

# RAINBOW SUNSET PAVILION

6325 SOUTH RAINBOW BLVD. :: LAS VEGAS, NV 89118

4 STORY  
OFFICE BUILDING



FOR MORE INFORMATION PLEASE CONTACT:

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**CBRE**

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Rainbow Sunset Pavilion has excellent access to the I-215 Beltway and is just minutes away from Spring Valley Hospital, the McCarran International Airport, the Las Vegas Strip, Green Valley and Summerlin. This architecturally distinctive four story structure has many onsite and nearby amenities such as restaurants, fast food, gas stations, banks and shopping. The total master-planned development includes 450,000 square feet of office and nearly 100,000 square feet of retail space.

## PROPERTY HIGHLIGHTS

- Class A, four-story professional office building totaling  $\pm 104,345$  SF
- 2nd Generation Space available as well as shell space ready for your Tenant Improvements
- The building can offer a minimum of 6:1000 parking ratio
- Parking available in adjacent 3-Story parking garage

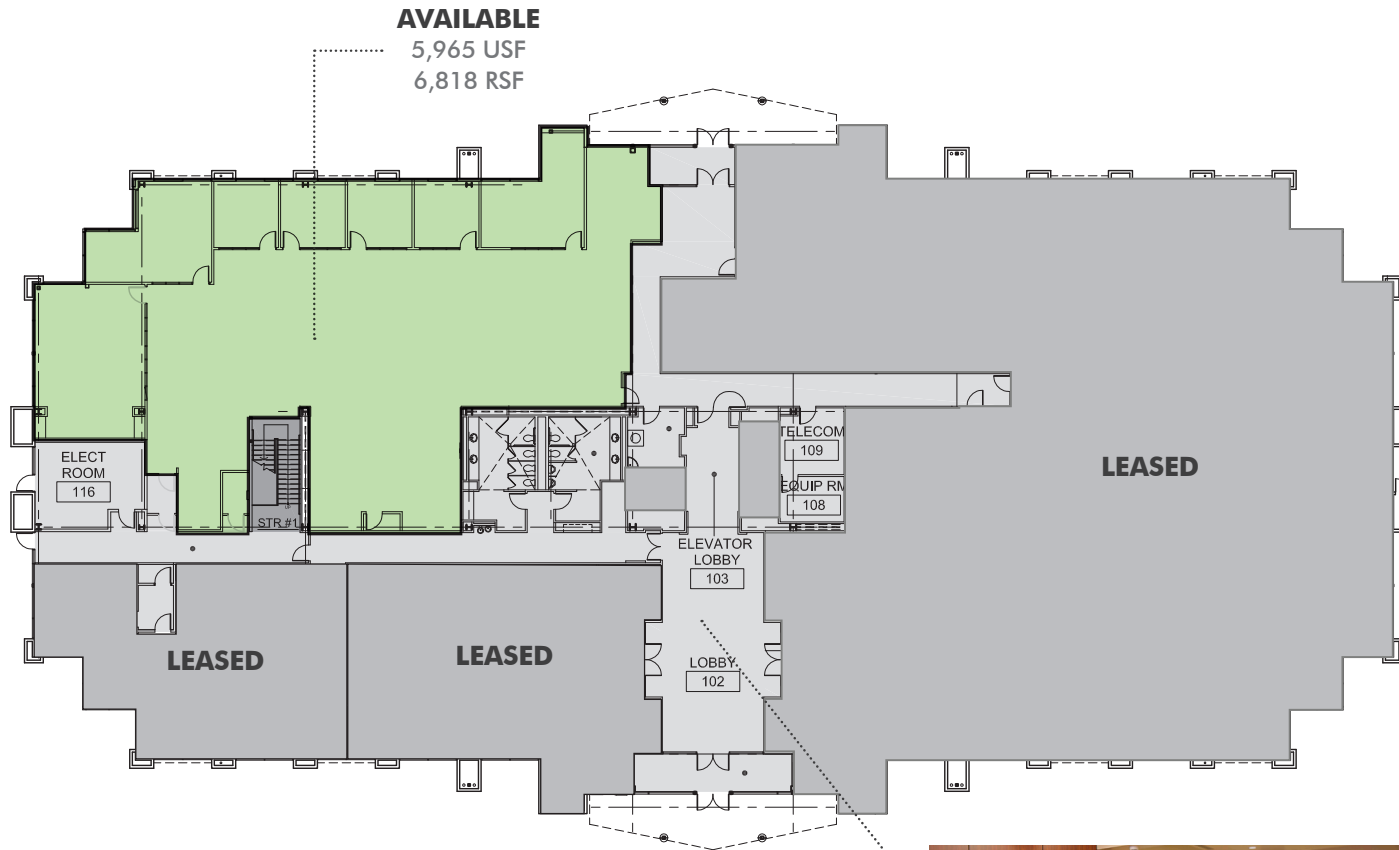
**LEASE RATES FROM  
\$2.35/SF/MO, MODIFIED GROSS**

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## FIRST FLOOR



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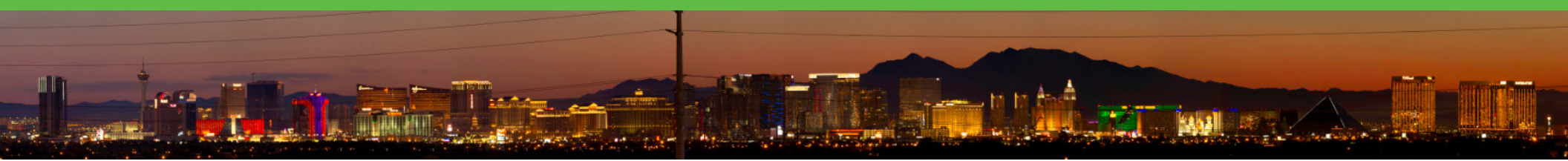
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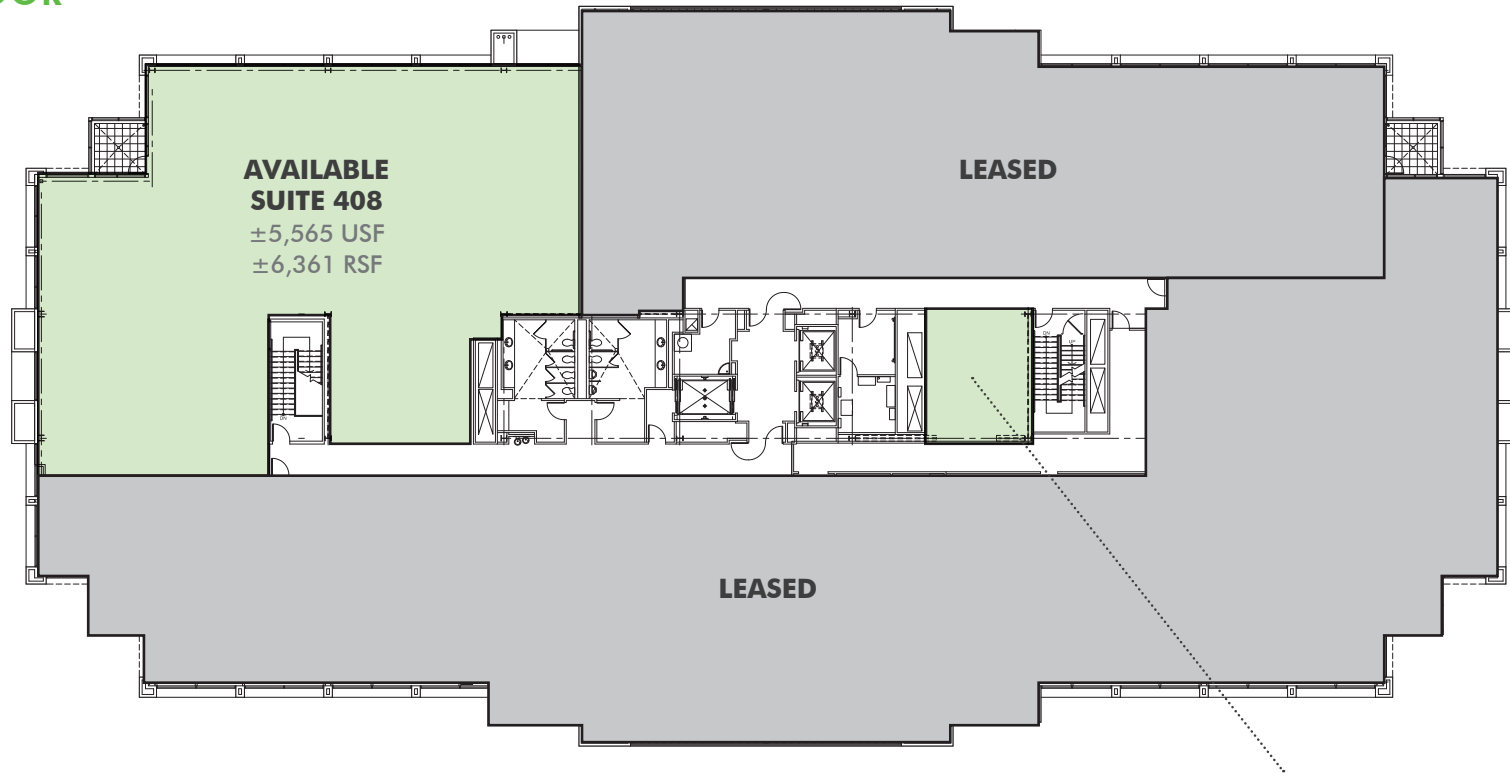
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## FOURTH FLOOR

VIEW FROM 4TH FLOOR BALCONY ^



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### AVAILABLE

±395 USF  
±451 RSF

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