

# SOUTH WEST BUSINESS PARK

5960 S RAINBOW BLVD, LAS VEGAS 89118



**SOUTH WEST BUSINESS PARK BLVD A** is a  $\pm 5,000$  sf 1-Story office building located on South Rainbow Boulevard, just a few blocks north of the 215 freeway.

From the quality second-generation spaces to the excellent visibility from the street, South West Business Park provides tenants a great opportunity to do business in a great location at affordable rates.

One  $\pm 3,000$  sf second generation space will be available for lease 4/1/2023.

Space features three large private offices with glass store-front walls, open layout with large bullpen work areas.

## PROPERTY SUMMARY

### FOR LEASE

**STARTING BASE RENT**  
\$2.50 / SF, NNN

**CAMS**  
\$0.35 / SF

**PROPERTY TYPE**  
OFFICE, 1-STORY

**BUILDING SIZE (GLA)**  
 $\pm 5,000$  SF

**ZONING**  
C1, COUNTY

**YEAR BUILT**  
2005

**LOT SIZE**  
 $\pm 0.34$  AC

**PARKING RATIO**  
5:1,000 SF

**APN**  
163-35-201-006



## PROPERTY HIGHLIGHTS:

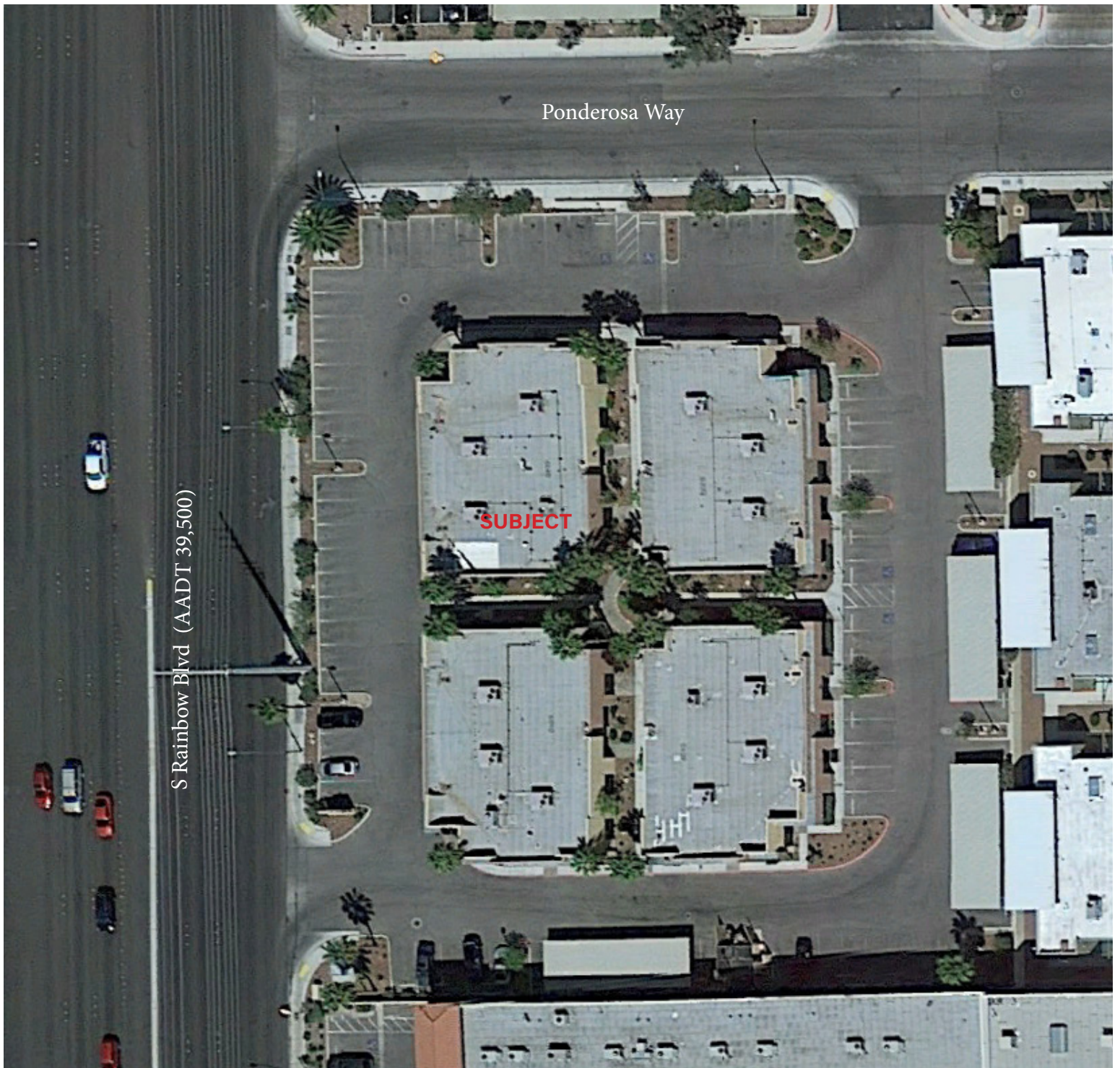
- Located in the booming Southwest submarket
- High Traffic Counts
- Building & monument signage available
- Covered Parking available
- Nicely landscaped interior common area
- Less than a mile away from 215 via S Rainbow Blvd
- 7.7 miles from Harry Reid International Airport via 215 & Paradise Rd



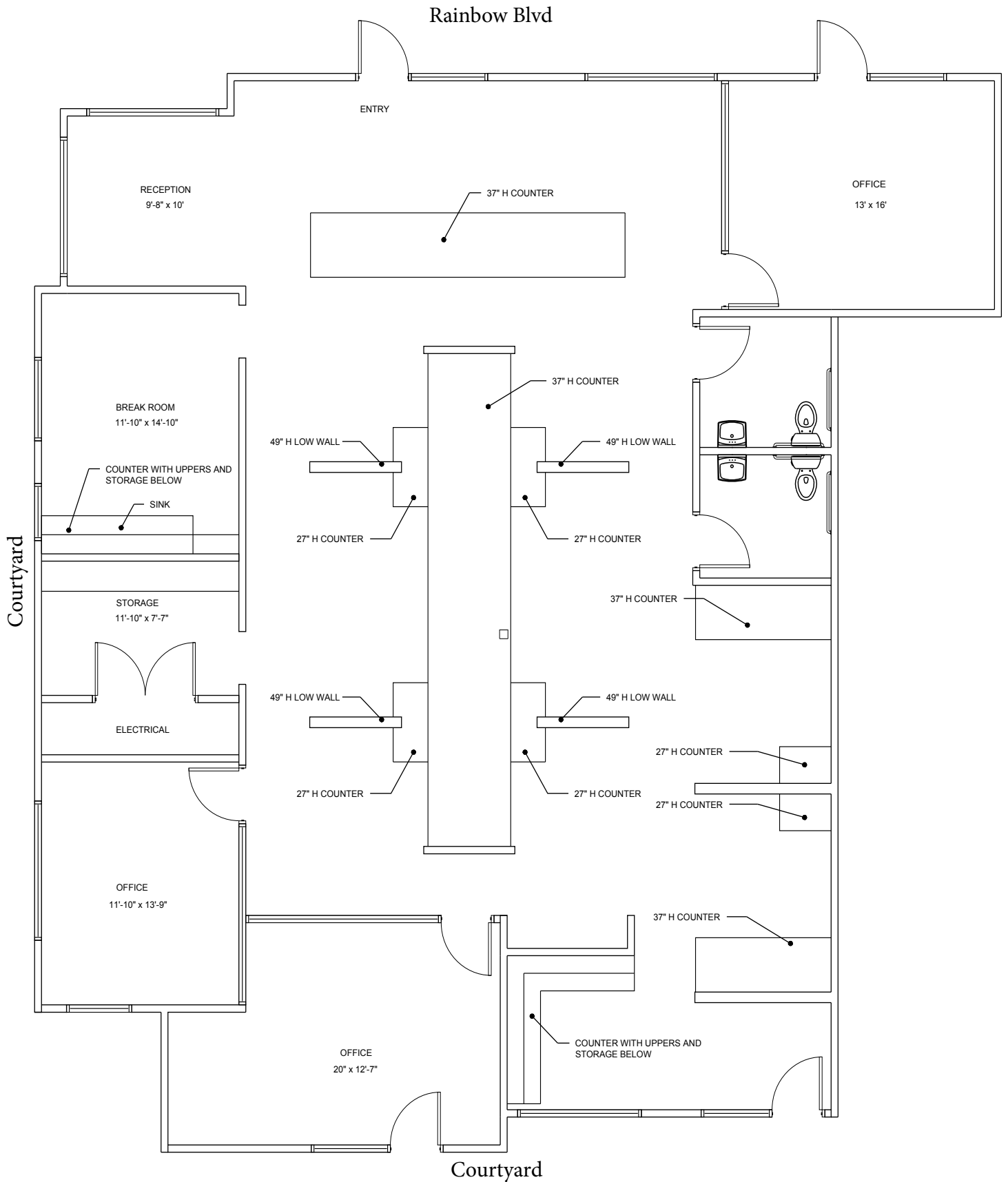


## SUITE #300 FEATURES:

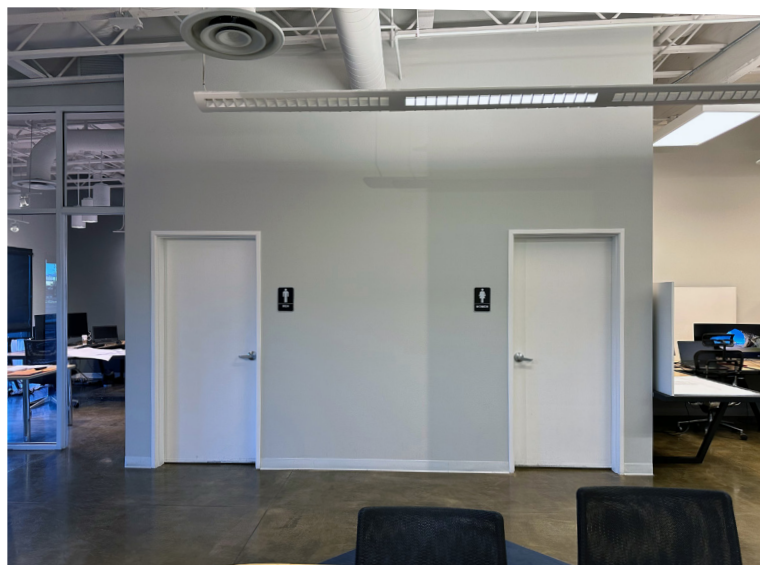
- Beautiful ±3,000 SF second generation office space available for 4/1/2023 move-in
- Space features three large private offices with glass store-front walls
- Open layout with large bullpen work areas
- Kitchen & storage rooms
- The space will not disappoint, having a very high-end look & feel
- Fiber data connectivity



SUITE	TENANT
100	GORAE Management Group
300	<b>AVAILABLE</b>









***For more information, contact:***

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