

For More Information, please contact:

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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-\$3.40/RSF Modified Gross rental rate
- Above standard TI Allowances

Scan code or visit website at tivolivillagelv.com



TIVOLI VILLAGE





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**



BLDG 5

350 S. Rampart Blvd

BLDG 6

420 S. Rampart Blvd

BLDG 10

400 S. Rampart Blvd

BLDG 11

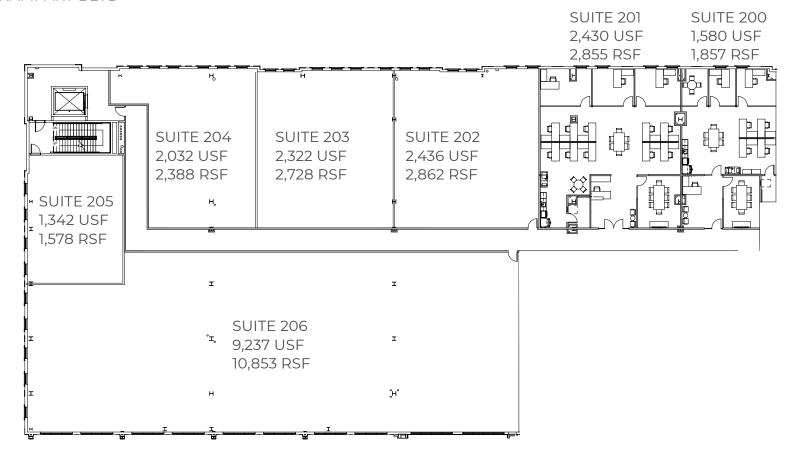
330 S. Rampart Blvd

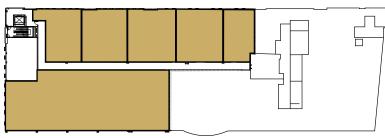
BLDG 17

410 S. Rampart Blvc

BUILDING 5 - LEVEL 2 - SPEC SUITES

350 S RAMPART BLVD



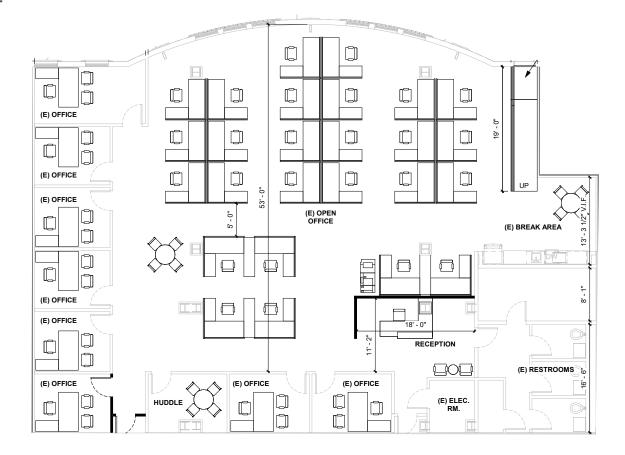


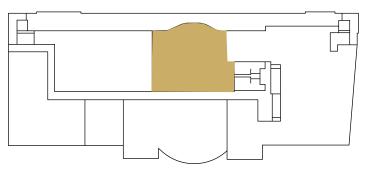


BUILDING 5 - LEVEL 3

350 S RAMPART BLVD **±6,347 RSF | ±5,885 USF**

SUITE 300 2nd generation





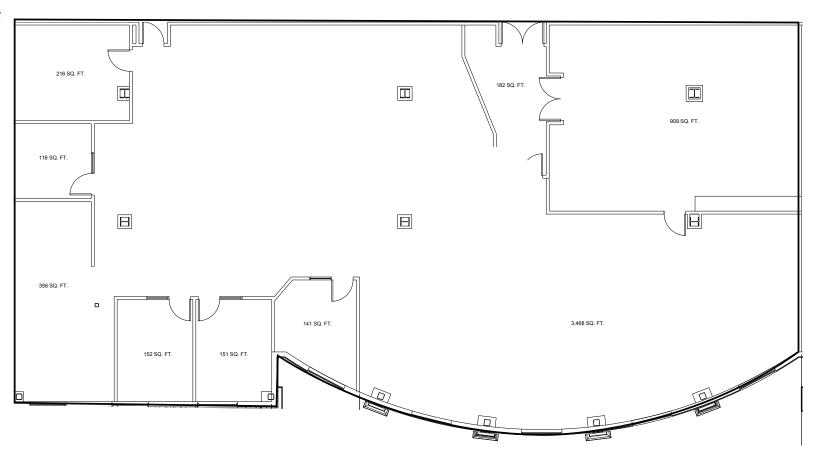


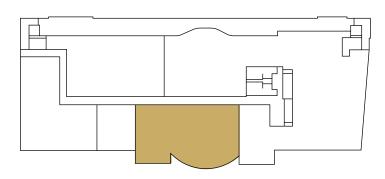
BUILDING 5 - LEVEL 3

350 S RAMPART BLVD

±6,834 RSF | ±5,816 USF

SUITE 350 2nd generation



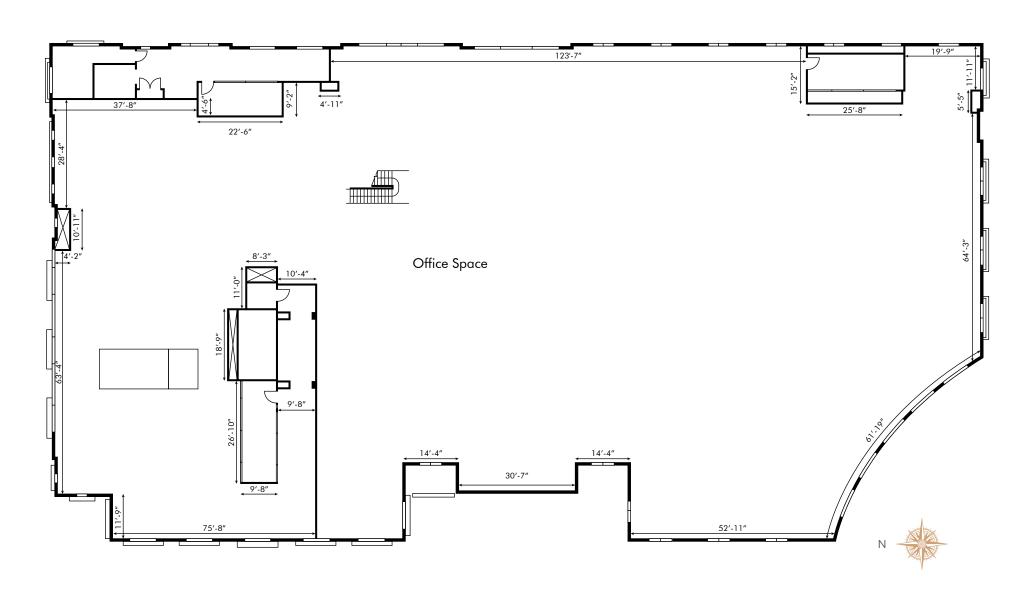




BUILDING 6 – LEVEL 2

420 S RAMPART BLVD

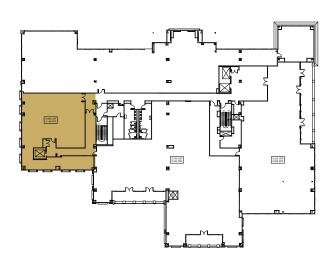
±27,567 RSF

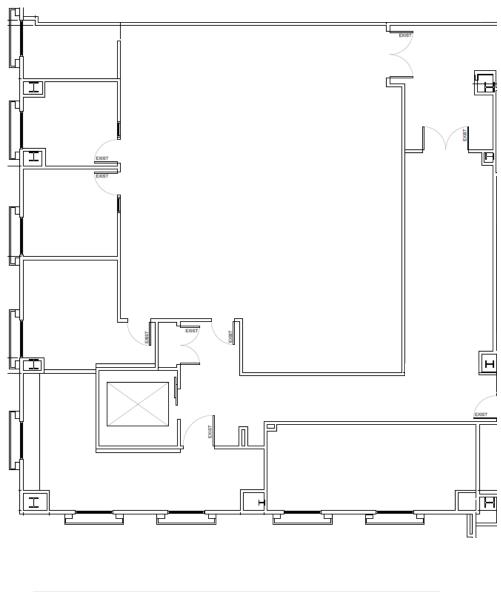


BUILDING 10 – LEVEL 4

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

SUITE 499 2nd generation



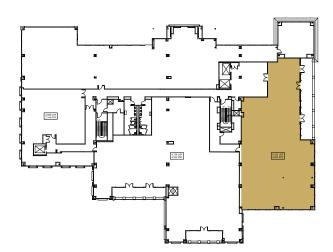




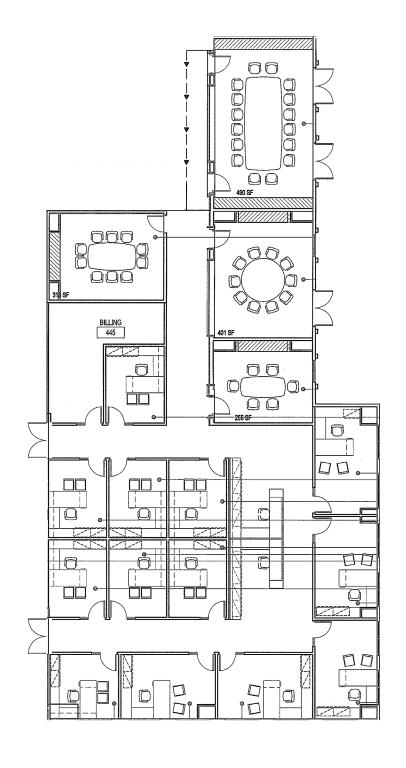
BUILDING 10 - LEVEL 4

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

SUITE 420 2nd generation



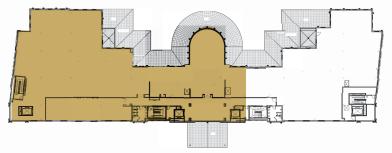




BUILDING 11 - LEVEL 2

330 S RAMPART BLVD ±25,445 RSF | ±20,356 USF





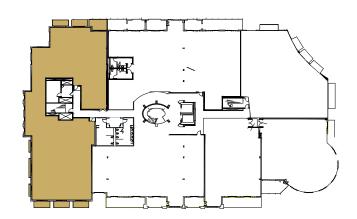


- 19 Private Offices
- Open Bull Pen Areas
- Cafeteria
- Break Area
- IT Room
- Multiple Lounge Areas
- Outdoor Patio
- 88 Cubicles

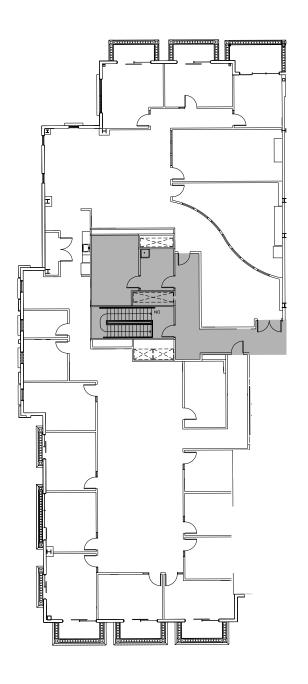
BUILDING 17 - LEVEL 4

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

SUITE 410/420 2nd generation









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CBRE

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