

FOR LEASE

CENTRE AT SPANISH TRAIL

4982 S. Rainbow Boulevard, Suite 110

Las Vegas, NV 89118



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:

David Bauman, CCIM
Senior Advisor
Lic#: S.0182687
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dbauman@mdlgroup.com



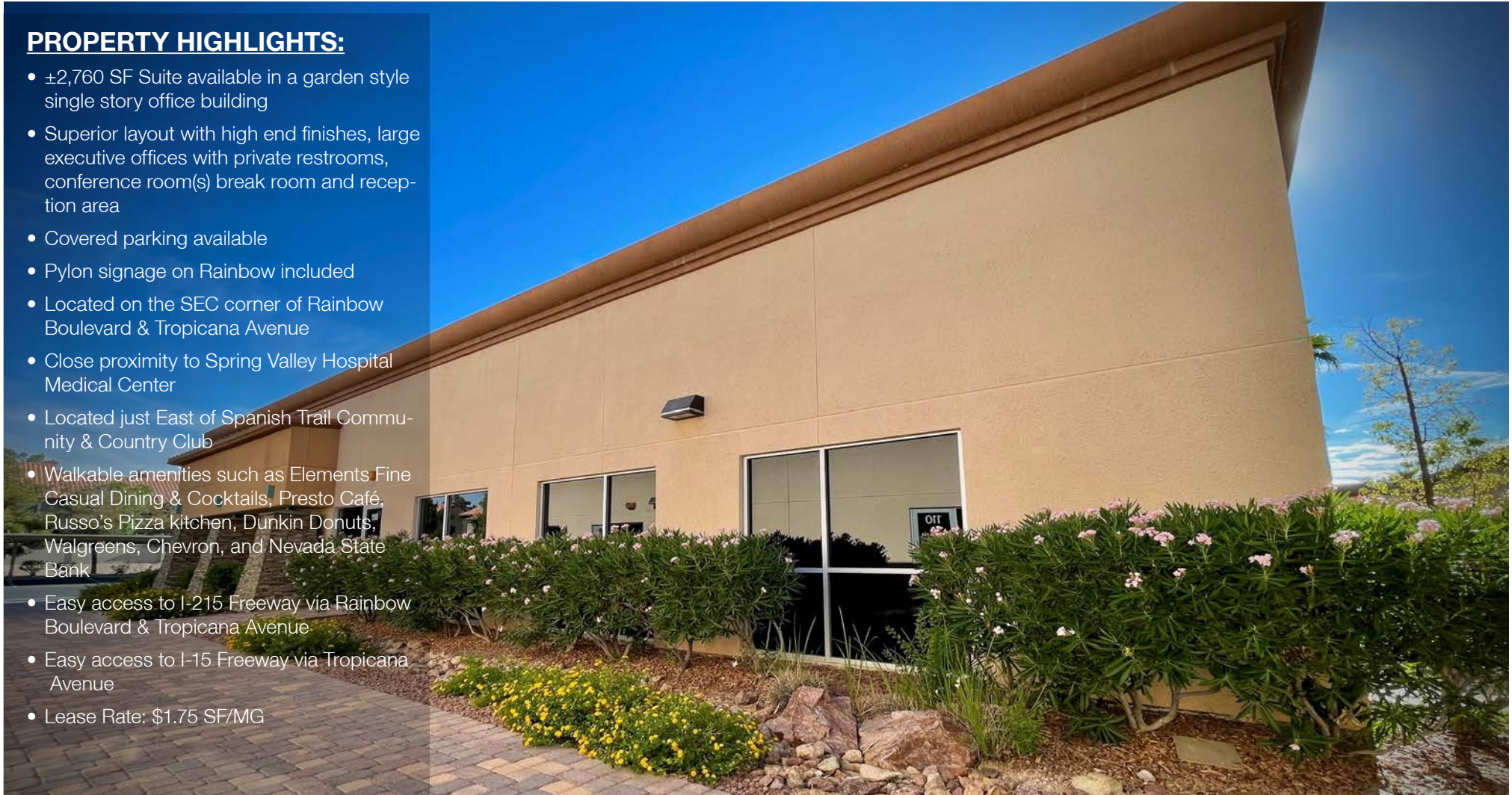
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PROPERTY HIGHLIGHTS:

- ±2,760 SF Suite available in a garden style single story office building
- Superior layout with high end finishes, large executive offices with private restrooms, conference room(s) break room and reception area
- Covered parking available
- Pylon signage on Rainbow included
- Located on the SEC corner of Rainbow Boulevard & Tropicana Avenue
- Close proximity to Spring Valley Hospital Medical Center
- Located just East of Spanish Trail Community & Country Club
- Walkable amenities such as Elements Fine Casual Dining & Cocktails, Presto Café, Russo's Pizza kitchen, Dunkin Donuts, Walgreens, Chevron, and Nevada State Bank
- Easy access to I-215 Freeway via Rainbow Boulevard & Tropicana Avenue
- Easy access to I-15 Freeway via Tropicana Avenue
- Lease Rate: \$1.75 SF/MG



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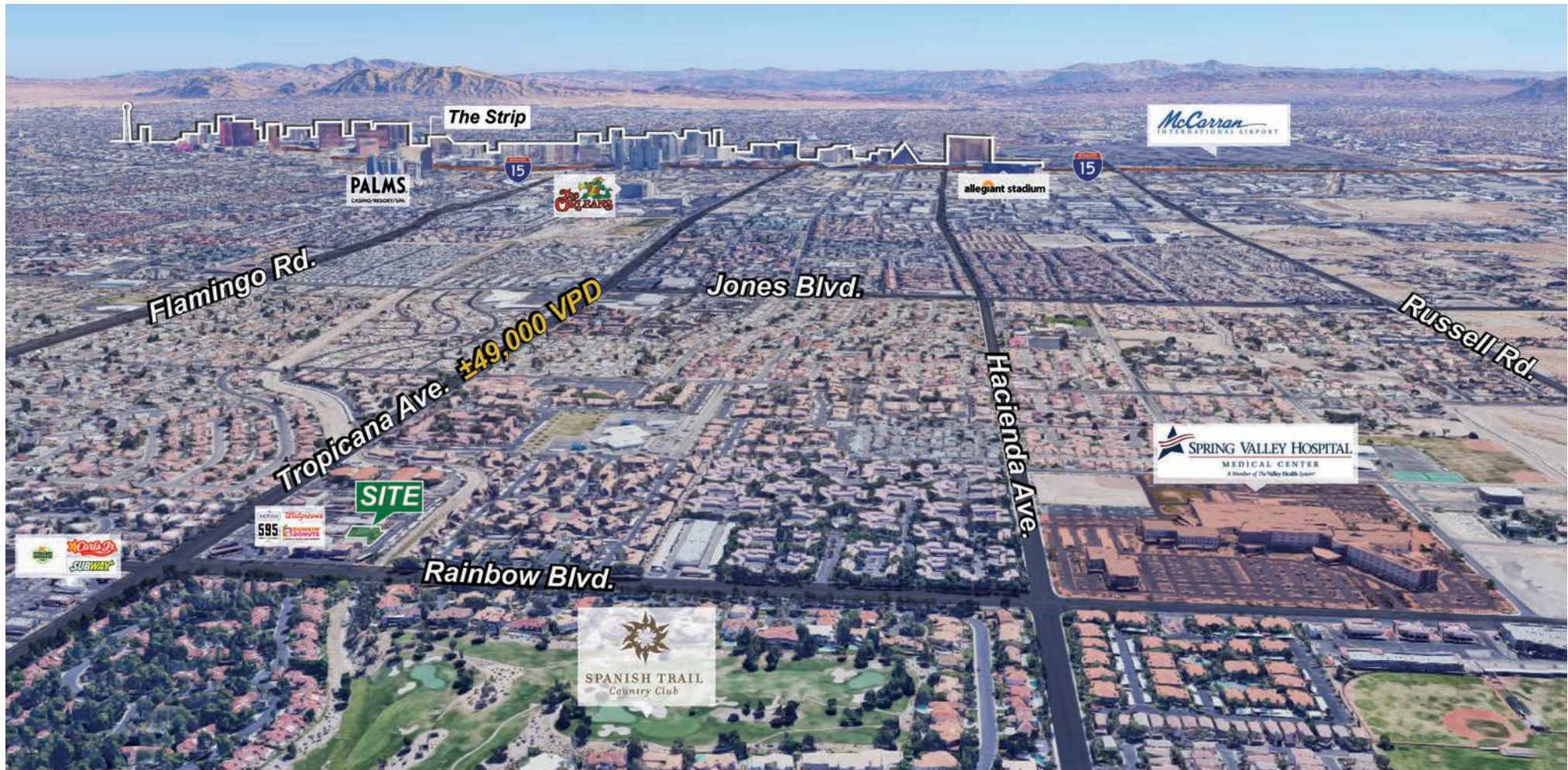
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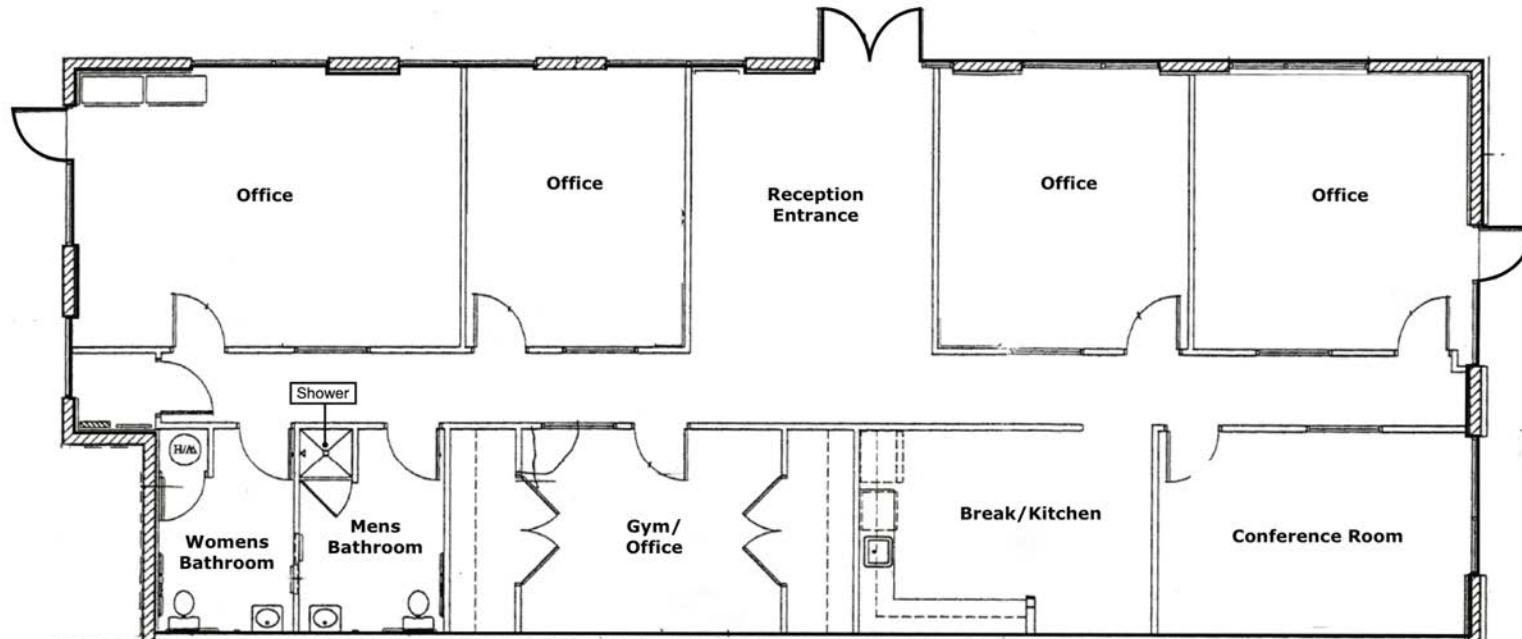
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SUITE 110

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ADVANTAGES OF DOING BUSINESS IN NEVADA

- 40 Million people visit Nevada each year and is the #1 for economic development programs in terms of job creation, retention and training
- McCarran Airport is the nation's 7th busiest airport
- #1 for new business launches
- Consistently one of the "Top 10" most business-friendly states
- NO corporate or personal income tax
- NO inventory tax
- NO franchise tax
- NO unitary tax
- NO special intangible tax
- Able and willing workforce in right-to-work-state
- #2 for small business survival

LAS VEGAS KEY INDUSTRIES

- Tourism, Gaming and Hospitality
- Aerospace & Defense
- Health & Medical Services
- Information Technology
- Manufacturing & Logistics
- Mining
 - Agriculture
 - Energy
 - Water

*Source by www.diversifynevada.com



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LAS VEGAS STADIUM

The Oakland Raiders received the NFL's approval to move to Sin City for the 2020 NFL season. Las Vegas has proposed a new \$1.9 billion stadium just to the west to the strip. The venue's horse-shoe shape designed by Manica Architecture, would accommodate an audience of 65,000 spectators, 8,000 cars, tailgating amenities and mixed-use commercial facilities. Along with the economic benefits of in season games, this venue would also allow Las Vegas to host the annual Super Bowl - which would bring hundreds of millions of dollars in tourism and revenue.



Work has begun on the massive, 18,000-seat MSG Sphere at The Venetian in Las Vegas. The new venue is set to change live performance in Sin City as we know it, not to mention the famous skyline. This spherical structure will be the first of its kind. The MSG Sphere will feature fully programmable, high-tech video screens on the interior and exterior. Plus, top-notch sound capabilities featuring vibrations from a infrasound haptic floor system. The MSG Sphere facility is on pace to open in the 2021 fiscal year (July 1, 2020 - June 30, 2021).



LAS VEGAS CONVENTION CENTER

Las Vegas Convention Center (2017-2024) – A \$1.4-billion project that extends to the Strip and will include 600,000 square feet of exhibit hall, outdoor exhibition space and a complete renovation of the existing convention space. This expansion will allow for an overflow area for conventions to use while the remaining halls of the main convention center are renovated. Thus, refreshing the beating heart of the Las Vegas valley. With 6 million plus convention attendees visiting us last year.



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VEGAS OVERVIEW

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LAS VEGAS GOLDEN KNIGHTS

The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area that competes in the National Hockey League (NHL). They are members of the Pacific Division of the league's Western Conference, and began play in the 2017–18 NHL season. The team's inaugural home game was played on October 10, 2017. The Golden Knights said their colors steel grey, gold, red and black reflect the community and the focus of the team. The grey represents strength and durability; Nevada is the largest producer of gold in the United States; the red is taken from the Las Vegas skyline, desert and Red Rock canyons; and the black represents power and intensity.



LAS VEGAS LIGHT FC

Las Vegas Lights FC is an American professional soccer team based in Las Vegas, Nevada. The team made its debut in the United Soccer League in 2018 and plays its home games at Cashman Field. The Lights are coached by Eric Wynalda and owned by Brett Lashbrook, who also serves as general manager. The Lights play their home matches at Cashman Field, a stadium in Downtown Las Vegas, it has 9,334 permanent seats and additional standing room capacity.



LAS VEGAS AVIATORS

Las Vegas Aviators formerly known as the Las Vegas 51s and Las Vegas Stars, are a Minor League Baseball team in the Pacific Coast League (PCL) and the Triple-A affiliate of the Oakland Athletics. They are located in Summerlin, Nevada.



LAS VEGAS BALLPARK

Las Vegas Ballpark is a baseball stadium in Summerlin, Nevada in the Las Vegas Valley. It is the home field for the Las Vegas Aviators of the Triple-A Pacific Coast League. The stadium is owned by the Howard Hughes Corporation. Las Vegas Ballpark is located in Downtown Summerlin near the intersection of South Pavilion Center Drive and Summerlin Center Drive next to City National Arena and across the street from the Downtown Summerlin shopping center.



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