

Leasing by:



FOR LEASE

Pebble Place

2140 & 2190 E. Pebble Road
Las Vegas, NV 89123

OFFICE SPACE AVAILABLE

LAS VEGAS
STRIP



Pebble Place

EXECUTIVE SUMMARY

Colliers is pleased to offer for lease 2140 & 2190 E. Pebble Road, a premier office opportunity located in the highly desirable Southeast Las Vegas submarket. This two-building office property offers a professional, campus-style environment with a variety of move-in ready suites available, making it well suited for a wide range of professional office users.

The property features efficient floor plates, ample surface parking, and strong curb appeal, creating an inviting setting for both growing and established businesses monument. Signage opportunities are available for qualified tenants, providing enhanced visibility and brand presence along E. Pebble Road.

Ideally positioned with convenient access to major surface streets and the 215 Beltway, the property offers excellent connectivity throughout the Las Vegas Valley. Surrounded by a strong mix of office, retail, and service amenities, 2140 & 2190 E. Pebble Road presents a compelling leasing opportunity for users seeking flexibility, accessibility, and a professional business environment.

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LEASE RATE

\$2.50-\$2.60/SF, MG



PROPERTY HIGHLIGHTS



Newly renovated suites



Landscaped courtyard areas with outdoor seating



Upgraded lobby and common area spaces



Immediate access to 215 Beltway via Eastern Ave.

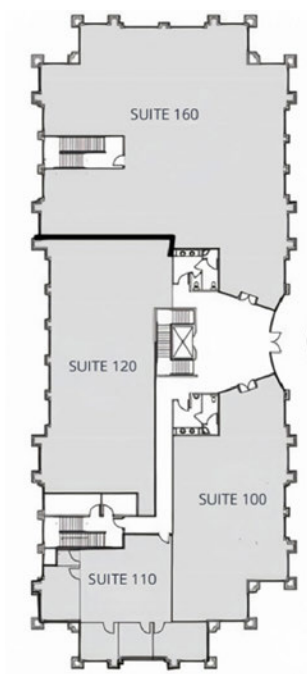


Abundance of nearby dining, retail and service amenities

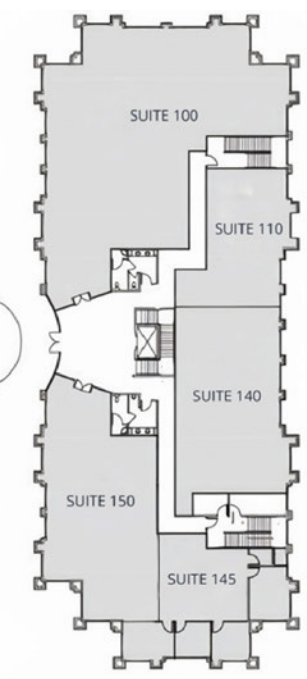


5.7:1000 Parking Ratio – Covered and uncovered available

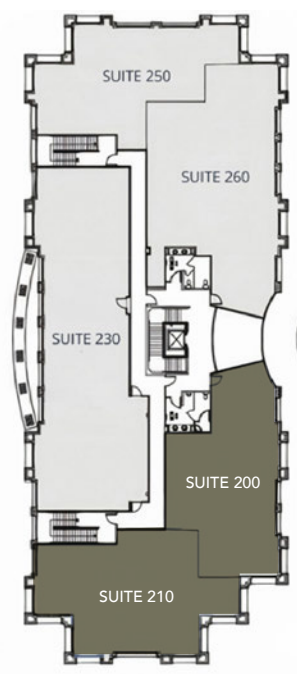
**FIRST FLOOR
BUILDING 2140**



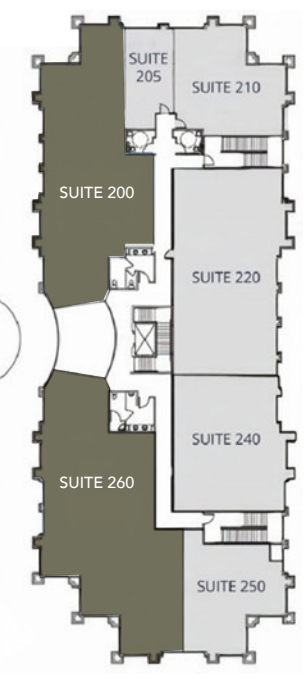
**FIRST FLOOR
BUILDING 2190**



**SECOND FLOOR
BUILDING 2140**



**SECOND FLOOR
BUILDING 2190**



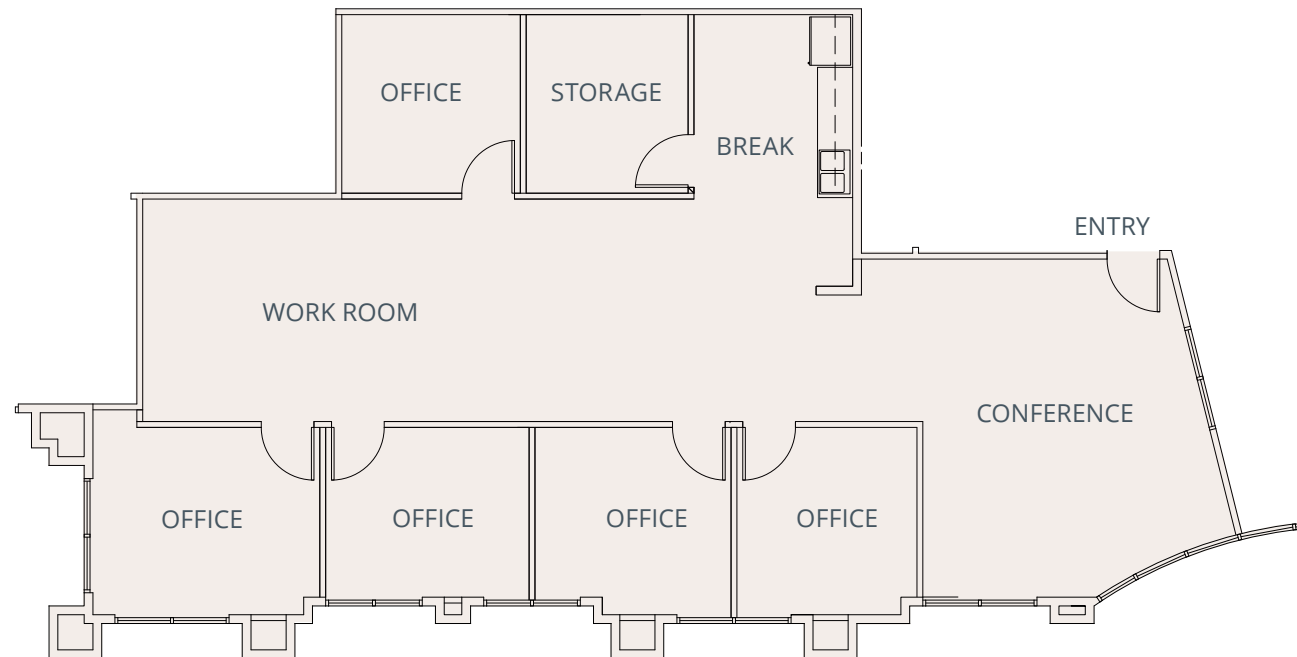
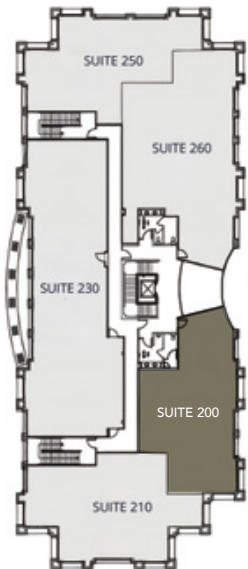
■ = LEASED ■ = AVAILABLE



SECOND FLOOR

BUILDING 2140 - SUITE 200 ±2,100 SF

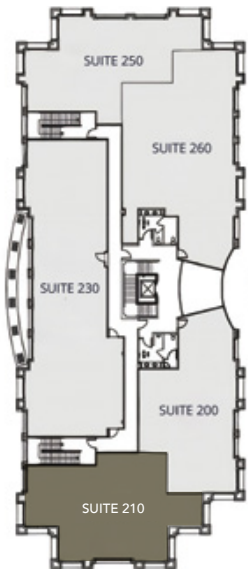
VIRTUAL TOUR



SECOND FLOOR

BUILDING 2140 - SUITE 210
±2,264 SF

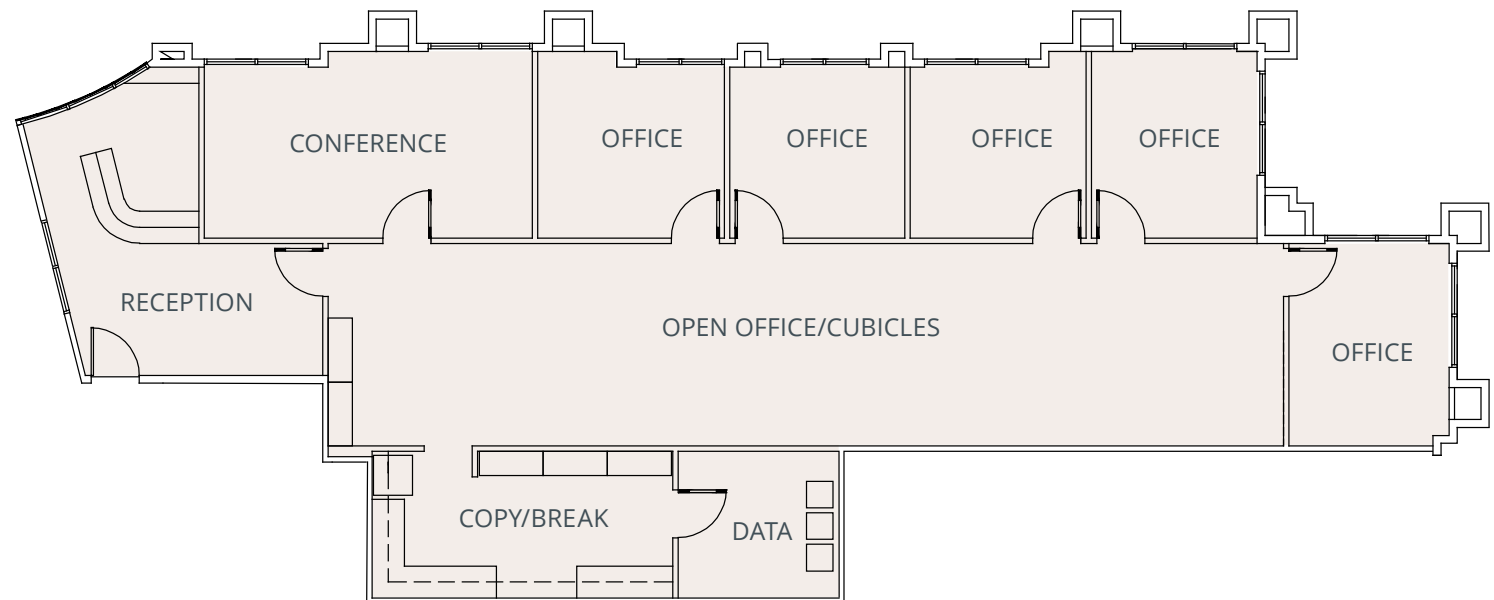
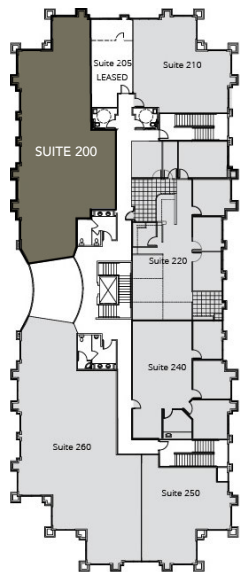
VIRTUAL TOUR



SECOND FLOOR

BUILDING 2190 - SUITE 200 ±2,739 SF

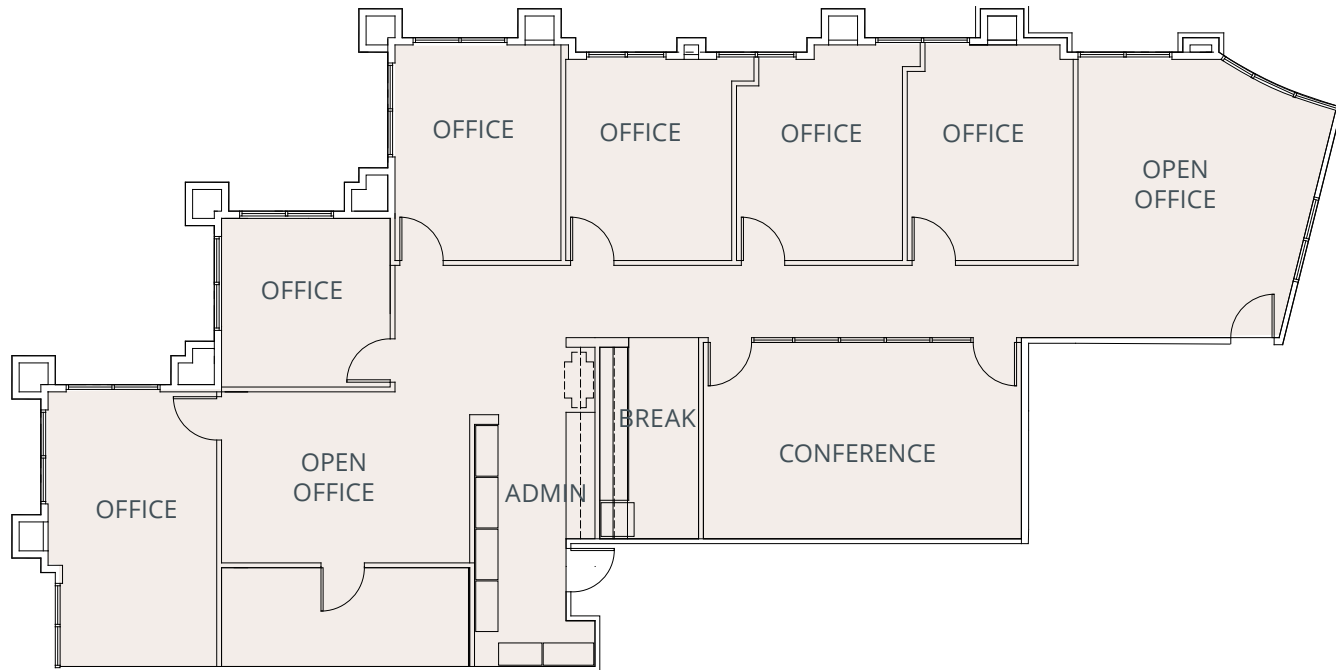
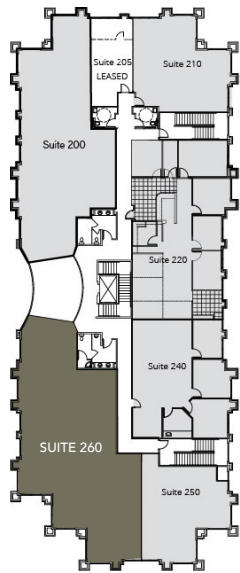
[VIRTUAL TOUR](#)



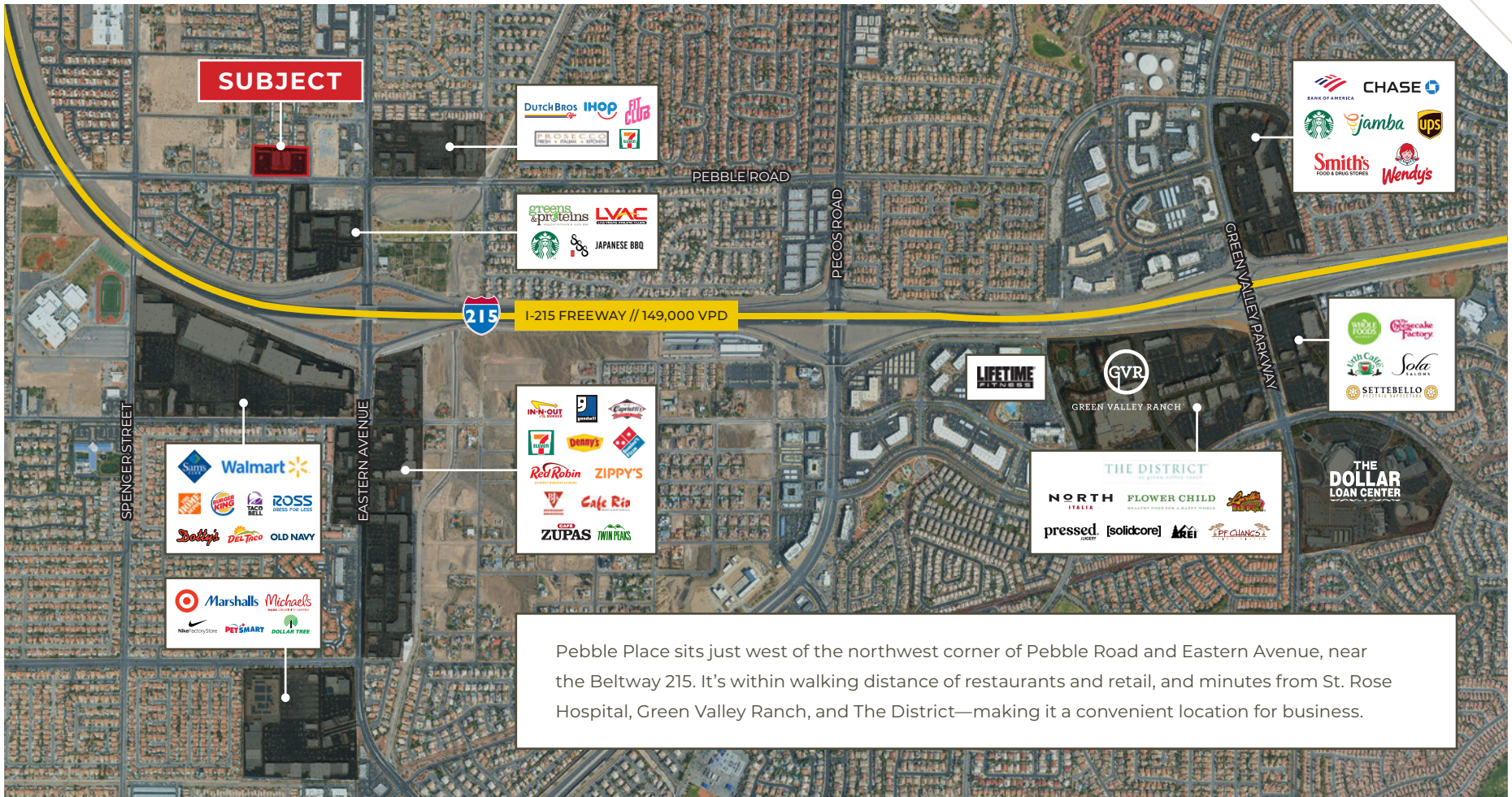
SECOND FLOOR

BUILDING 2190 - SUITE 260
±3,221 SF

VIRTUAL TOUR



Pebble Place



SUBJECT

Dutch Bros IHOP Cluba
 PROSELO Cakes 7-Eleven

CHASE BANK OF AMERICA
 Starbucks jamba UPS
 Smith's FOOD & DRUG STORES Wendy's

greens & proteins LVAC
 Starbucks JAPANESE BBQ

215 I-215 FREEWAY // 149,000 VPD

GREEN VALLEY RANCH
 LIFETIME FITNESS GVR
 THE DISTRICT
 NORTH FLOWER CHILD
 pressed. [solidcore] A&E LEE GUANGS
 THE DOLLAR LOAN CENTER

Walmart
 Ross
 Dollie's DEL TACO OLD NAVY

IN-N-OUT
 7-Eleven Denny's
 Red Robin ZIPPY'S
 Cafe Rio ZUPAS TWIN PEARS

Target Marshalls Michaels
 Nike eScribbleStore PETSMART DOLLAR TREE

Pebble Place sits just west of the northwest corner of Pebble Road and Eastern Avenue, near the Beltway 215. It's within walking distance of restaurants and retail, and minutes from St. Rose Hospital, Green Valley Ranch, and The District—making it a convenient location for business.



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