

FOR LEASE

Rainbow and Desert Inn

Completely redone, inside and out!

Elevator Serviced Second Floor



3225-A S Rainbow Blvd

Only One Suite Left 3590 SF Brand New

RE/MAX
COMMERCIAL®



Rosanna St

Desert Inn

Darby

Chevron



3225 S Rainbow Blvd

Rainbow

Image Landsat / Copernicus

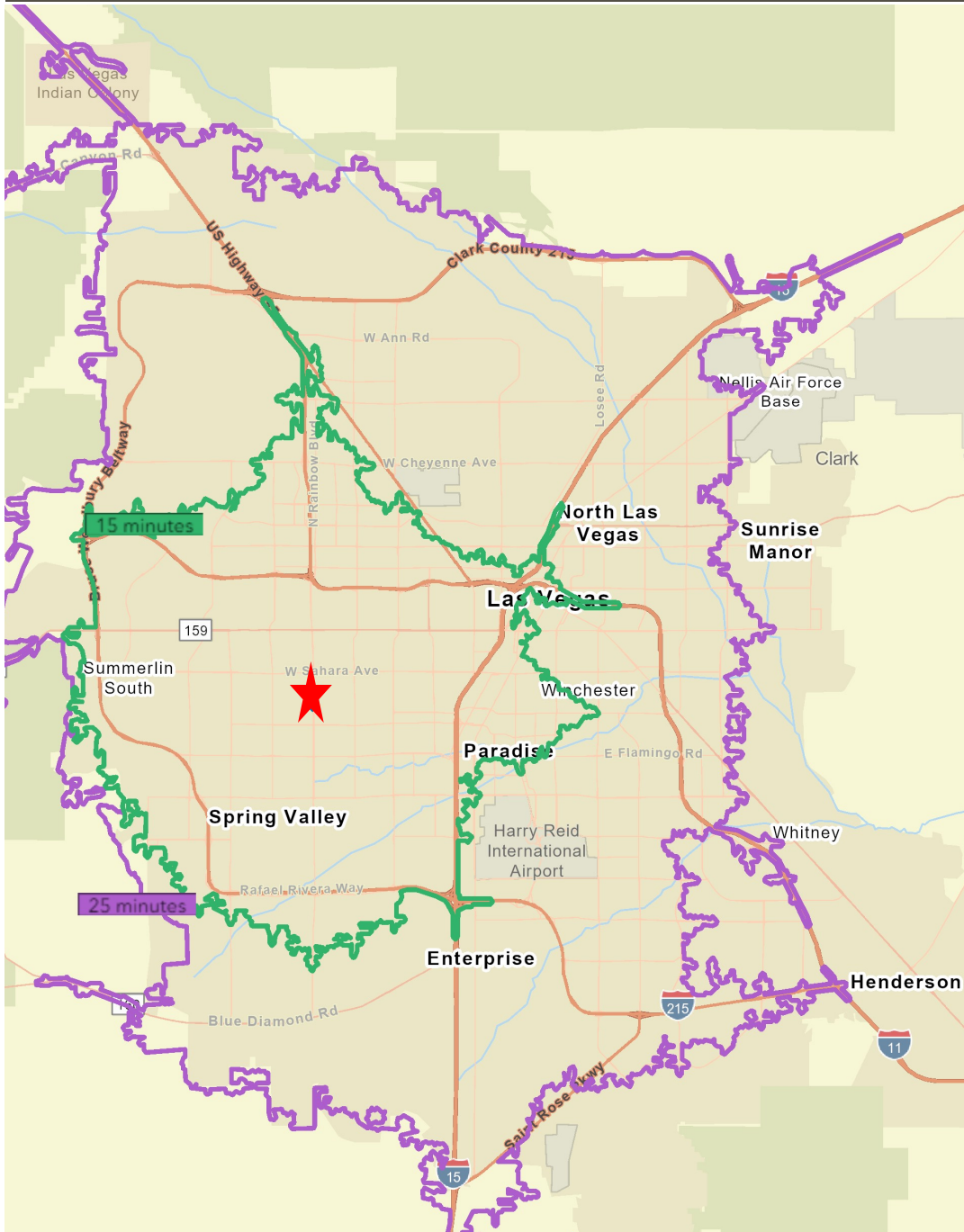
36°07'49.45" N

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

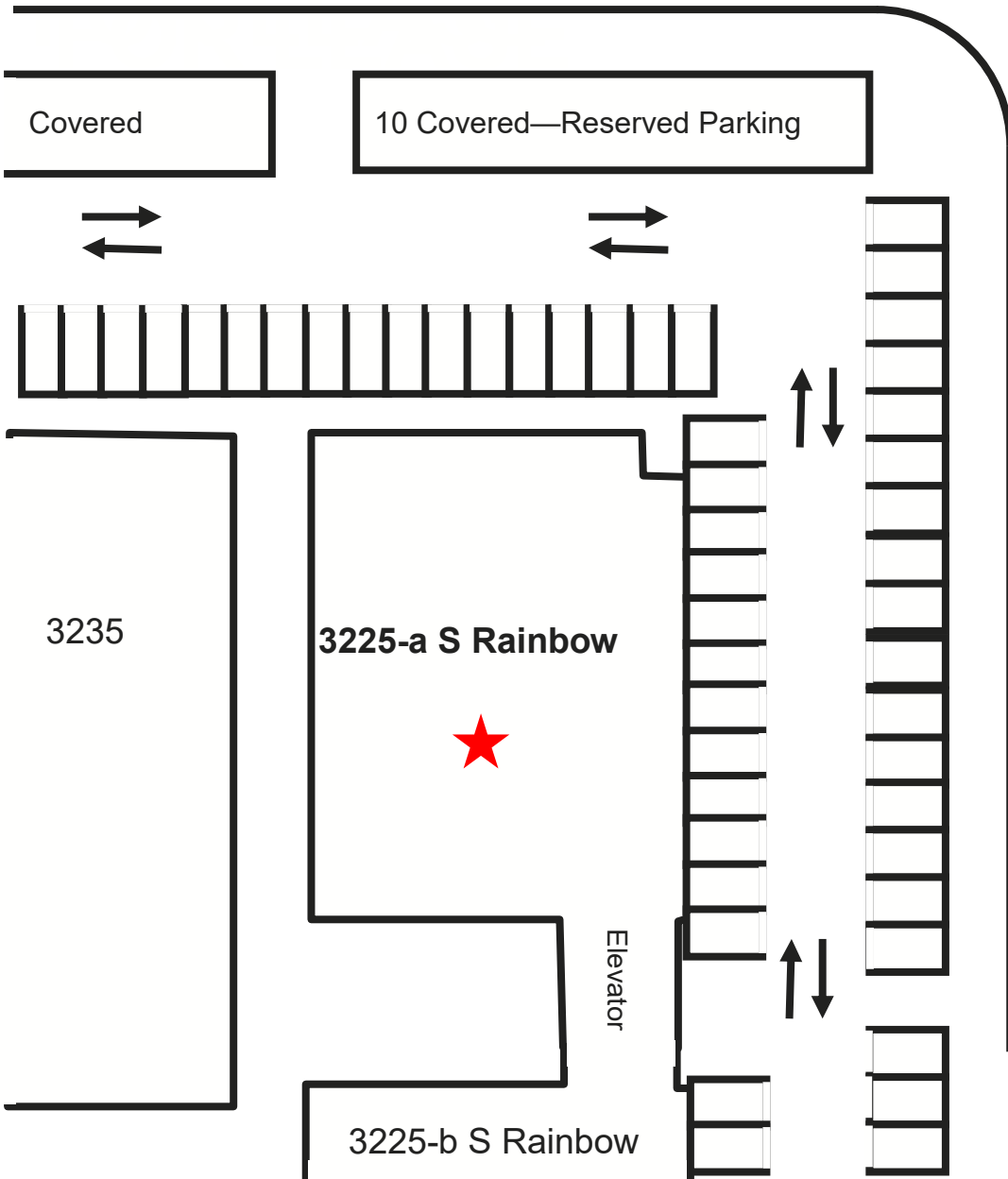
Over 64,000 Cars Per Day pass the front door.

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.

MOVE-IN READY!

Completely Updated and Remodeled for you.

New Dutch Brothers next door, (Not shown)

MOVE IN READY

Who doesn't want a **NEW OFFICE?!!**

3590 SF Suite A on Second Floor



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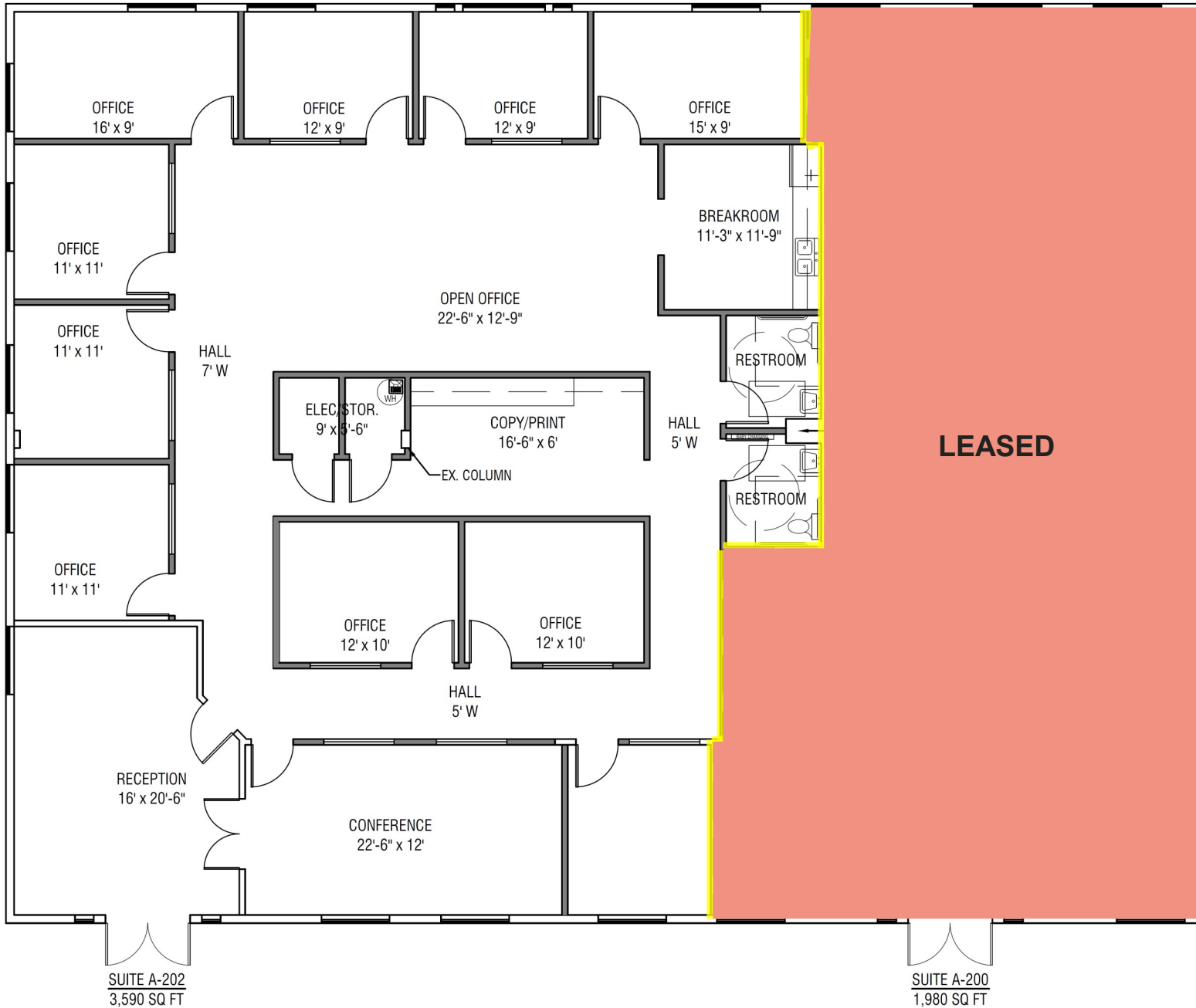
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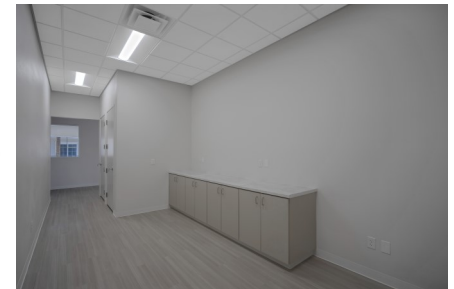
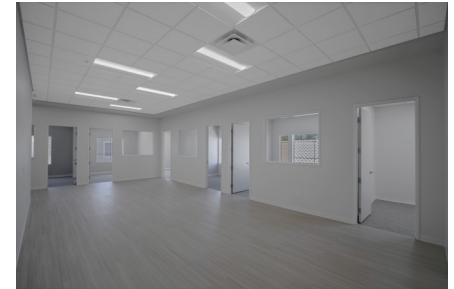
FLOORPLAN - New Suite A 3590 SF

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

Last Suite Left



3590 SF
Professional Office



3225-A S Rainbow Blvd for Lease

By The Numbers



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



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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 Horror Attraction Under Construction
BORING Company Tunneling in Progress
#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's
Over 44—Million Visitors in 2024
#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