

215 RAINBOW

CLASS "A" OFFICE FRONTING THE 215 & RAINBOW
LAS VEGAS, NEVADA



SANSONE
COMPANIES

CBRE

CLASS "A" PROFESSIONAL OFFICE CAMPUS

Rainbow 215 is a planned Class "A" energy efficient professional office project developed by Sansone Companies. This 160,000 SF project will be comprised of two 80,000 SF 4-story office buildings fronting the I-215 Beltway.

Rainbow 215 will be constructed in two phases with Phase I consisting of one 80,000 SF 4-story office building along with a three level 424 car parking structure. Construction is estimated to begin September 2019 with a target completion date of September 2020.





CLASS "A" PROFESSIONAL OFFICE
Project with excellent freeway visibility



EFFICIENT ±20,000 SF FLOOR PLATES



EXPEDIENT ACCESS TO THE I-215
Beltway at Rainbow Blvd or Buffalo Dr



CONVENIENTLY LOCATED NEAR A WIDE VARIETY OF AMENITIES
including restaurants, shopping, banks, fitness clubs



MINUTES FROM DOWNTOWN
McCarran International Airport,
the World Famous Las Vegas Strip, and UNLV



EQUIDISTANT FROM
both Green Valley and Summerlin
Master-Planned communities



4.3:1,000 PARKING RATIO
Reserved covered parking is available in our multi-level
parking structure along with abundant surface parking.



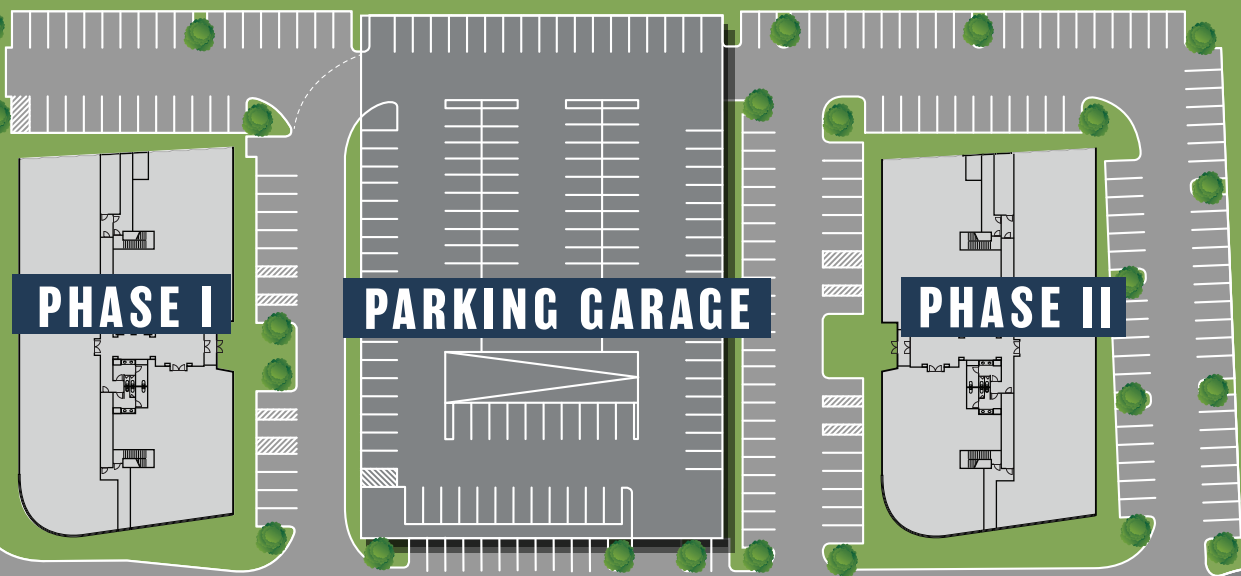
MODERN BUILDING AND PYLON SIGNAGE
available for large users



VIEWS OF THE LAS VEGAS STRIP



SITE PLAN



PHASE I

PARKING GARAGE

PHASE II



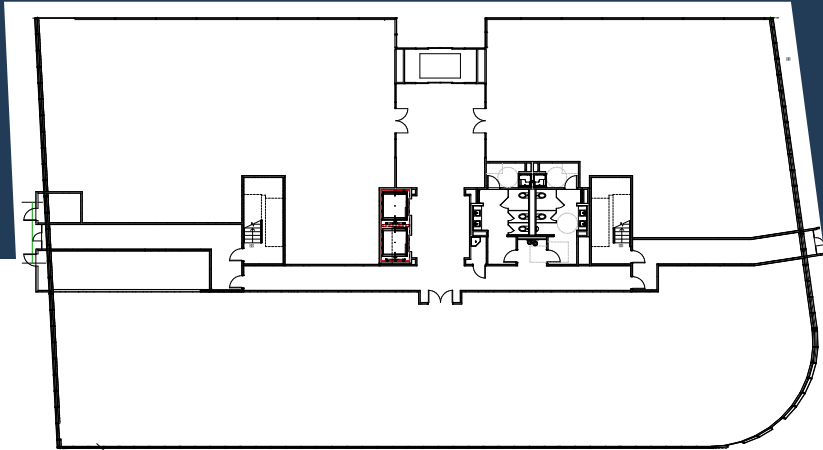
RAINBOW ROAD

SUNSET ROAD

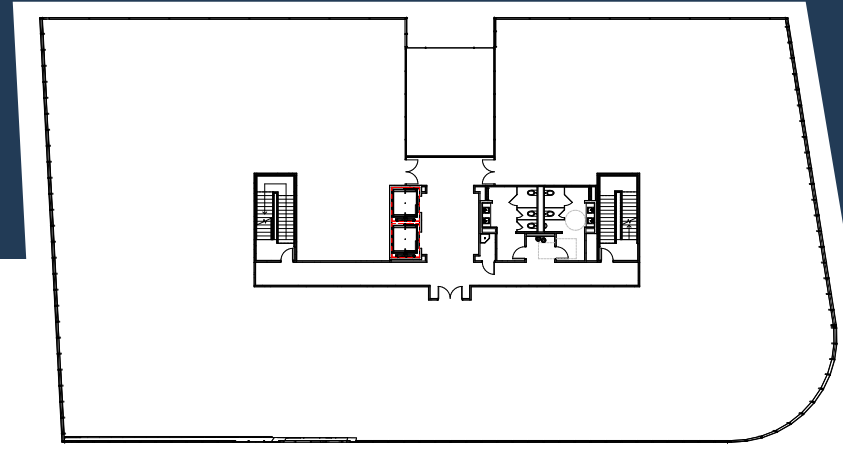


NOT TO SCALE

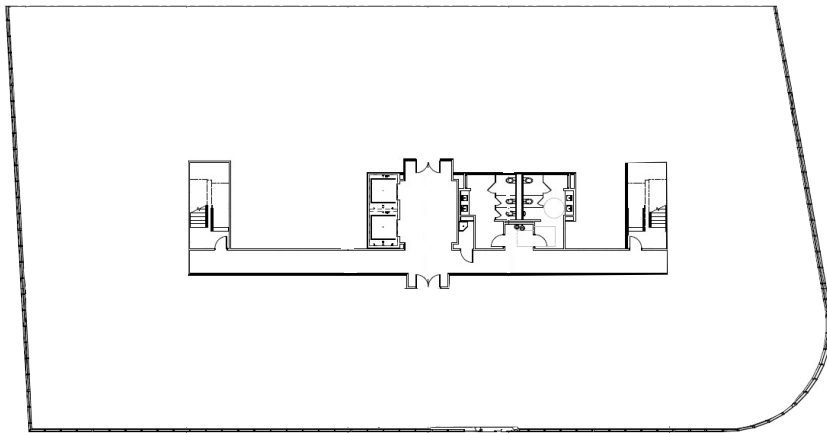
FLOOR PLANS



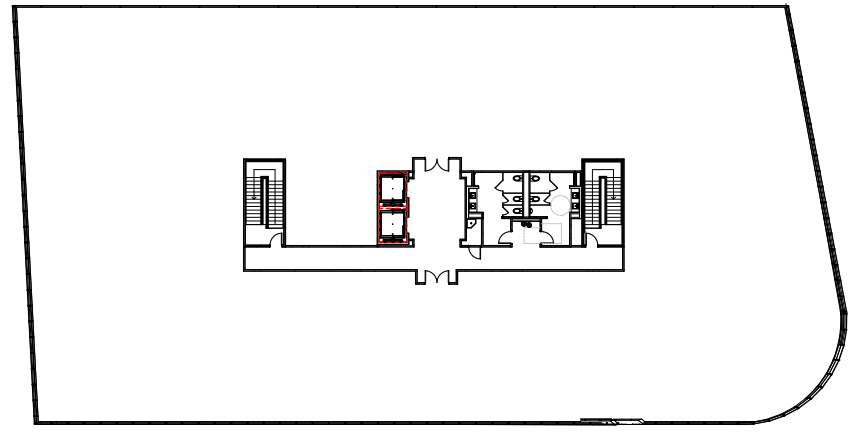
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



NOT TO SCALE

AMENITIES



BUFFALO DR

SITE → ★



215

ARROYO MARKET SQUARE

WARM SPRINGS RD

NOT TO SCALE

- Orangetheory FITNESS
- FIREHOUSE SUBS (FOUNDED BY FIREMEN)
- Blue Bunnies Coffee Shop
- SUBWAY
- FedEx Office
- Wahoo's
- Starbucks
- Lord of Subs
- Archi's
- Blaze
- Planet Fitness
- QDOBA
- CHASE
- Scottrade
- Arroyo Market Square
- Jason's deli
- Los Cocos MEXICAN CAFE (Always Fresco!)
- Farmer Boys
- Pizzarev
- Starbucks
- CVS pharmacy
- WELLS FARGO
- Bank of America
- Carl's Jr. (CHARBROILED BURGERS)

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RAFAEL RIVERA WAY | BETWEEN TENAYA & RAINBOW
LAS VEGAS, NEVADA

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