



TIVOLI
VILLAGE

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CBRE

400 South Rampart Boulevard | Las Vegas, NV 89145



ABOUT TIVOLI VILLAGE

Featuring 215,000 square feet of office space above retail and an endless list of state-of-the-art amenities, Tivoli Village is ready to redefine your everyday. Shop the latest trends and grab a bite at one of the property's 30 retail and restaurant offerings, or hit the onsite gym for a workday workout. A lively social scene, including numerous community events, social activities and more, further adds to Tivoli's vibrant atmosphere - curating a space for tenants to thrive for years to come.



PROPERTY AMENITIES



Over 30+ Retail and Restaurant Offerings



Complimentary Valet



Over 3,000 Free Covered Parking Spaces



Center-wide Public Wi-Fi



24-Hour Security



Tesla EV Charging Stations



On-property Gym



Social Activities



Events Space



Pet Friendly



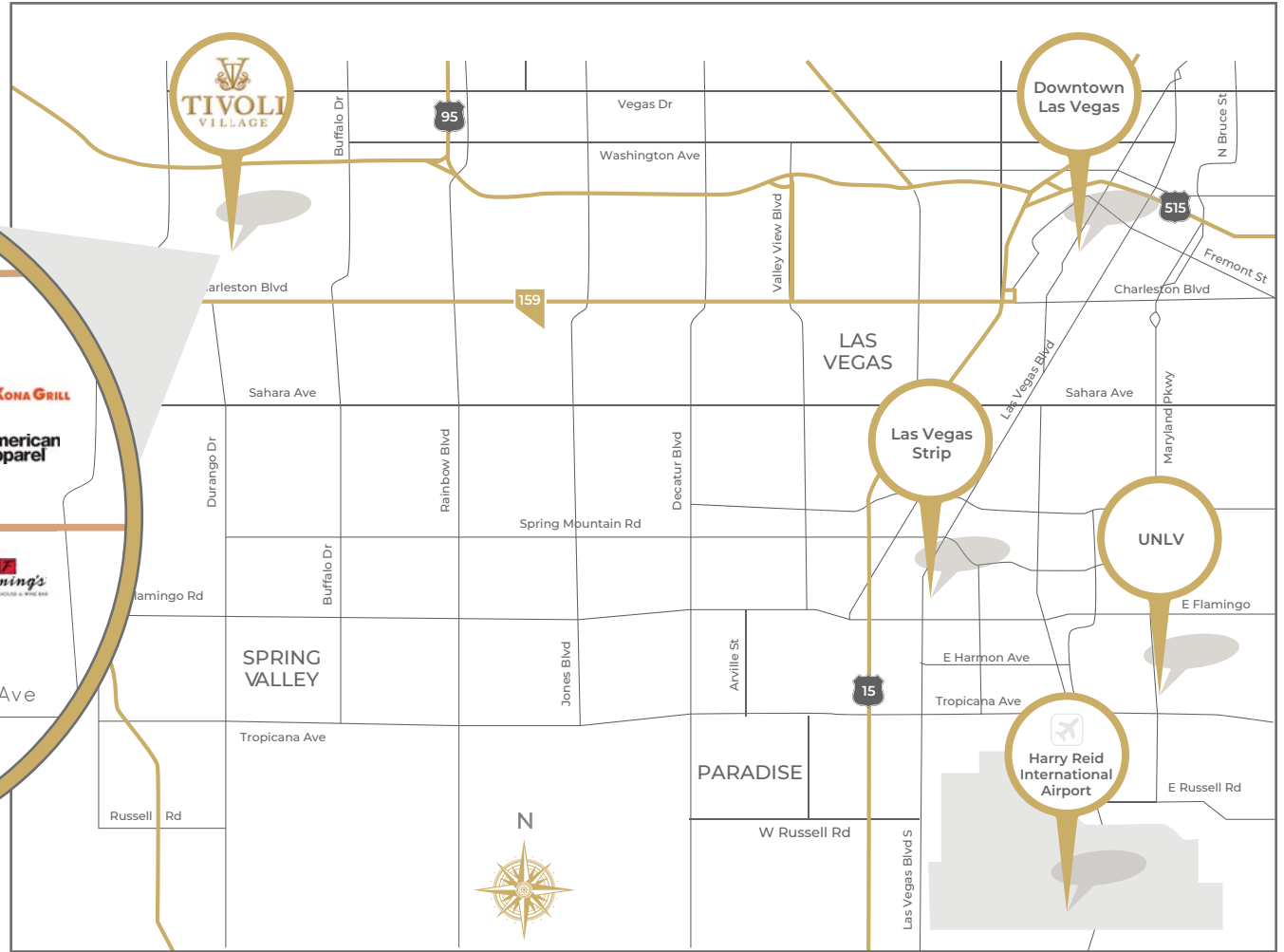
OFFICE SPACE HIGHLIGHTS

- + Over 215,000 square feet of office above retail
- + Office space is located in 2-4 story office buildings with suites from 3,000 SF to over 28,000 SF
- + Competitive lease terms and concessions available for office tenants
- + \$2.95-\$3.75/RSF Modified Gross rental rate
- + Above standard TI Allowances

Scan code or visit website at
tivolivillage.com



THE AREA



DRIVING DISTANCES (From Tivoli Village)

DOWNTOWN
9 mi / 10 min

HARRY REID INTL. AIRPORT
16 mi / 22 min

LAS VEGAS STRIP
11 mi / 15 min

7-MILE RADIUS (From Tivoli Village)

TRADE AREA
262,395

POPULATION
631,991

TIVOLI
VILLAGE

SITE PLAN

- BLDG 5**
350 S. Rampart Blvd
- BLDG 6**
420 S. Rampart Blvd
- BLDG 10**
400 S. Rampart Blvd
- BLDG 11**
330 S. Rampart Blvd
- BLDG 17**
410 S. Rampart Blvd



BUILDING 5 – LEVEL 2 - FUTURE SPEC SUITES

350 S RAMPART BLVD

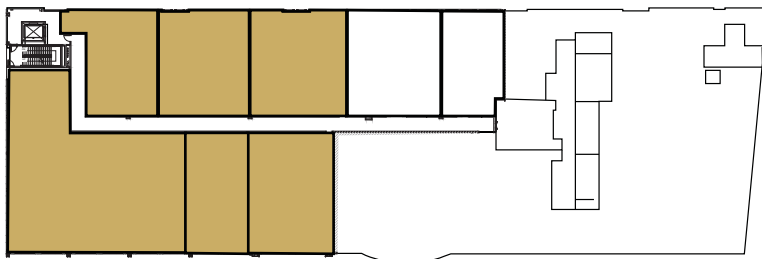
SUITE 250	SUITE 240	SUITE 230
2,203 USF	2,272 USF	2,375 USF
2,589 RSF	2,659 RSF	2,801 RSF



SUITE 255
6,421 USF
7,545 RSF

LEASED

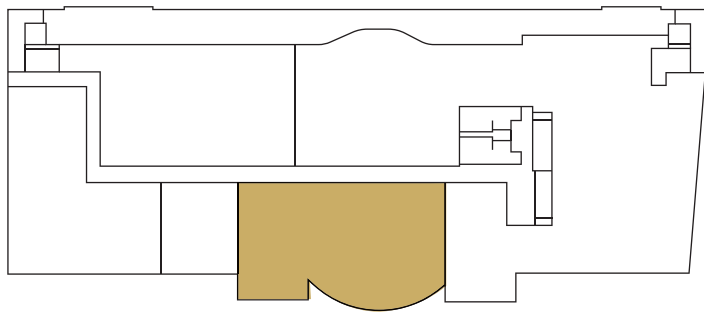
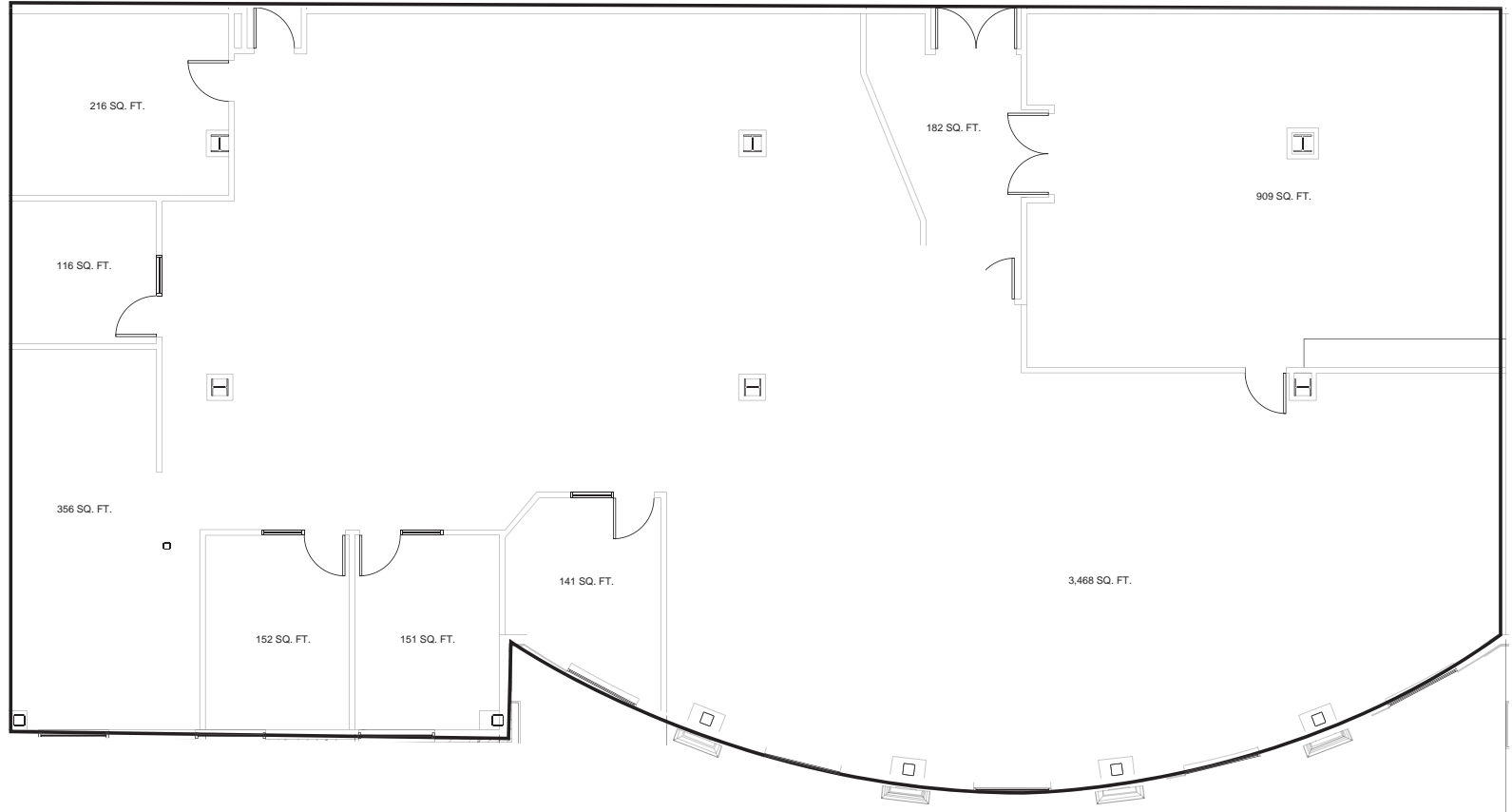
SUITE 280
2,546 USF
2,992 RSF



BUILDING 5 – LEVEL 3

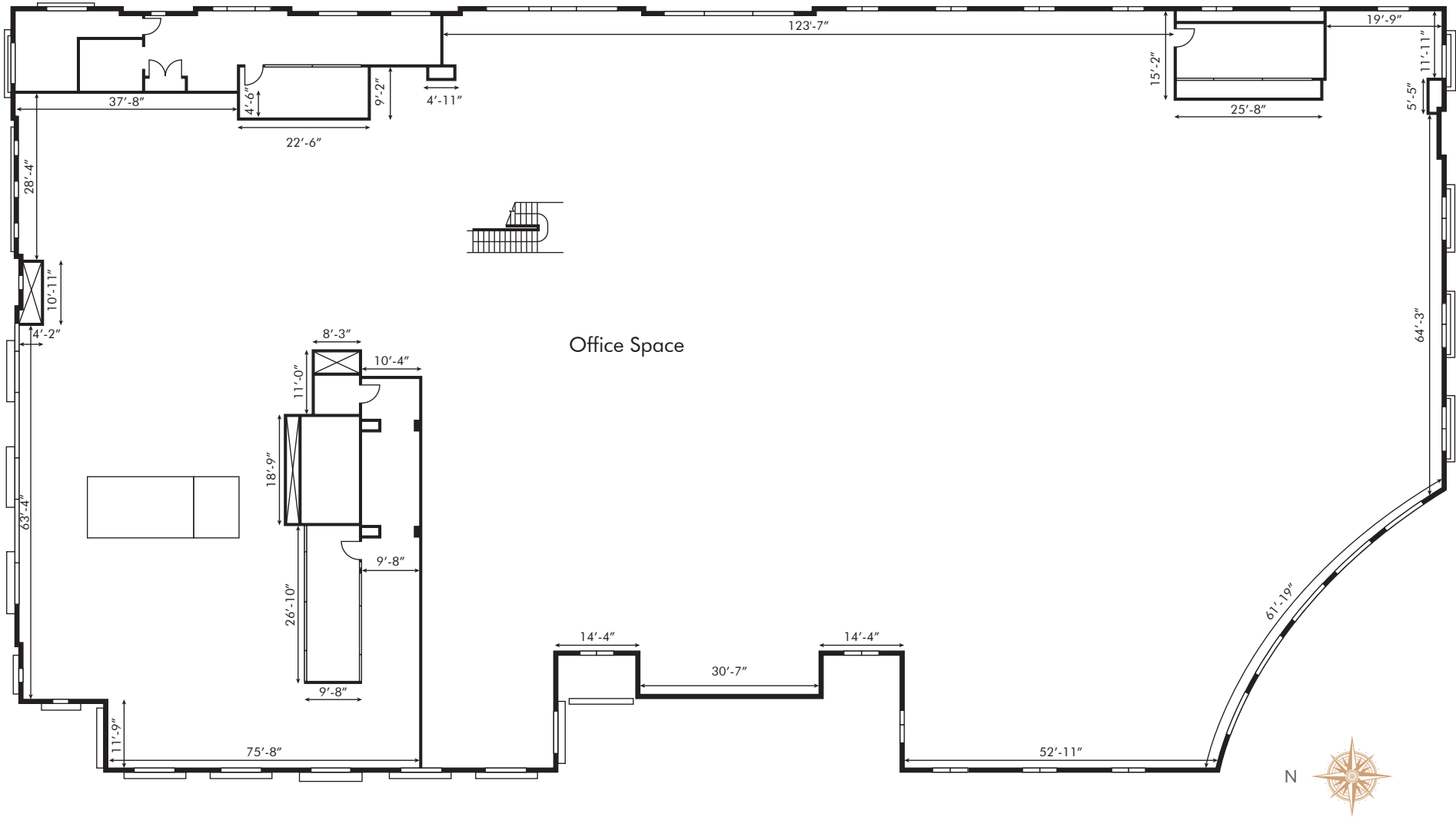
350 S RAMPART BLVD
±6,834 RSF | ±5,816 USF

SUITE 350
2nd generation



BUILDING 6 – LEVEL 2

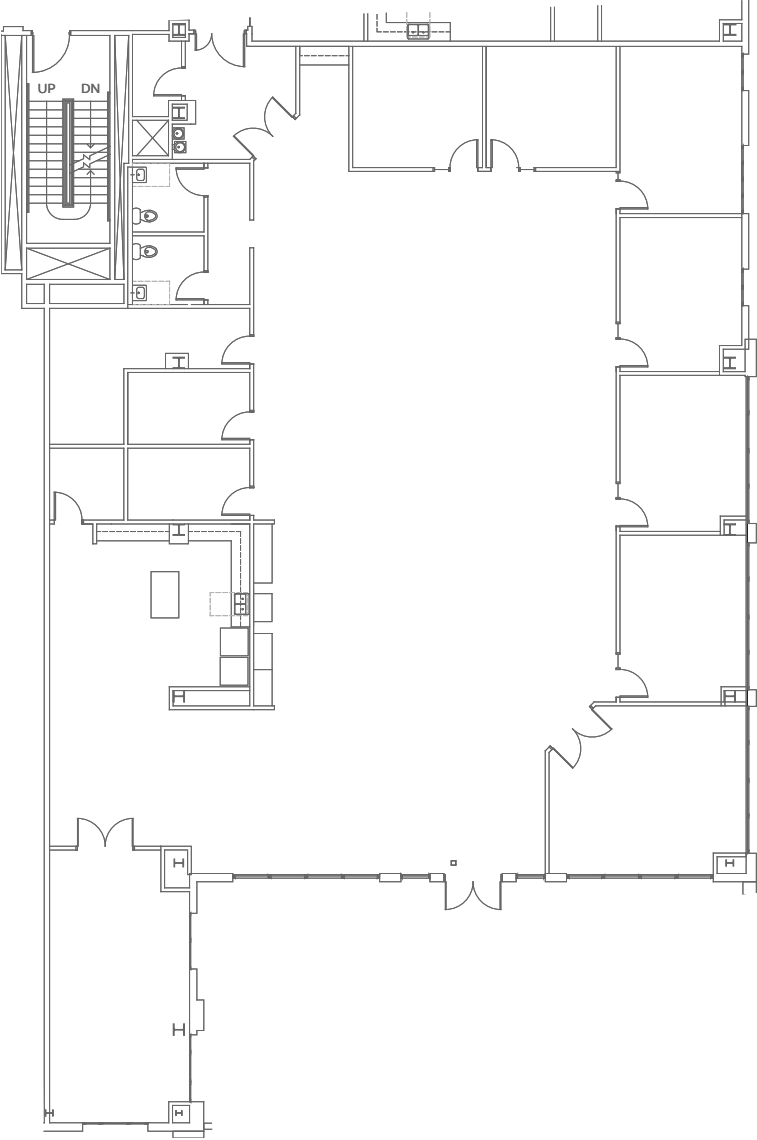
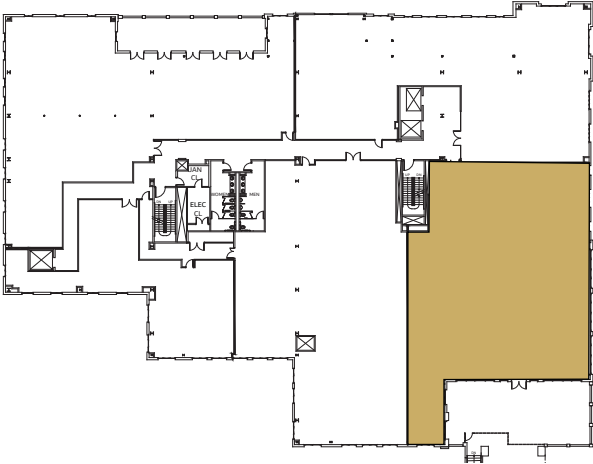
420 S RAMPART BLVD
±27,567 RSF



BUILDING 10 – LEVEL 2

400 S RAMPART BLVD
±9,031 RSF | ±8,418 USF

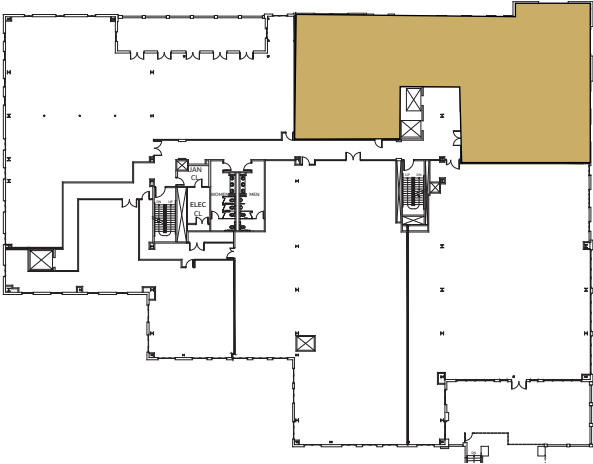
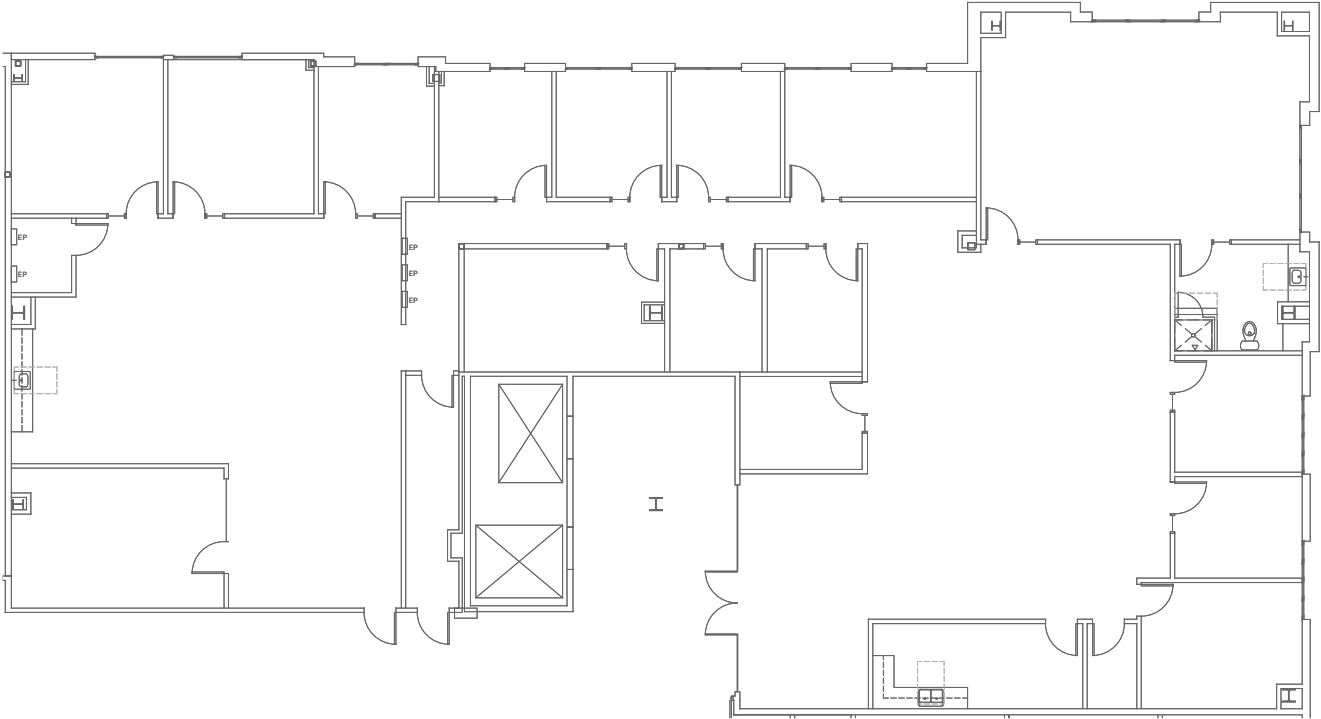
SUITE 220
2nd generation



BUILDING 10 – LEVEL 2

400 S RAMPART BLVD
±7,410 RSF | ±6,306 USF

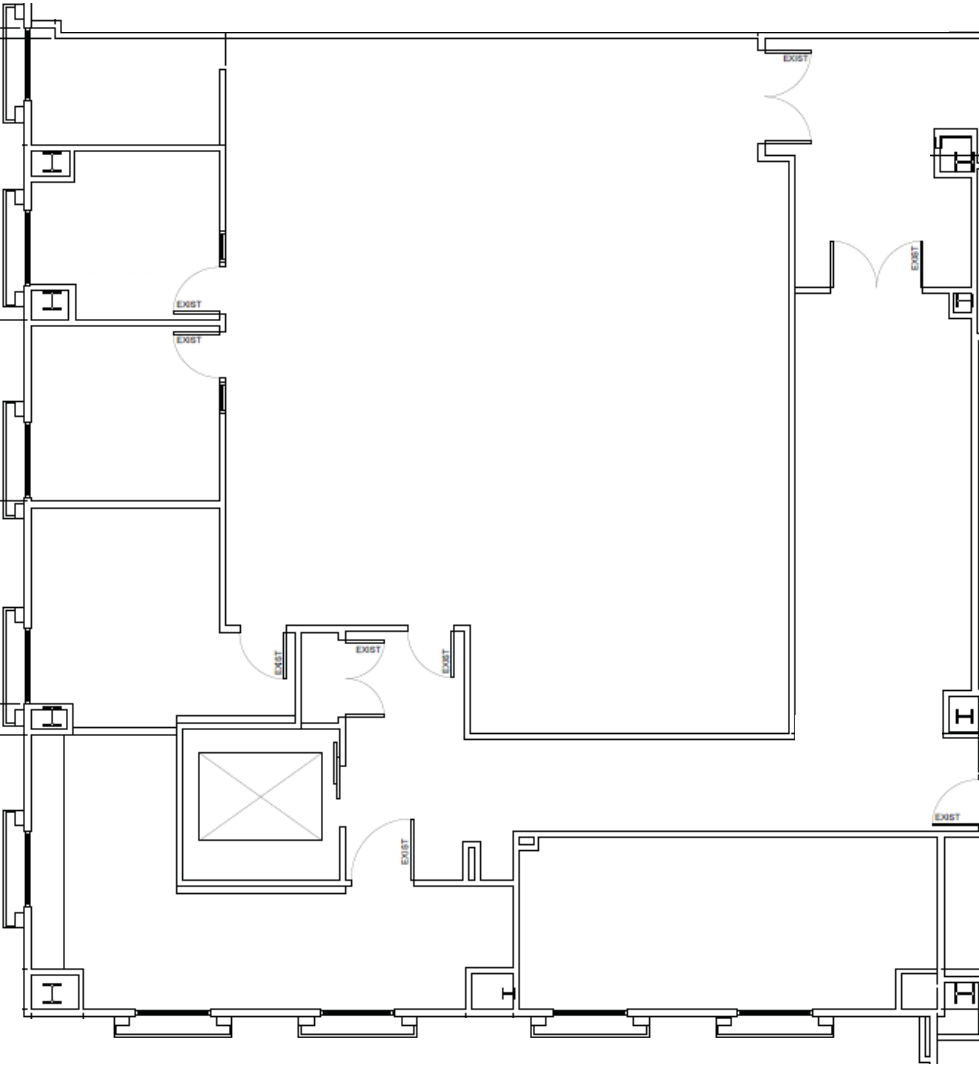
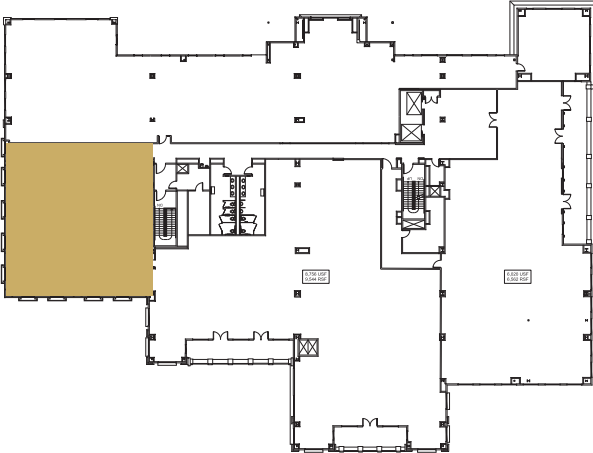
SUITE 250/270
2nd generation



BUILDING 10 – LEVEL 4

400 S RAMPART BLVD
±3,453 RSF | ±2,939 USF

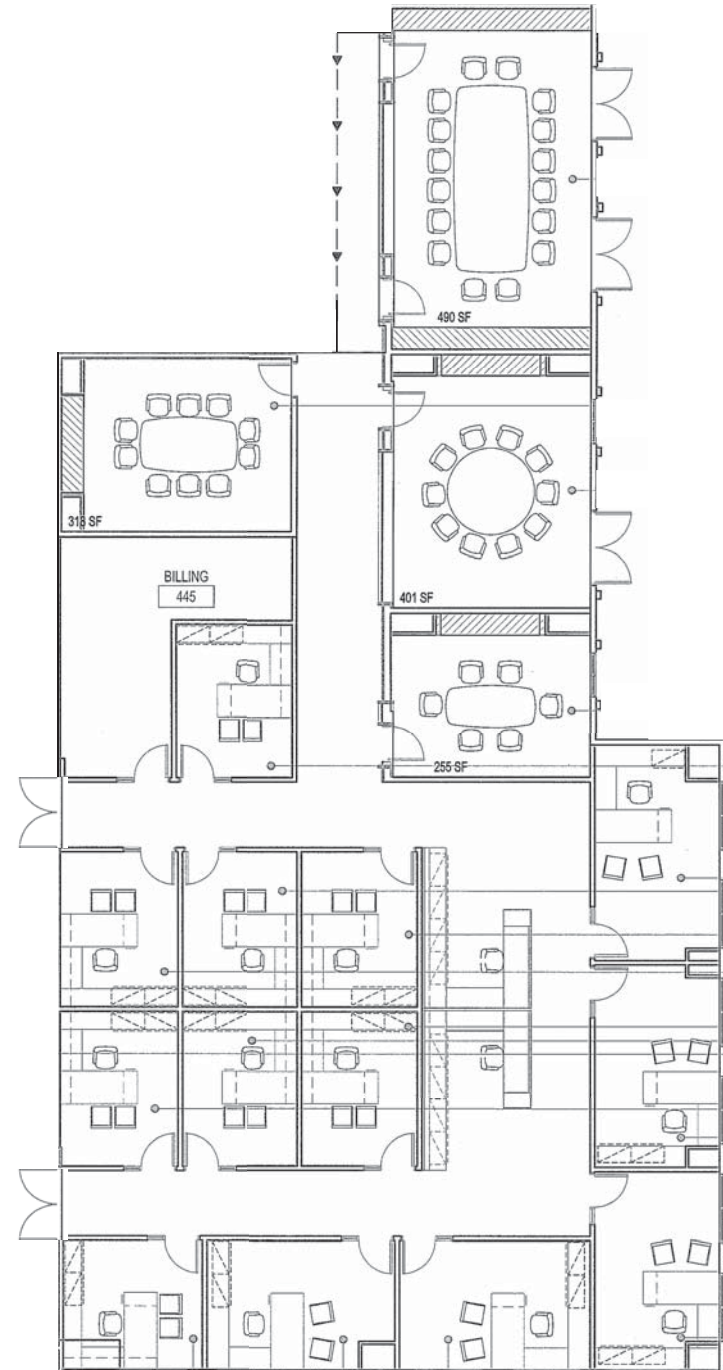
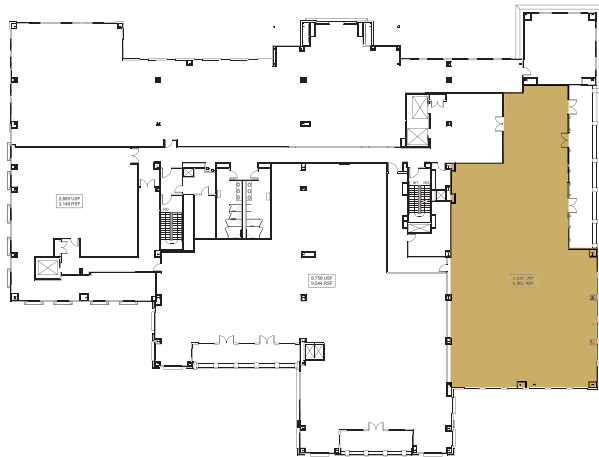
SUITE 499
2nd generation



BUILDING 10 – LEVEL 4

400 S RAMPART BLVD
±8,516 RSF | ±7,597 USF

SUITE 420
2nd generation



BUILDING 11 – LEVEL 2

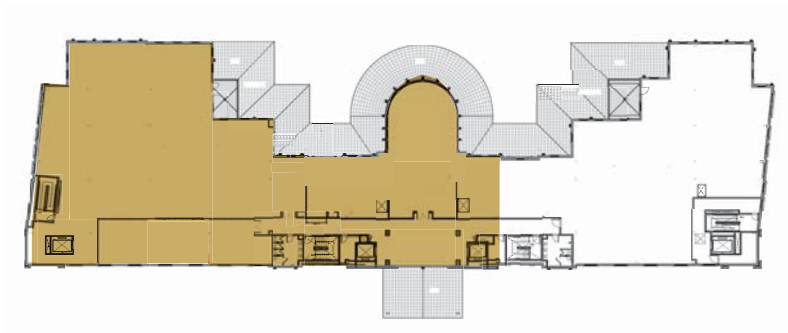
330 S RAMPART BLVD

±25,445 RSF | ±20,356 USF

SUITE 260
2nd generation



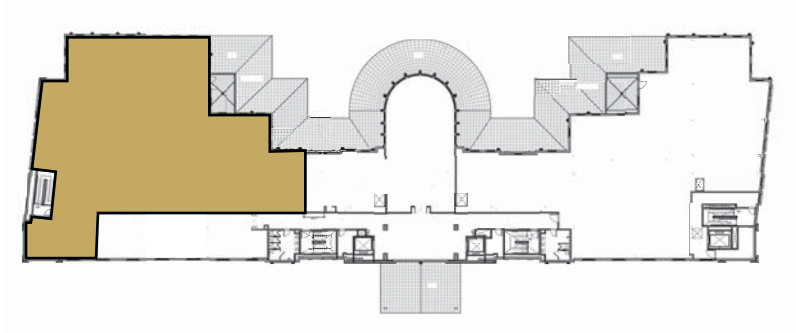
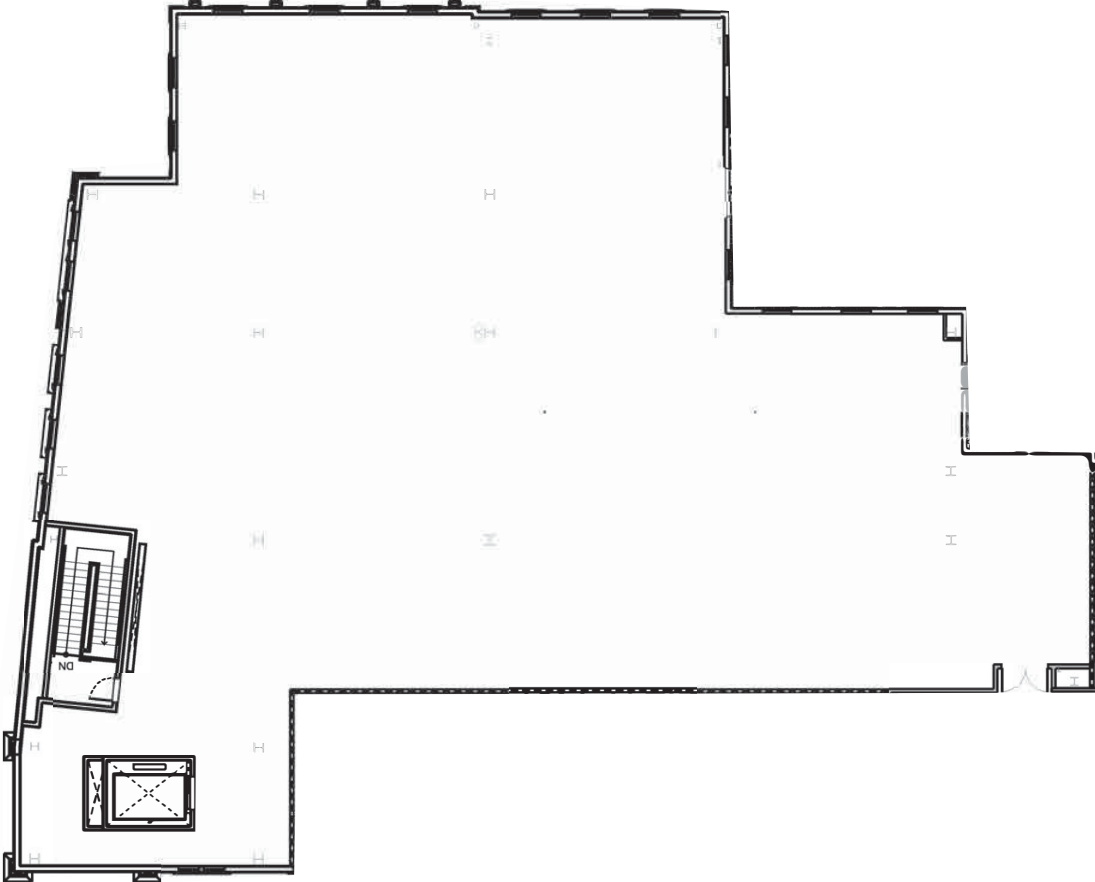
- Reception Area
- 2 Conference Rooms
- 3 Executive offices
- 19 Private Offices
- Open Bull Pen Areas
- Cafeteria
- Break Area
- IT Room
- Multiple Lounge Areas
- Outdoor Patio
- 88 Cubicles



BUILDING 11 – LEVEL 3

330 S RAMPART BLVD
±10,549 RSF | ±9,094 USF

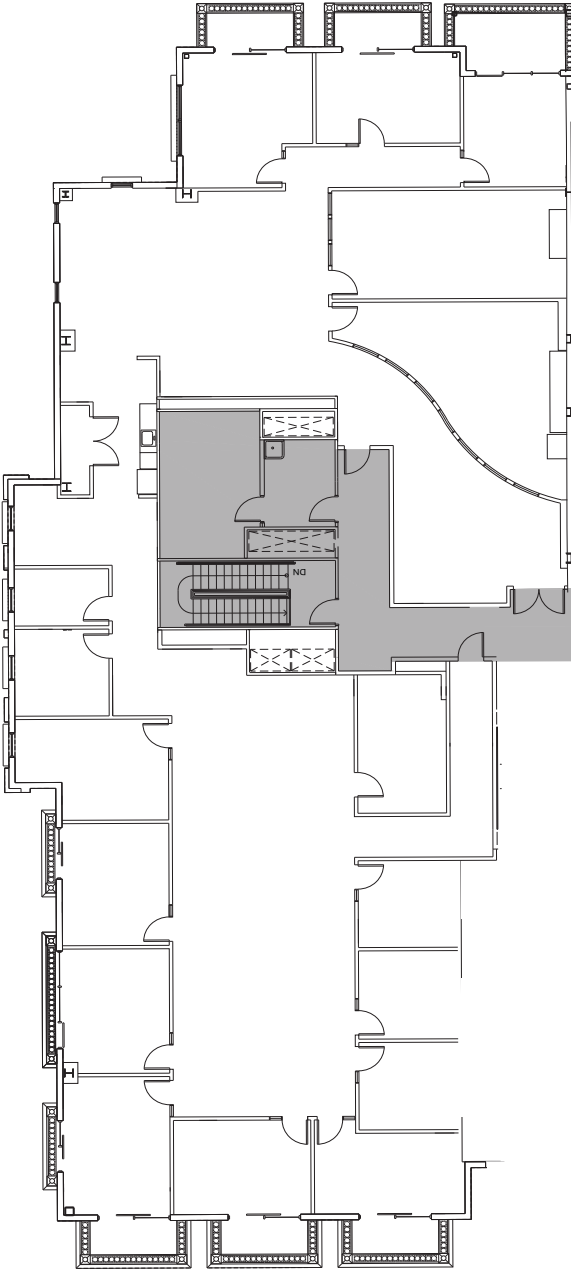
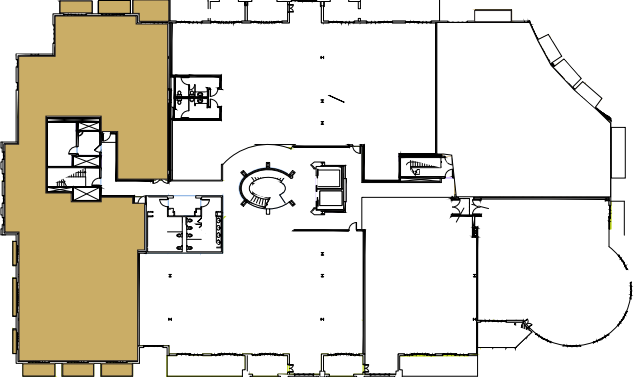
SUITE 360
2nd generation



BUILDING 17 – LEVEL 4

410 S RAMPART BLVD
±8,210 RSF | ±7,250 USF

SUITE 410/420
2nd generation




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