

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

Colliers

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

Las Vegas, NV 89113

www.colliers.com/lasvegas

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

Accelerating success.

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Pebble Place Business Center



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

Building 2140

Suite 100 | ±2,502 RSF

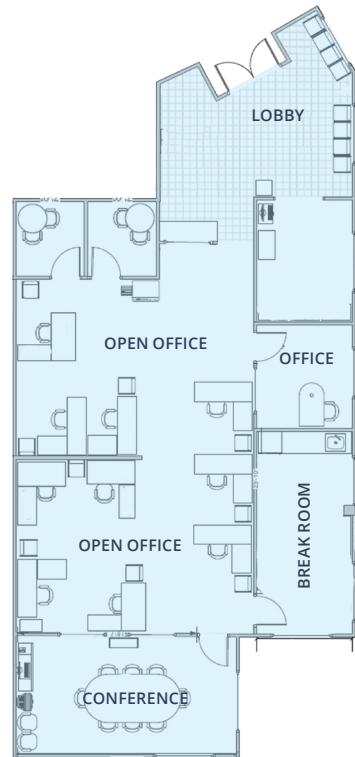
- First Floor, Off-Lobby Professional Suite with Double Glass Door Entrance
- Reception Area, 4 Private Offices, Large Conference Room
- Open Cubicle Area
- Break Room with Sink
- Perfect for High-Profile, Professional Office Users
- Monument Signage Available
- Available Now

 **Lease Rate**
\$2.50/SF, MG

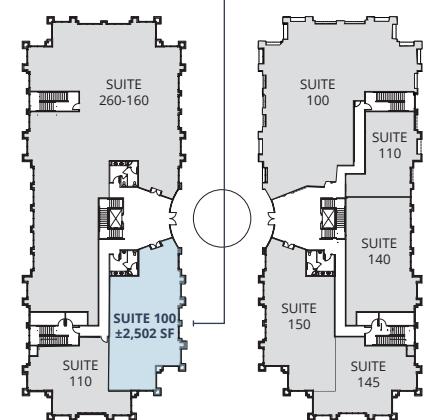
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First Floor – 2140 Pebble Road



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Building 2140

Suite 260 | ±2,888 RSF

NEWLY REMODELED!

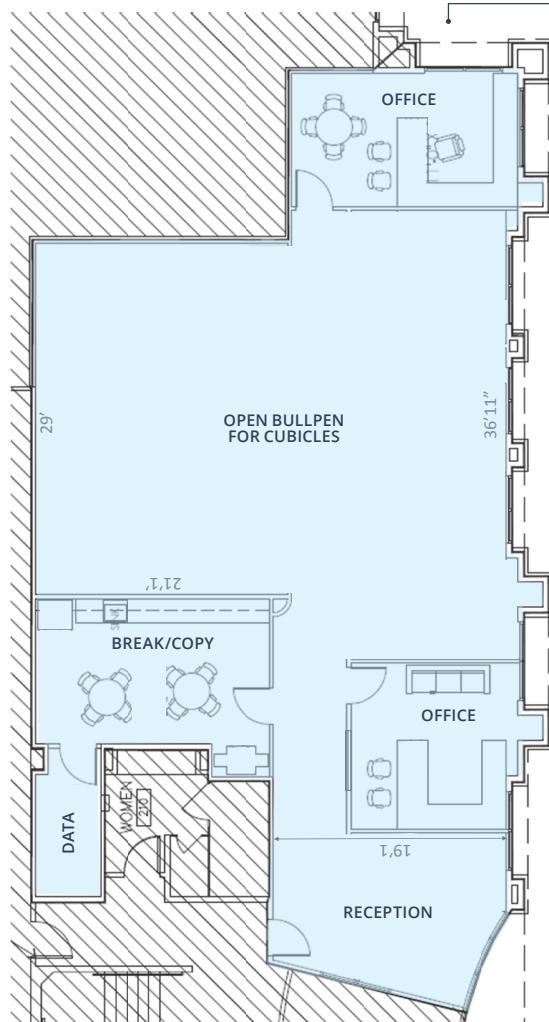
- Professional Office Suite
- Two (2) Private Offices/or Conference Room & 1 Office
- Large open Bullpen with Floor-to-Ceiling Windows
- Reception Area
- Available for Immediate Occupancy

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

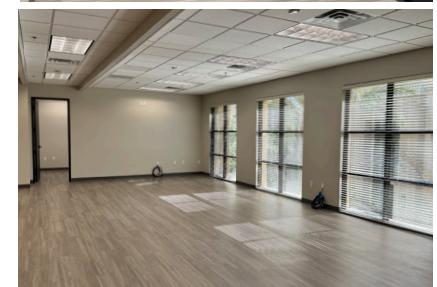
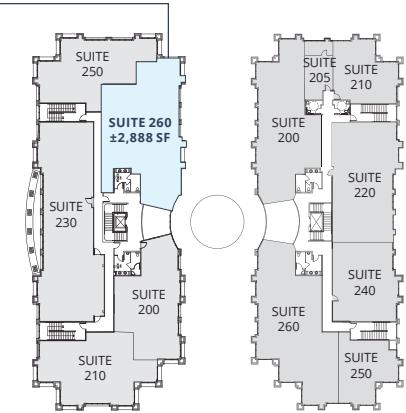
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Second Floor – 2140 Pebble Road



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Site Plan



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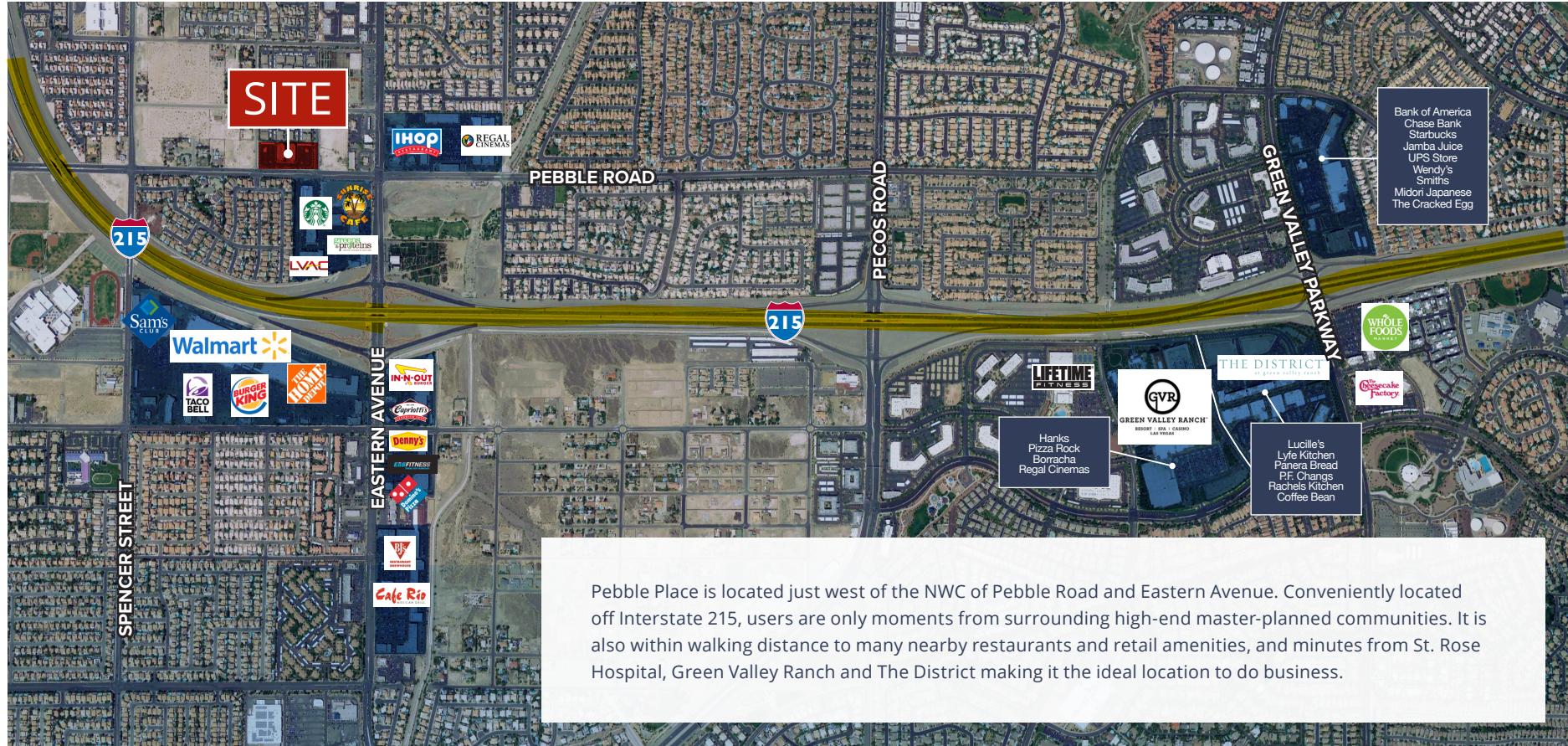
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Aerial Map



Pebble Place is located just west of the NWC of Pebble Road and Eastern Avenue. Conveniently located off Interstate 215, users are only moments from surrounding high-end master-planned communities. It is also within walking distance to many nearby restaurants and retail amenities, and minutes from St. Rose Hospital, Green Valley Ranch and The District making it the ideal location to do business.

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