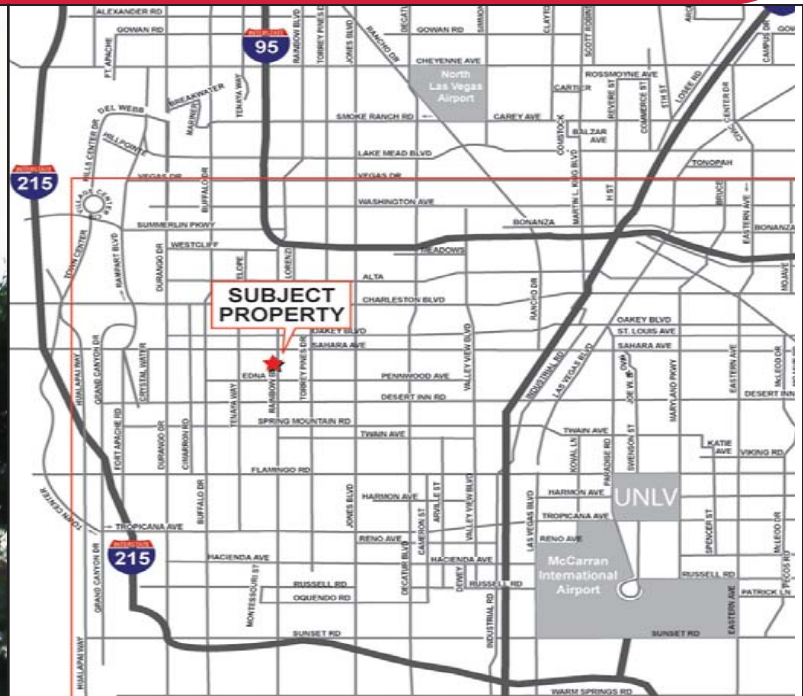


# For Lease Professional Office Building

2655 & 2685 Rainbow Boulevard, Las Vegas, NV 89146 (Near Rainbow and Sahara)



Low Rent, Building Signage And Immediate Occupancy



## Snapshot

**Building Square Feet** ..... +/- 60,077  
**Available Square Feet** ... +/- 25,230  
**Lease Rate** ..... \$1.50 psf  
**Lease Type** ..... Modified Gross  
**Zoning** ..... OP - Office Prof.  
**Parking** ..... +/- 4:1,000  
**Condition** ..... Second Generation

## Property Highlights

- Centrally located at Sahara Avenue and Rainbow Boulevard
- Restaurants and business services within minutes
- Public transportation near property
- Available second generation space between 1,405 to 6,105 sf
- Monument signage available with visibility to Rainbow Boulevard
- Significant rental incentives offered
- Spec suites available for immediate occupancy

## Area Highlights

The property is well located in the central west area of Las Vegas and near the recognized, major intersection of Sahara Avenue and Rainbow Boulevard. Public transportation is easily accessible. Numerous restaurants and business services are located within minutes of the property.

**To learn more, please contact:**  
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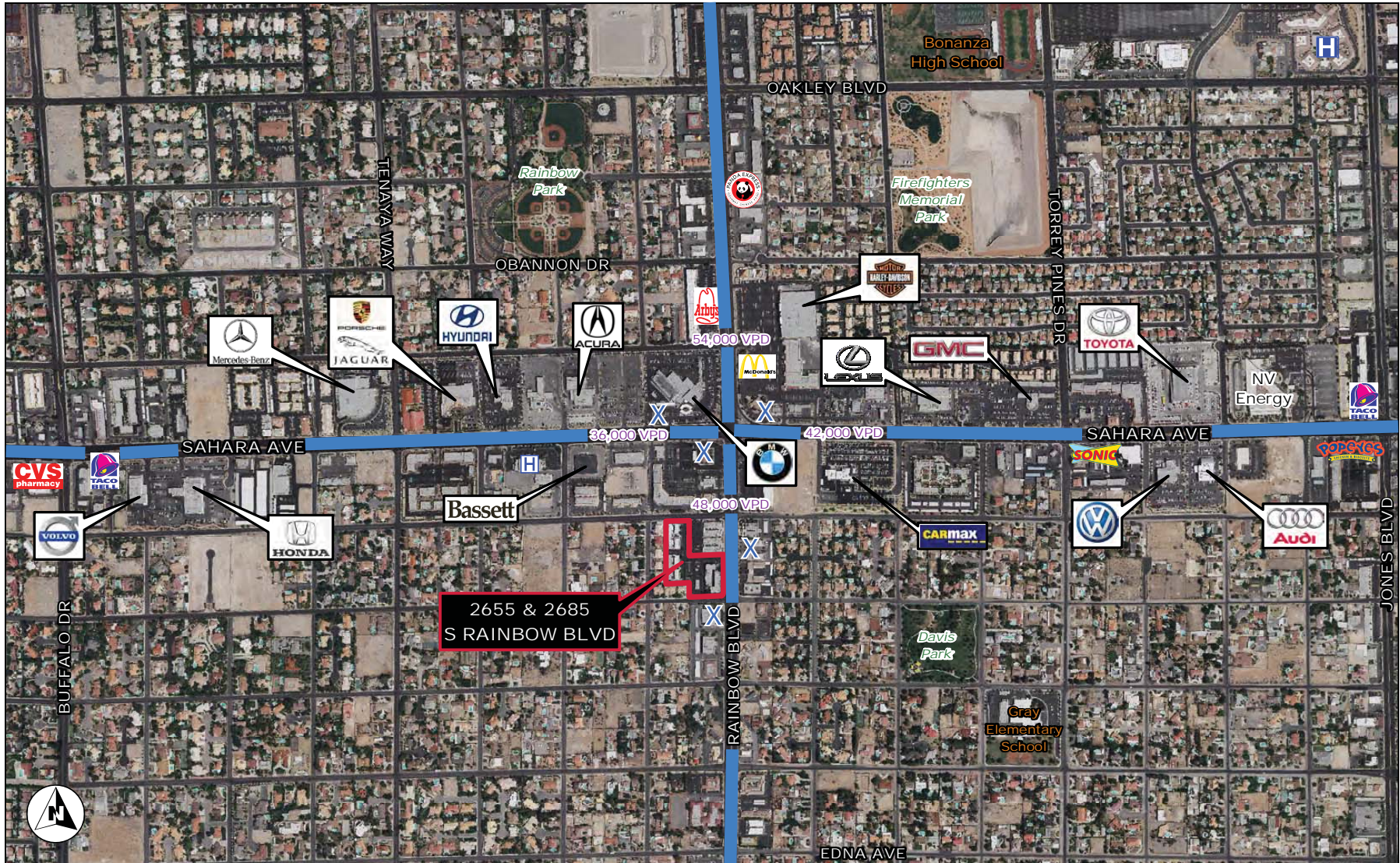
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## Aerial Of Surrounding Area



Bus Line

X Bus Stops

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