



FOR SUBLEASE

7160 Rafael Rivera Way

Suite 100, Las Vegas, NV 89113



PROPERTY OVERVIEW

AXIOM, a beautiful Class A office building, is located at the intersection of the I-215 Beltway and S. Rainbow Blvd. Tenants enjoy expedient access to the I-215 Beltway which connects Las Vegas' two most prominent master planned communities, Summerlin and Green Valley. AXIOM is centrally located and is minutes away from The Las Vegas Strip and Harry Reid International Airport. This professional office building has many nearby amenities including but not limited to The Cracked Egg, Starbucks, In-N-Out Burger, Einstein Bros, Arroyo Market Square, UnCommons, and Durango Casino & Resort.

HIGHLIGHTS



Submarket: Southwest



Rate: \$3.30 Full Service Gross



Master Lease Expires: December 31, 2027



Furniture Available



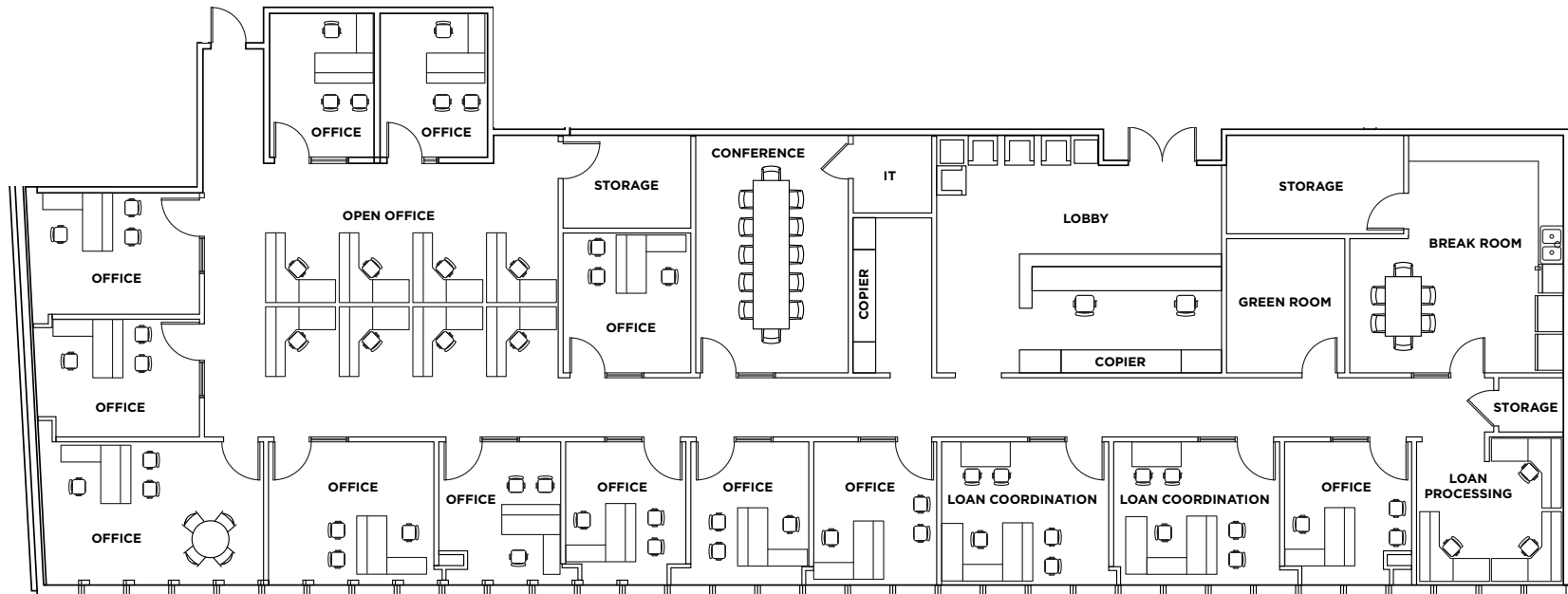
Parking Ratio: 4.3:1000



Ready for Immediate Occupancy

SUITE 100

6,133 RSF | 5,230 USF



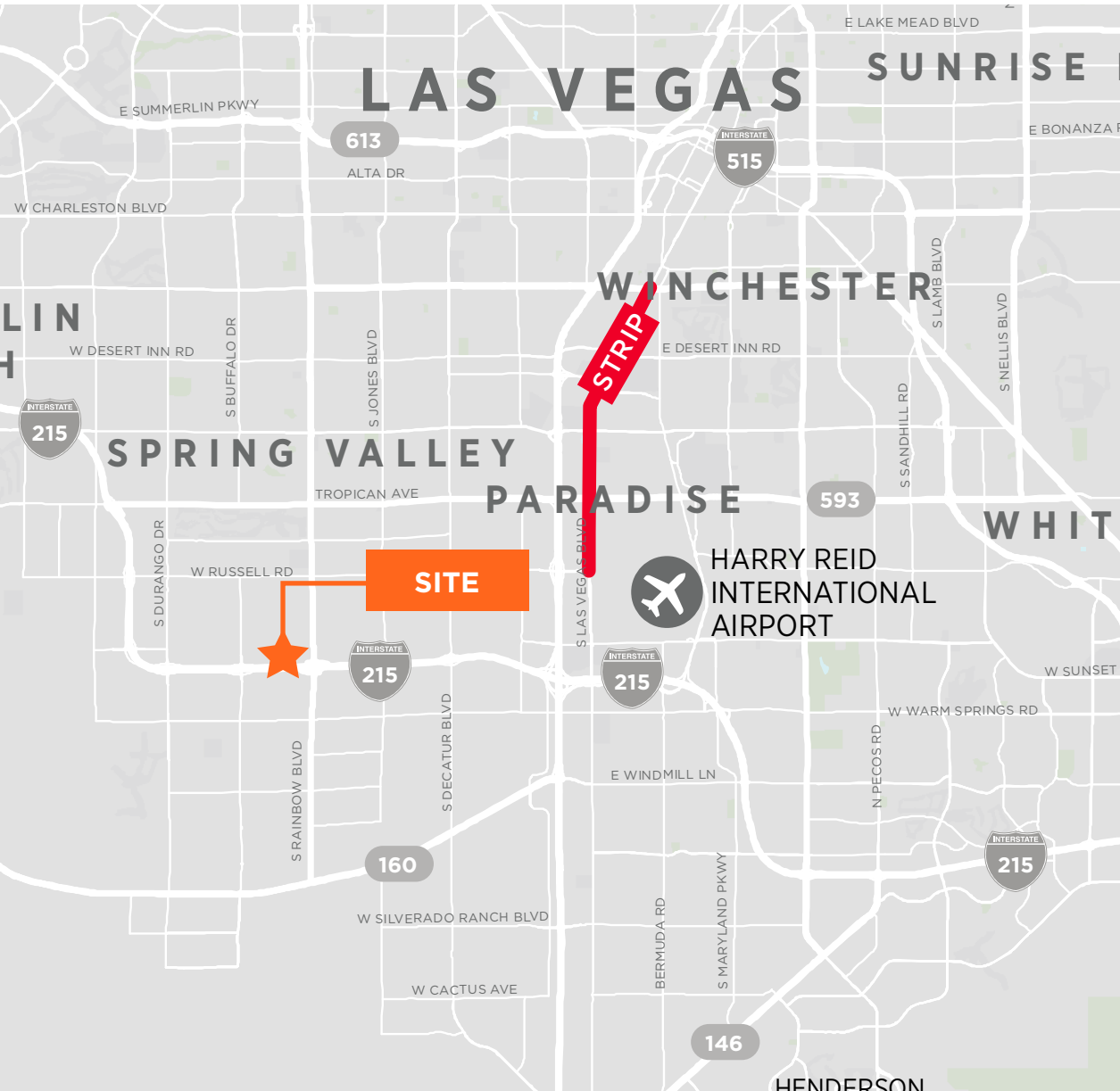
SUITE 100 DESCRIPTION:

- Off Lobby Entrance
- Reception Area
- Conference Room
- 14 Private Offices
- 3 Storage Rooms
- Copy Area
- Open Bull Pen Area
- Break Room

SPACE PHOTOS



AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



HARRY REID INTL AIRPORT

Located approx. 10 mins away



LAS VEGAS STRIP

Located approx. 15 mins away



NEARBY AMENITIES

Banks and convenient shopping nearby



CONTACT

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