

±51,878 SF Two-Story, Class A Office | For Lease



Pebble Place Business Center

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



Suzette La Grange, CCIM

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Colliers Las Vegas

6795 Agilysys Way

Suite 210

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**NEWLY REMODELED SUITES READY
FOR IMMEDIATE OCCUPANCY!**

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

±2,065 SF – ±4,953 SF Available

Pebble Place Business Center is a ±51,878 SF, two-story, Class A office project, providing elegance, a convenient location and professional image for the users who call Pebble Place home.

HIGHLIGHTS

- Beautiful Limestone Exterior
- Elegantly Appointed Lobby and Common Areas
- After-Hour, Key-Fob Security Entry
- Covered Parking Available
- Modified Gross Leases
- Generous Parking Ratio of 5.7/1000 SF



Lease Rate

\$2.10–\$2.50/SF, MG

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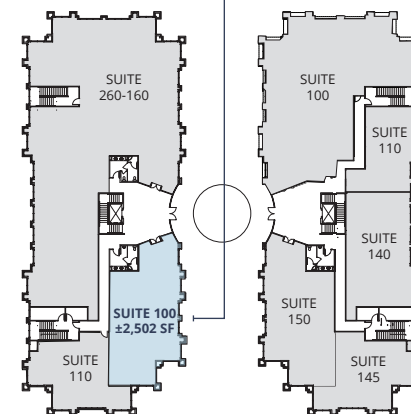
2140 & 2190 E. Pebble Road, Las Vegas, NV 89123

First Floor – 2140 Pebble Road

Building 2140

Suite 100 | ±2,502 RSF

- First Floor, Off-Lobby Professional Suite with Double Glass Door Entrance
- Reception Area, 4 Private Offices, Large Conference Room
- Open Cubicle Area
- Break Room with Sink
- Perfect for High-Profile, Professional Office Users
- Monument Signage Available
- Available Now



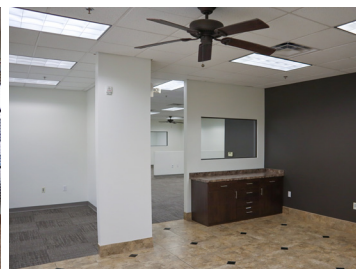
Lease Rate

\$2.50/SF, MG

Not To Scale. For Illustration Purposes Only.

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Second Floor – 2140 Pebble Road

Building 2140

Suite 260 | ±2,888 RSF

NEWLY REMODELED!

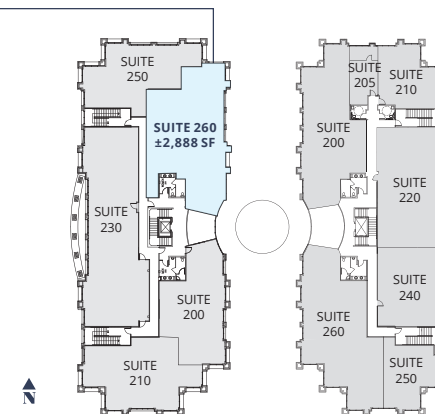
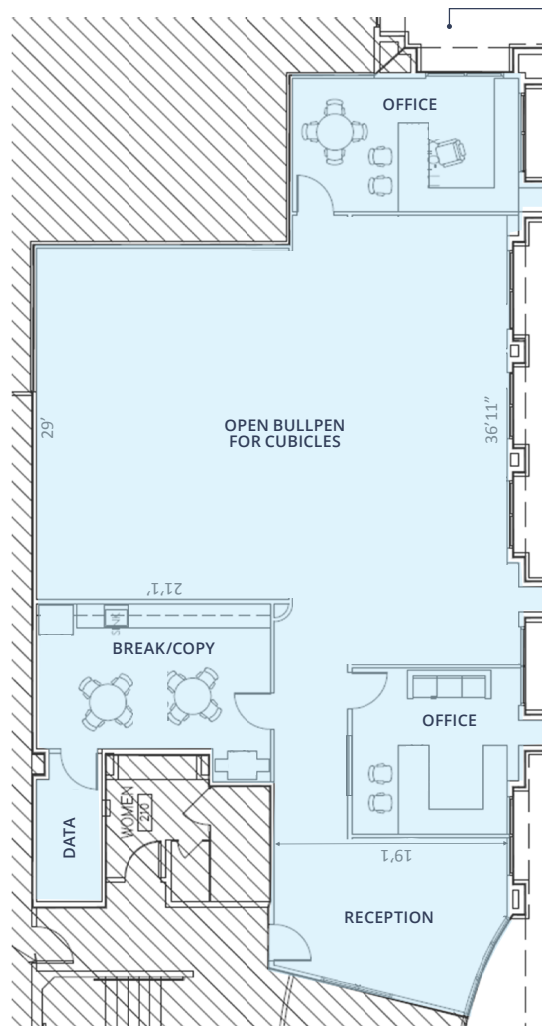
- Professional Office Suite
- Two (2) Private Offices/or Conference Room & 1 Office
- Large open Bullpen with Floor-to-Ceiling Windows
- Reception Area
- Available for Immediate Occupancy


 **Lease Rate**
\$2.15/SF, MG

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Site Plan



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Aerial Map



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