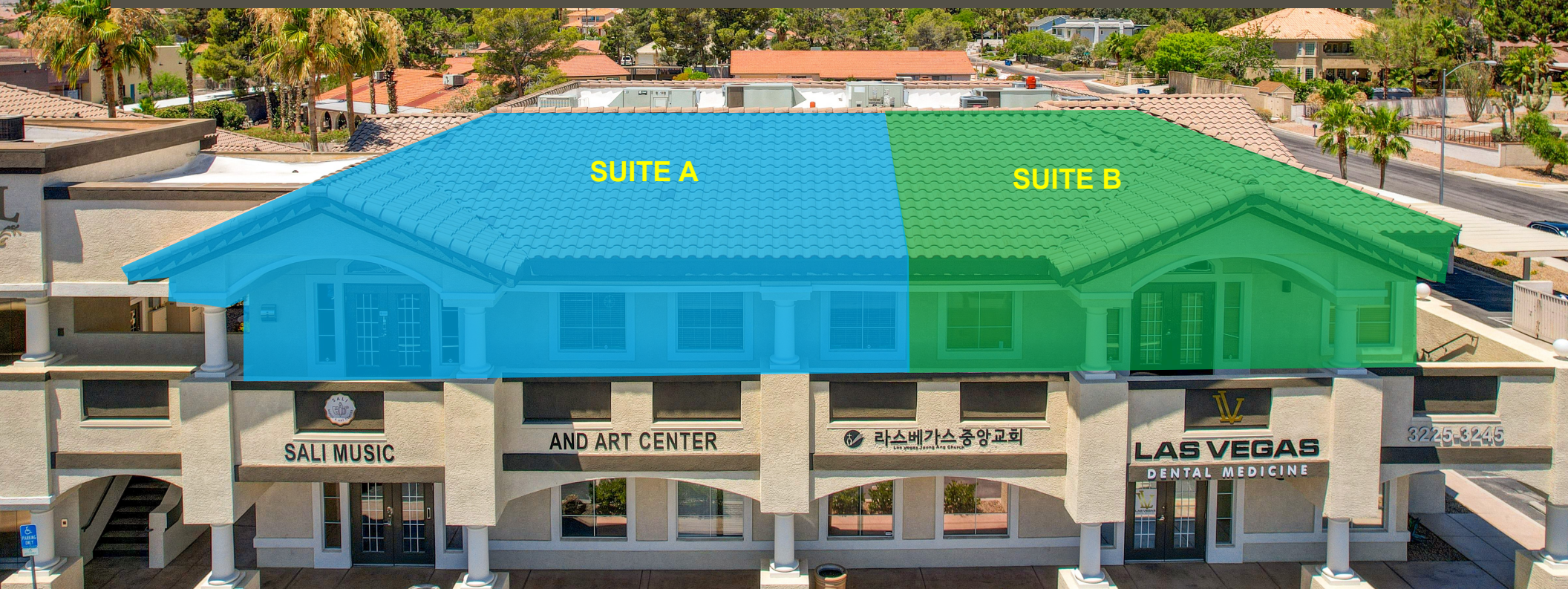
5525 SF Suite 200 whole 2nd floor

or

3690 SF Suite A on Second Floor

or

1890 SF Suite B on Second Floor



5,525 SF FLOORPLAN - New Suites A & B

3225 S Rainbow Blvd Suite 200, Las Vegas, NV 89146



**With Minor adjustments
Either suite can
be a Medical
Suite or a Profes-
sional Suite, De-
pending on the
Tenants Needs**

**Lets get a lease
and floorplan de-
signed for you.**

**Custom suite de-
livery would be
around January
1, 2025**

If we start NOW

Description	Item
APN	163-10-814-009
Year Built	2000
Suite 200 SF	5525
Acreage	.65
Rainbow Frontage	140'
Covered Parking	10
Traffic Count	64,000 CARS DAILY



Description	Item
Parking Ratio	4:1000
Onsite Restaurant	YES
Population w/in 20 minutes	1,395,332
Signalized Intersection	YES
Front Door Parking	YES
COMPLETE Renovation	2024-25
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