

# FOR LEASE



2550 S RAINBOW BOULEVARD | Las Vegas, NV 89146

## SPACE AVAILABLE FOR LEASE

1st Floor Suites: \$2.00 - \$2.60 psf + \$0.80 NNN fees

2nd Floor Suites: \$1.00 - \$1.50 psf + \$0.80 NNN fees

**SAHARA RAINBOW CENTER** - Welcome to the very busy SE hard corner intersection of Sahara Avenue and Rainbow Boulevard! If location matters to your business, the central location and busy intersection of Sahara and Rainbow is outstanding. Traffic counts at over 100,000 cars per day! The Retail/Office use suites are a blank slate and Landlord will install building standard commercial grade flooring and paint at no expense to the Tenant. Free months rent available (conditions apply).

These spaces will not last! Retail/Office use suites perfect for insurance, tax preparation, yoga, karate, dance, pet store, clothing and many others.

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

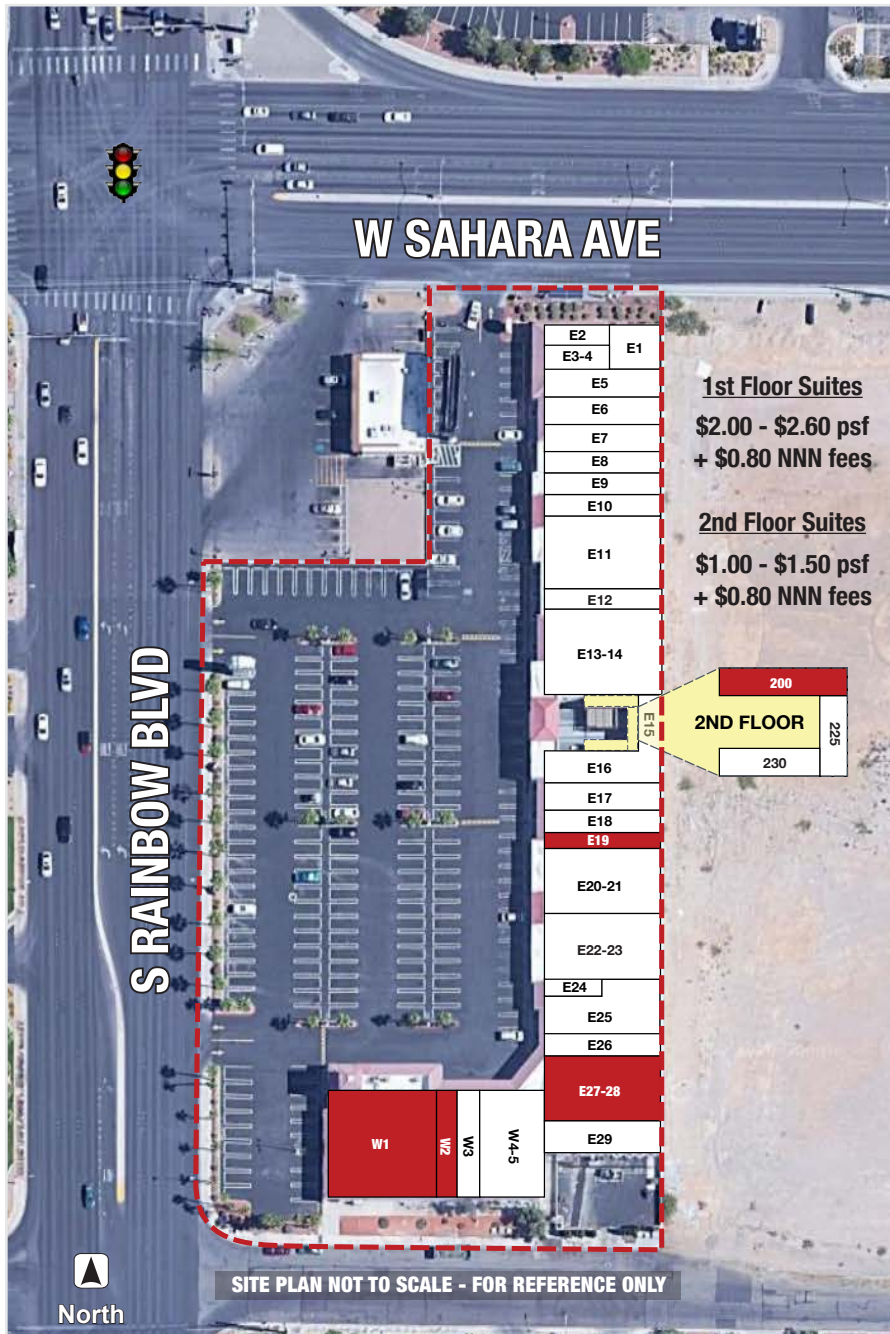
2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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## AVAILABLE SUITE(S)

SUITE	SIZE/PSF	TENANTS
E1	950	Sawbuck Investments
E2	900	Labor Finders
E3-4	903	West Sahara Jewelers
E5-6-7	3,456	Nevada Organic Remedies
E8-9-10	3,008	Nevada Organic Remedies
E11	1,600	Nevada Organic Remedies
E12	1,024	Tattoo
E13-14	2,596	Cheba Hut
<b>200</b>	<b>1,280</b>	<b>AVAILABLE</b>
225	528	Creativefy
230	714	Her Secret Beauty
E15-16	1,302	Samee Side Dishes
E17	1,280	Bluebird Barbers
E18	1,152	Curl Up N Dye
<b>E19</b>	<b>1,024</b>	<b>AVAILABLE</b>
E20-21	2,176	Sweis Inc
E22-23	2,176	GG Collective
E24	536	Tail Waggers Grooming
E25	1,538	Stitchers Paradise
E26	1,152	NV Nail Spa
<b>E27-28</b>	<b>2,176</b>	<b>AVAILABLE</b>
E29	1,280	KOS Allure
W-4-5	2,176	Pho Sing Sing Vietnamese Cuisine
W3	1,152	Happy Daze Smokeshop
<b>W2</b>	<b>1,024</b>	<b>AVAILABLE</b>
<b>W1</b>	<b>3,996</b>	<b>AVAILABLE</b>



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## INTERIOR PHOTOS - SUITE E19 (1,024 SF) - \$2.00 psf



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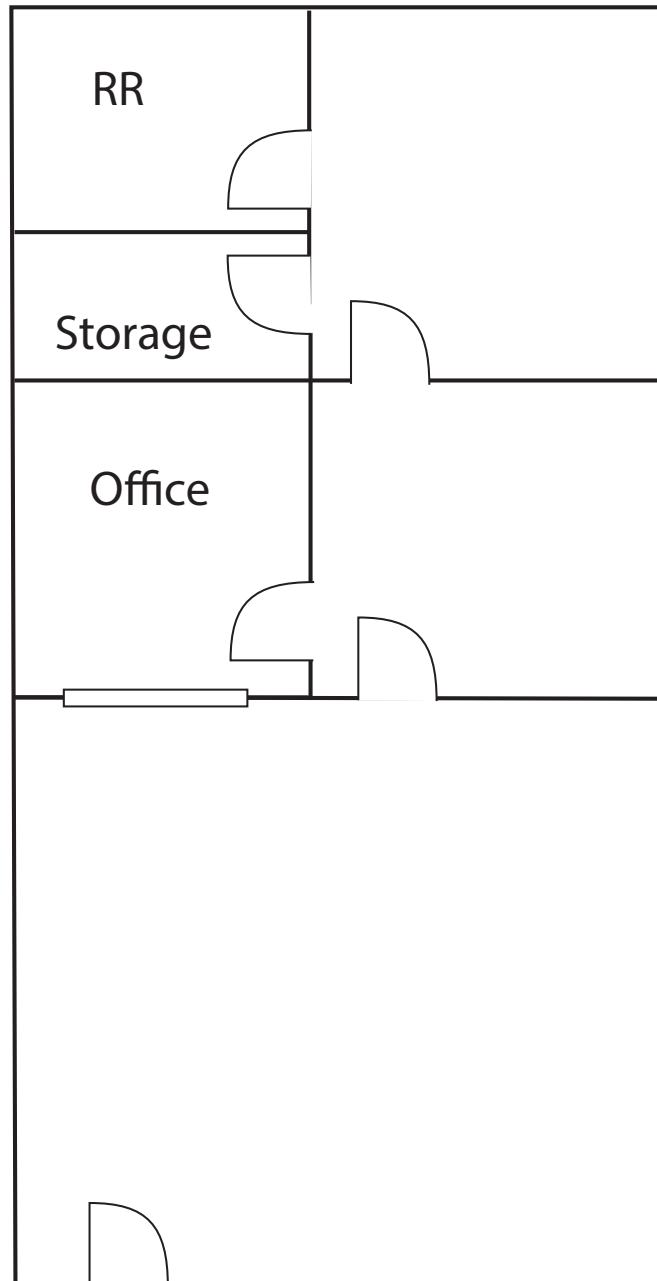
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**FLOOR PLAN**

**SUITE E19 - 1,024 SF**



Floor plan is not to exact scale. It is intended for general information purposes only.

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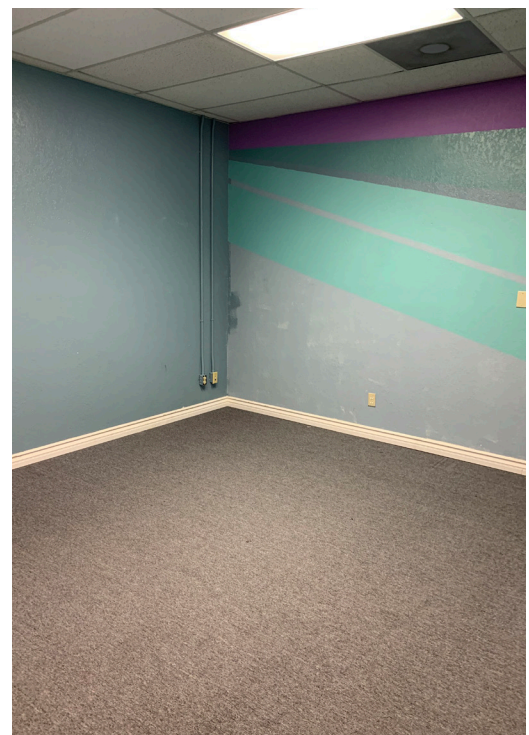
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**INTERIOR PHOTOS - SUITE E27-28 (2,176 SF) - \$2.00 psf**



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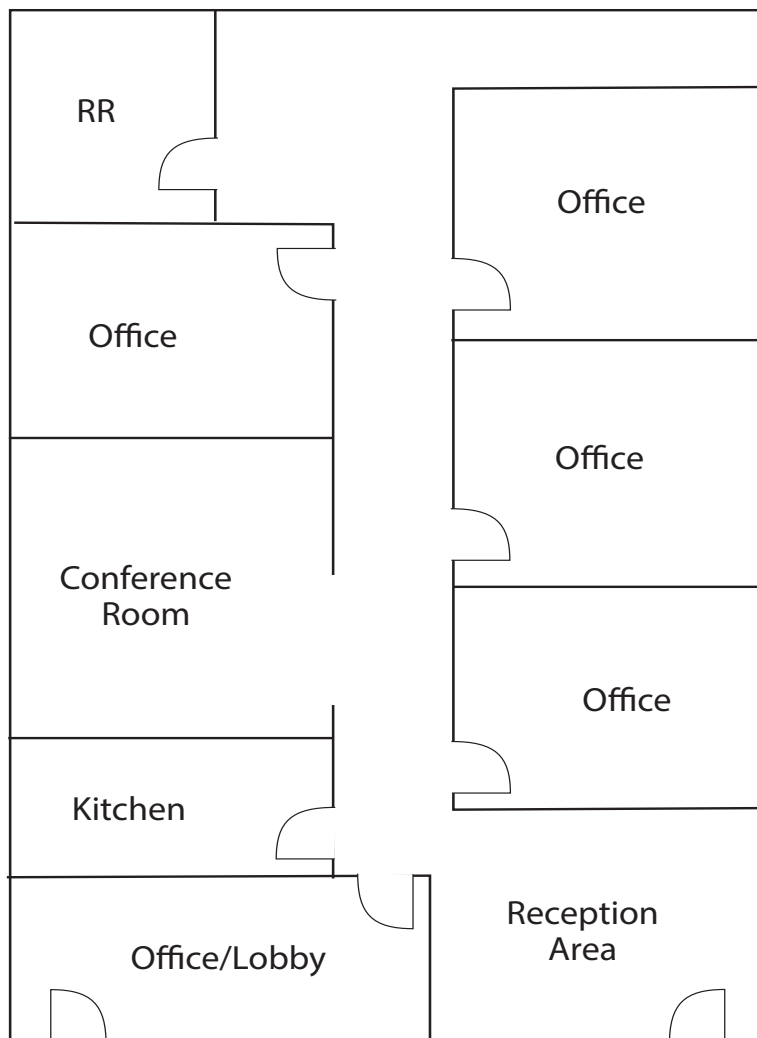
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## FLOOR PLAN

### SUITE E27-28 - 2,176 SF



THIS FLOOR PLAN IS NOT TO SCALE

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## INTERIOR PHOTOS - SUITE W1 (3,996 SF) - \$2.60 psf



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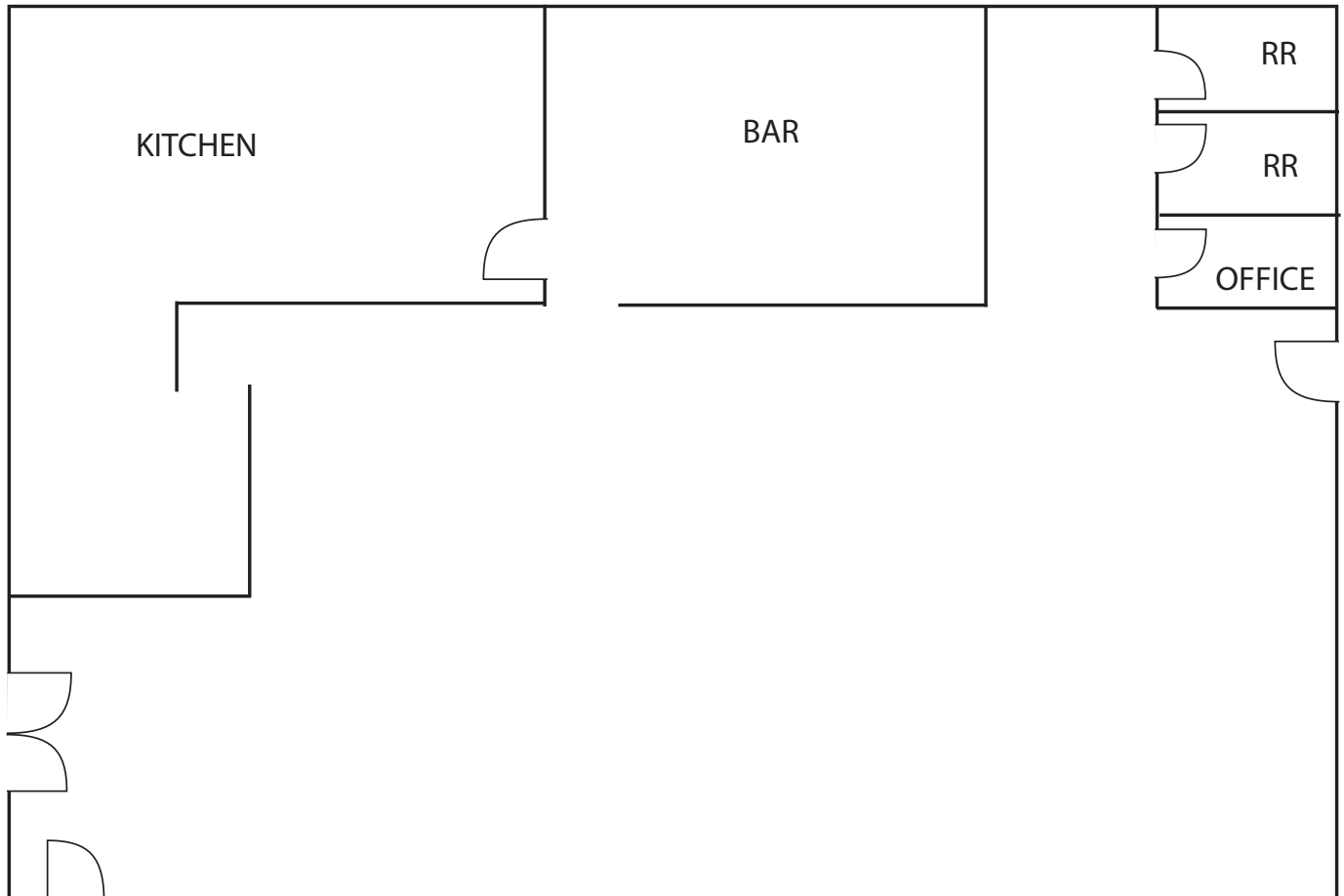
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## FLOOR PLAN

### SUITE W1 - 3,996 SF



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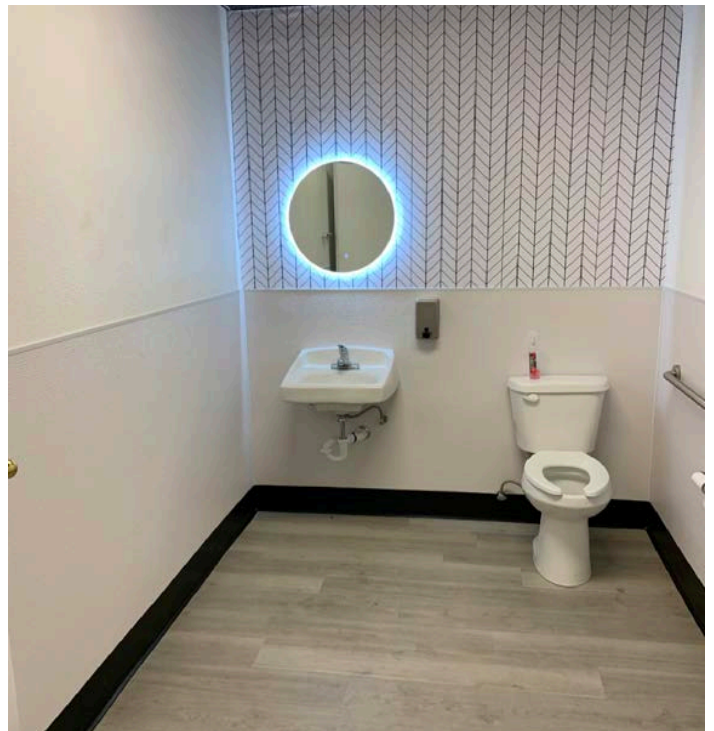
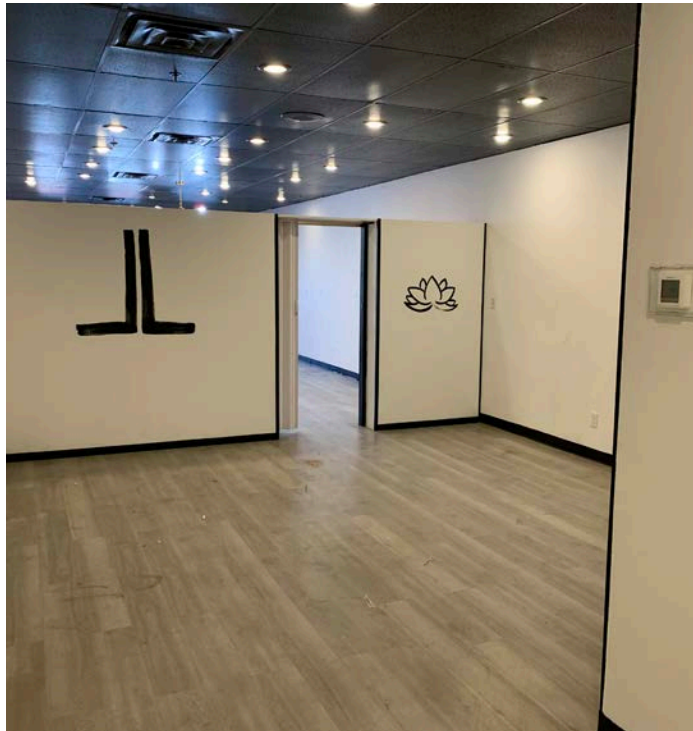
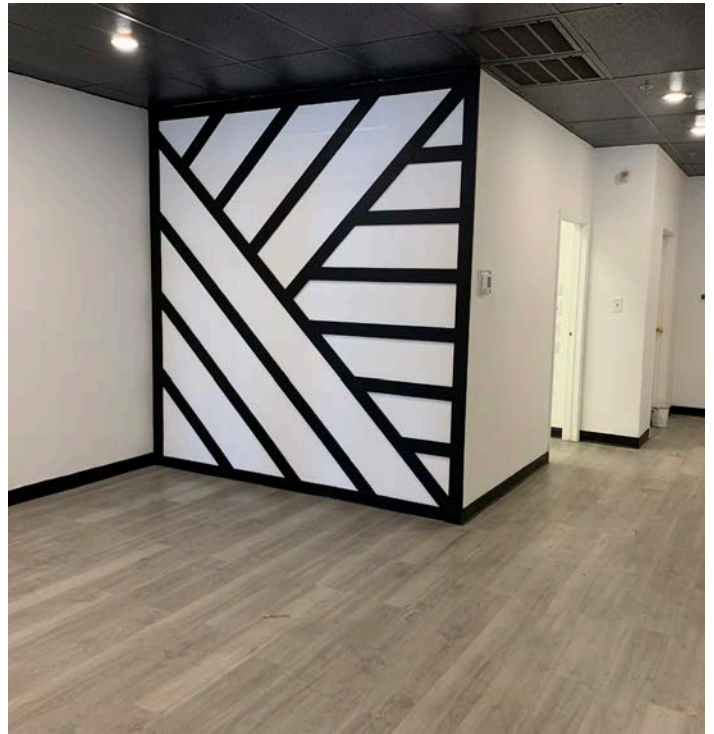
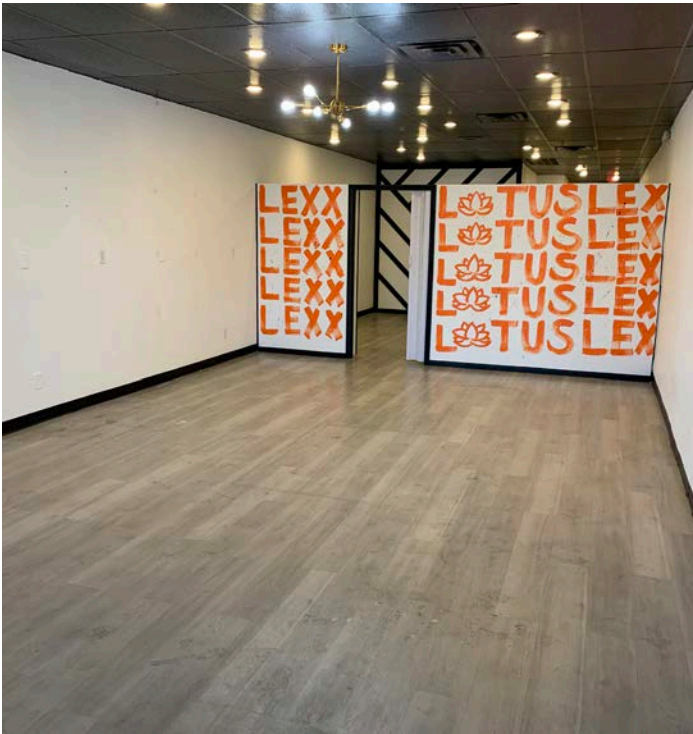
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**INTERIOR PHOTOS - SUITE W2 (1,024 SF) - \$2.00 psf**



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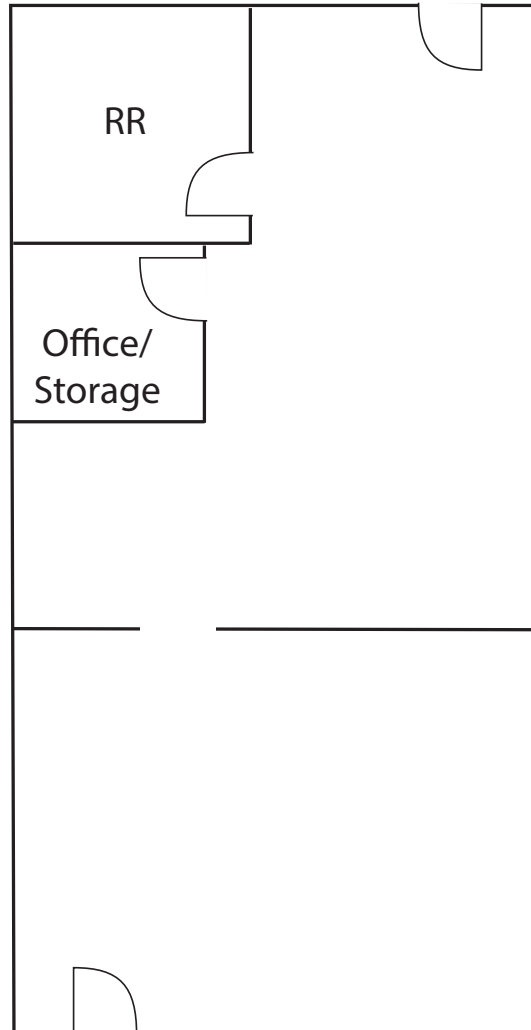
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## FLOOR PLAN

### SUITE W2 - 1,024 SF



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**INTERIOR PHOTOS - SUITE 200 (1,280 SF) - \$1.00 psf**



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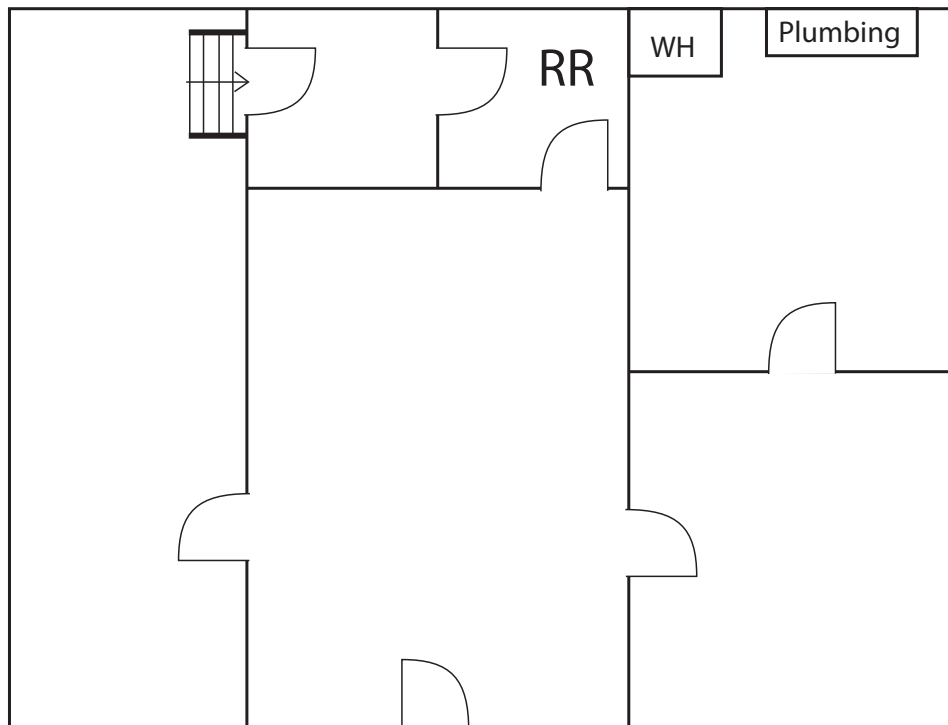
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## FLOOR PLAN

### SUITE 200 - 1,280 SF



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FOR LEASE • 2550 S RAINBOW BOULEVARD, LAS VEGAS, NV 89146 • RETAIL • STARTING RATE: \$1.00-\$2.60 psf + \$0.80 NNN fees

## PROPERTY PHOTOS



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## PROPERTY PHOTOS



2nd Floor Suites

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