

# Rainbow Business Center

777 N Rainbow Blvd | Las Vegas, NV 89107

FOR LEASE



# Property Overview

Rainbow Business Center is a professional office building located on Rainbow Boulevard, adjacent to US-95 and Summerlin Parkway, providing excellent building and monument signage. Designed as a multi-tenant building, it provides a North and South building each consisting of three floors. Tenants and clients are welcomed to the building by a modern pass-through lobby and an electronic tenant directory.



# Property Highlights



Motivated Landlord



Located at the Rainbow & I-95 curve; convenient access to the entire valley



Parking at 4:1000 (structure and underground secured parking available)



Building and monument signage available



152,000 s.f. office property



Lease rate \$2.25 MG



## North Building

Suite	RSF
<b>100/110</b>	±4,121
<i>Spec Suite Available 6/1/2026</i>	
<b>230/245</b>	±12,309
<b>330</b>	±4,545

## South Building

<b>395</b>	±2,238
------------	--------

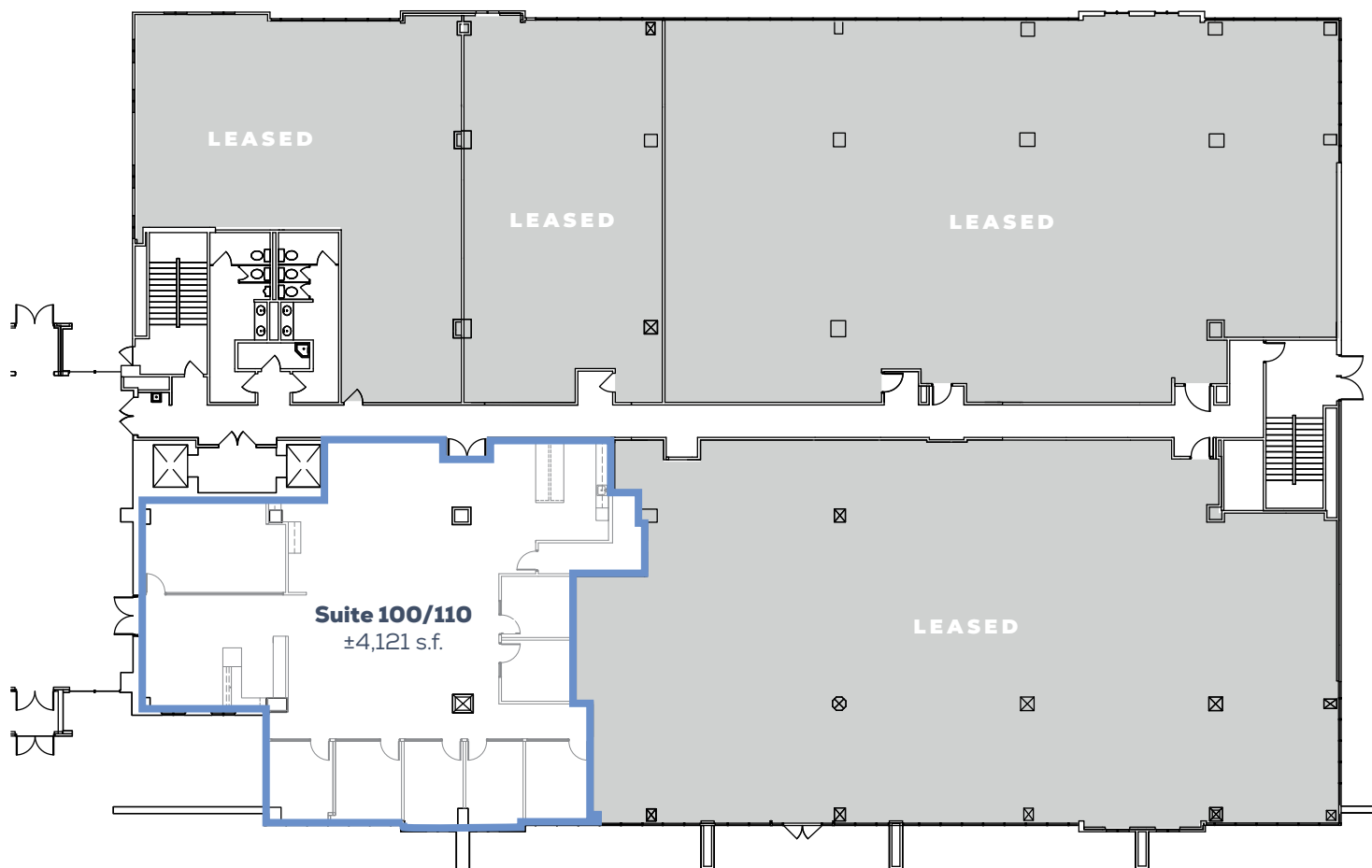
# First Floor North

## Available Suites:

### Suite 100/110

±4,121 s.f.

Spec Suite Available 6/1/2026

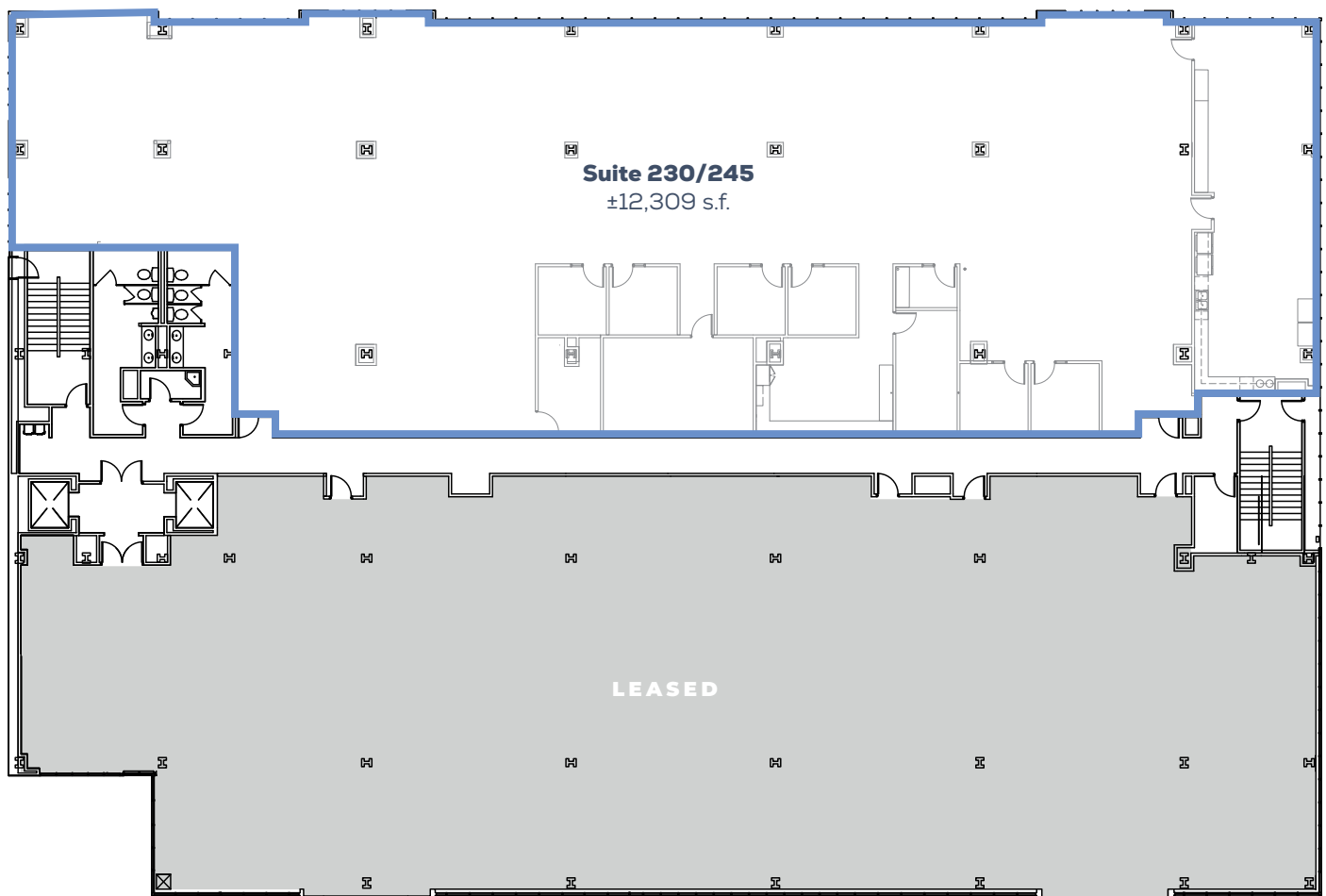


# Second Floor North

**Available Suite:**

**Suite 230/245**

±12,309 s.f.

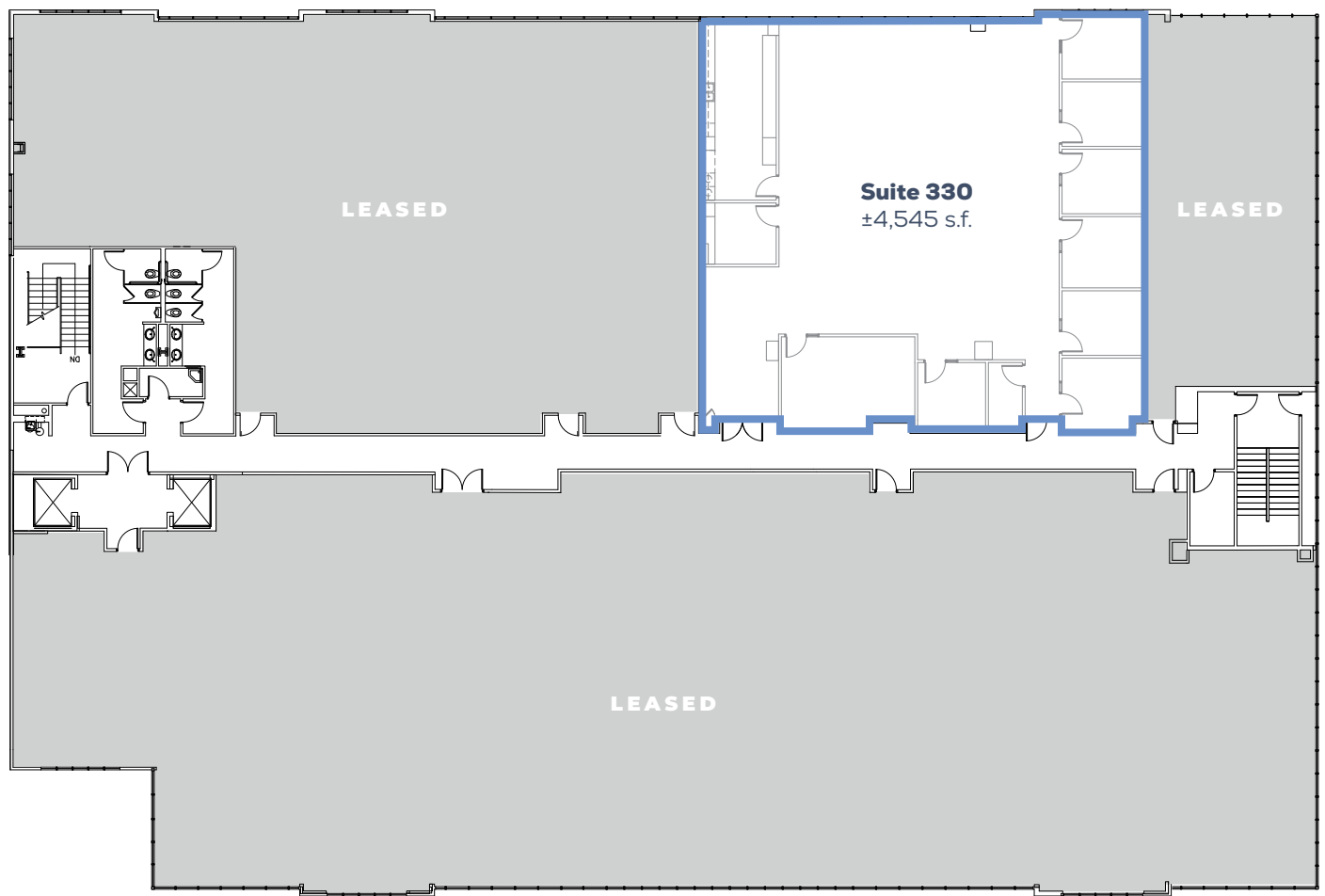


# Third Floor North

**Available Suite:**

**Suite 330**

±4,545 s.f.

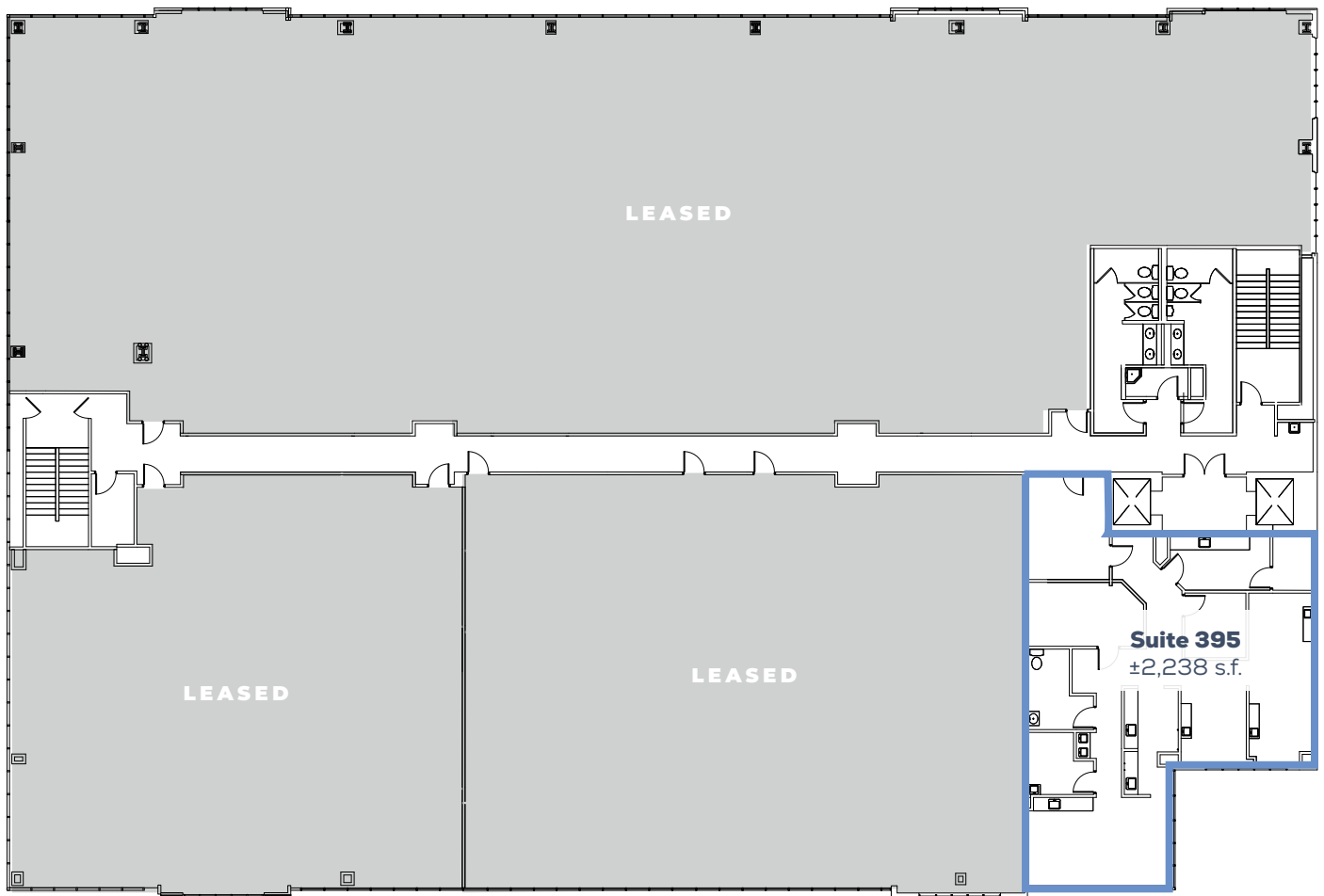


# Third Floor South

**Available Suite:**

**Suite 395**

±2,238 s.f.





For More Information, Contact:

**Nick Barber, SIOR**

Managing Director  
nick.barber@jll.com  
+1 702 360 4927  
NV Lic. #S.58027

**Travis Landes, SIOR**

Executive Vice President  
travis.landes@jll.com  
+1 702 522 5122  
NV Lic. #S.177027

**Lilly Kossoff**

Senior Associate  
lillian.kossoff@jll.com  
+1 702 522 5107  
NV Lic. #S.195790



Jones Lang LaSalle Brokerage, Inc.  
License #: B.1000836.CORP  
1980 Festival Plaza Drive, Suite 250 | Las Vegas,  
Nevada 89135 | 702-360-4907

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.