

FOR LEASE

RAINBOW RUSSELL PROFESSIONAL CENTER



6785 W Russell Rd, Las Vegas, NV 89118



Jones Lang LaSalle Brokerage, Inc. | NV License #B1000836.CORP

PROPERTY OVERVIEW



6785 W Russell Rd, Las Vegas, NV 89118



ADDRESS

Rainbow Russell Professional Center
6785 W Russell Rd
Las Vegas, NV 89118



LEASE RATE

\$1.65 NNN
Est. CAM = \$0.45 PSF



BUILDING SIZE

±18,006 SF



AVAILABILITY

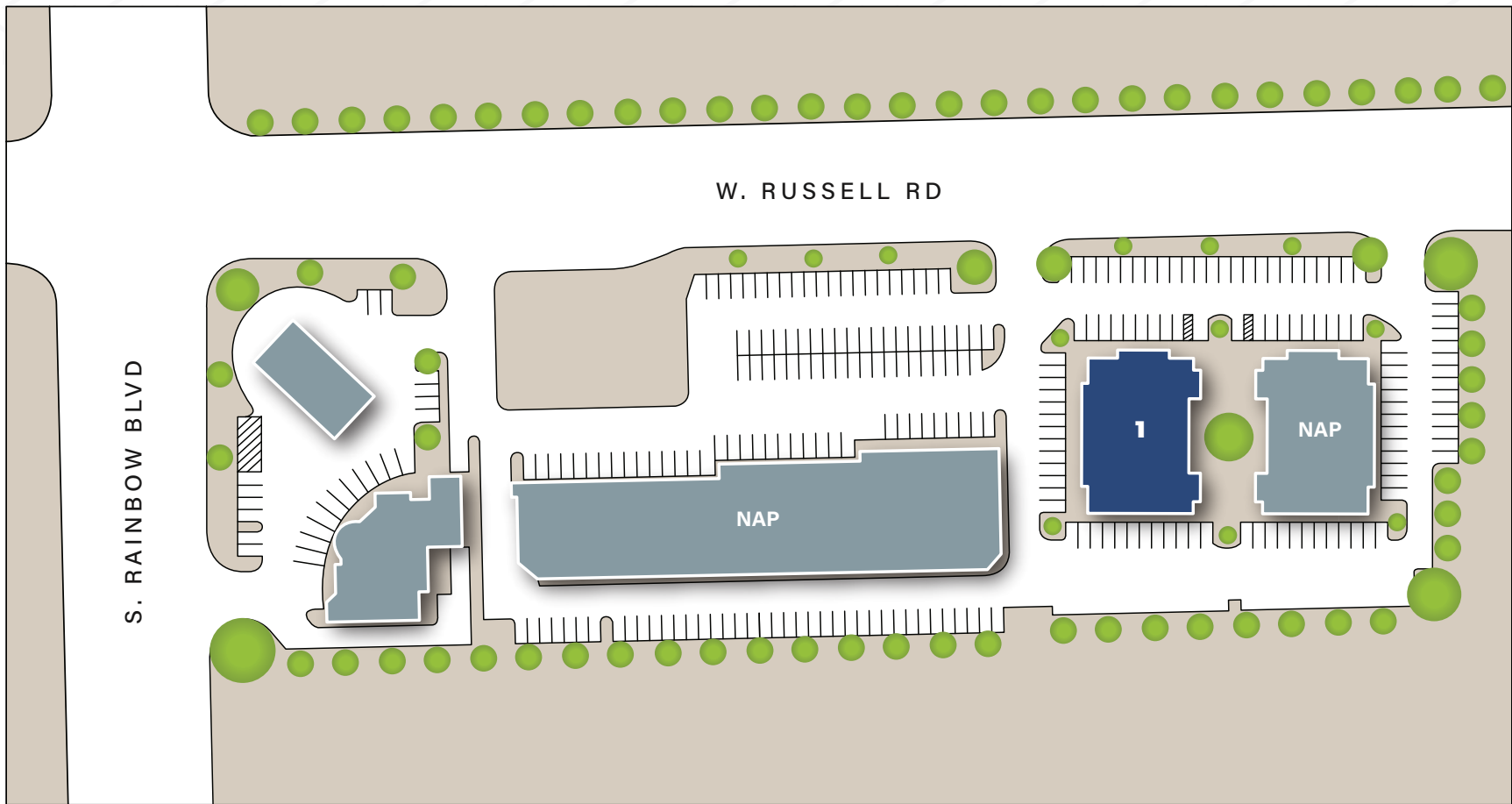
Suite 130: ±1,650 SF
• 2nd Generation Medical Space
Suite 202: ±4,182 SF
• Grey Shell Condition



RAINBOW RUSSELL PROFESSIONAL CENTER

- This two-story medical/professional office building is strategically and conveniently located on Russell Road along South Rainbow Blvd
- Strategically positioned, this asset offers exceptional accessibility with close proximity to the I-215 Beltway
- The Property lends itself to both Medical and Professional users, offering a myriad of existing tenant types
- The existing NNN lease structure ensures predictable returns with tenants responsible for property taxes, insurance, and common area maintenance
- Nevada's favorable tax environment, including no state income tax, attracts both businesses and residents, supporting long-term market fundamentals.





Project		Address
1	Rainbow Russell Professional Center	6785 W Russell Rd, Las Vegas

LOCATION MAP

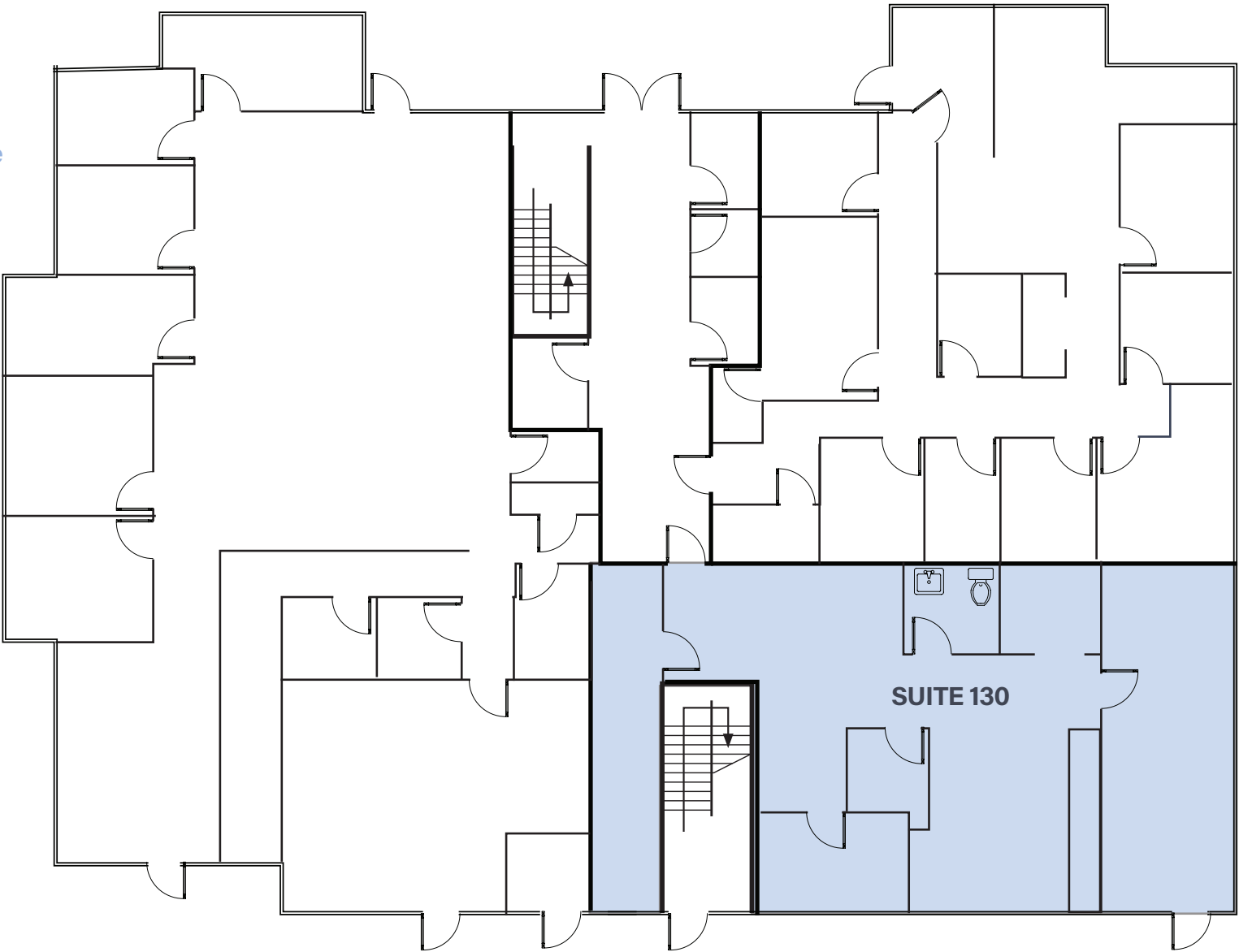




FLOOR PLAN

FIRST FLOOR

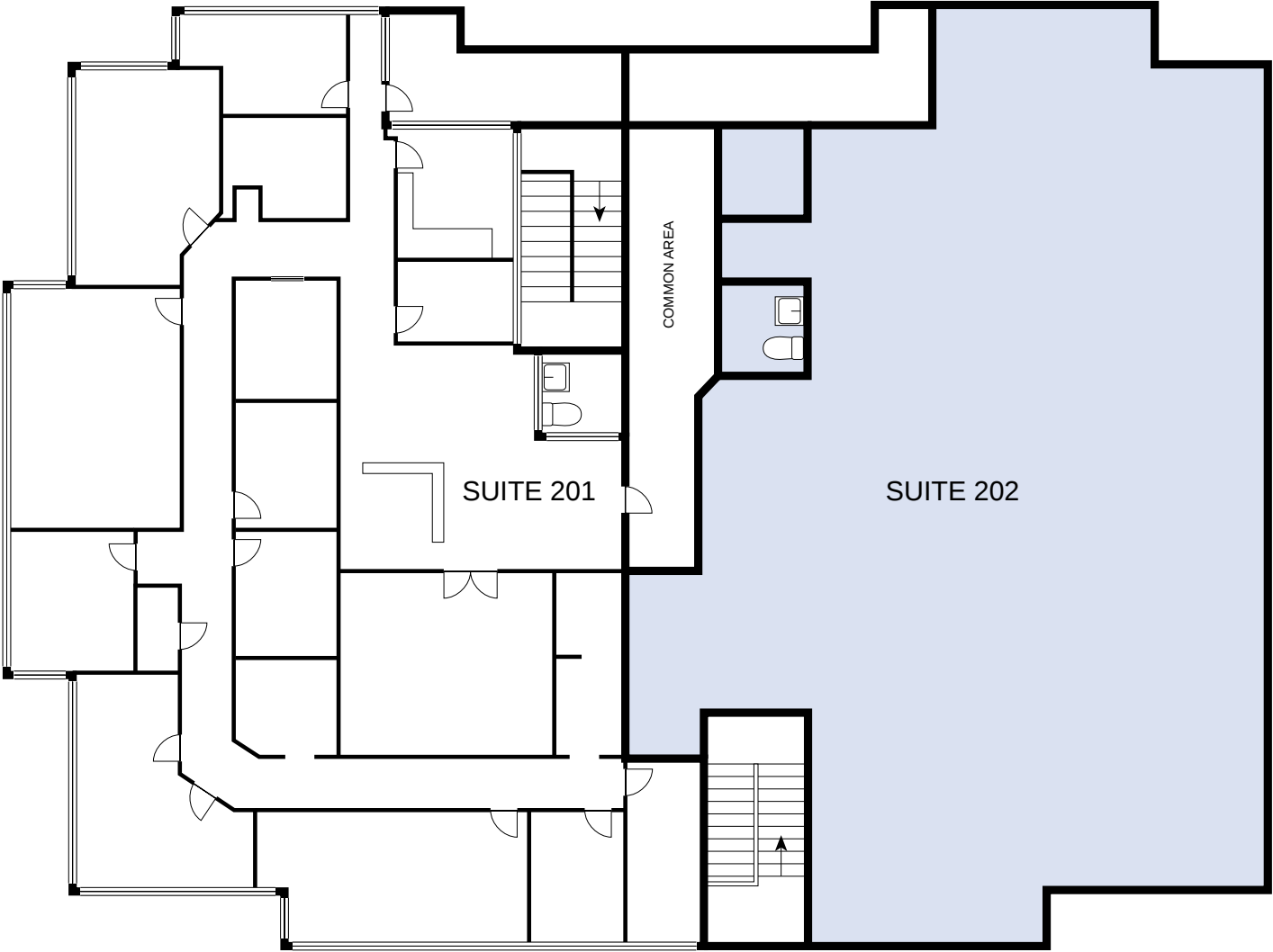
Suite 130 | ±1,650 RSF
2nd Generation Medical Space



FLOOR PLAN

SECOND FLOOR

Suite 202 | ±4,182 RSF
Shell Condition



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