



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



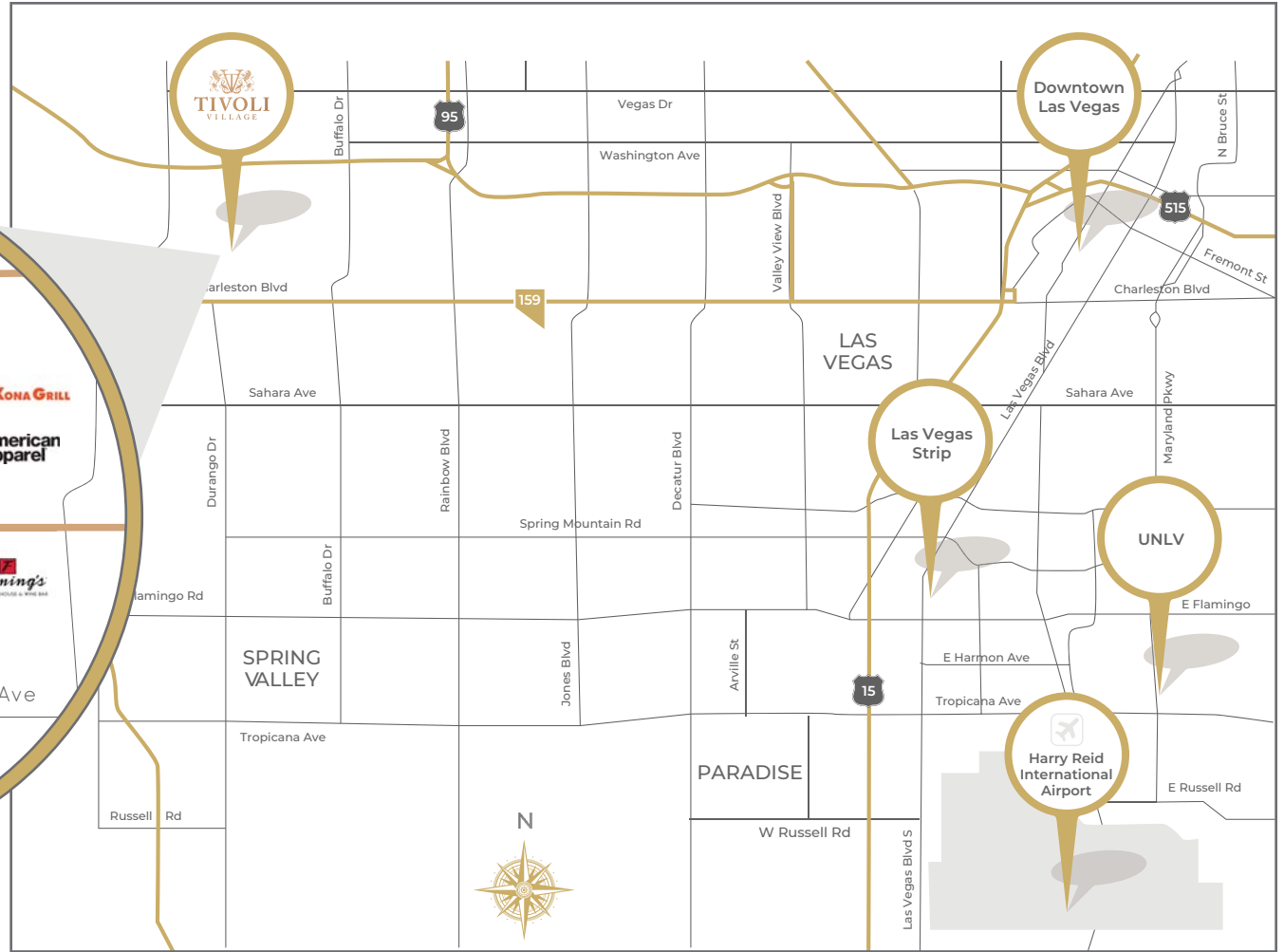
OFFICE SPACE HIGHLIGHTS

- + 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-\$3.15/RSF Modified Gross rental rate
- + Above standard TI Allowances

Scan code or visit website at
tivolivillagelv.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

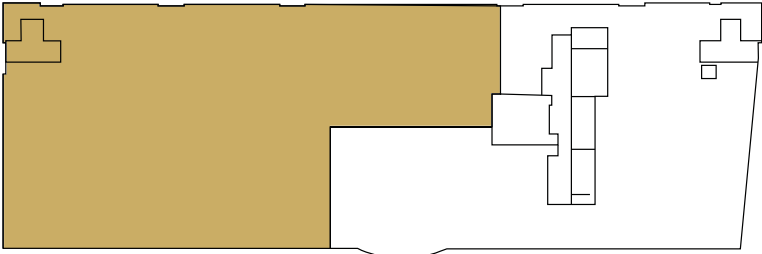
- BLDG 5
350 S. Rampart Blvd
- BLDG 6
420 S. Rampart Blvd
- BLDG 10
400 S. Rampart Blvd
- BLDG 11
330 S. Rampart Blvd
- BLDG 17
410 S. Rampart Blvd



BUILDING 5 – LEVEL 2

350 S RAMPART BLVD
±27,946 RSF | ±23,784 USF

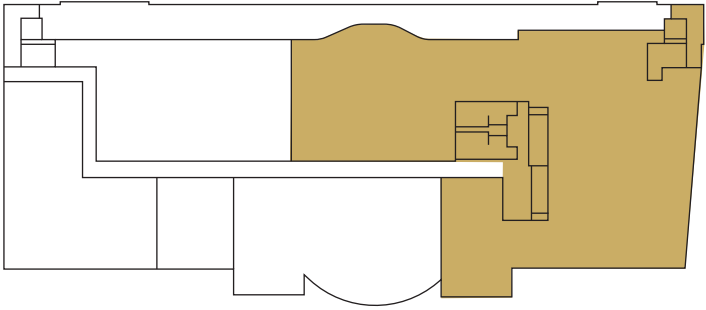
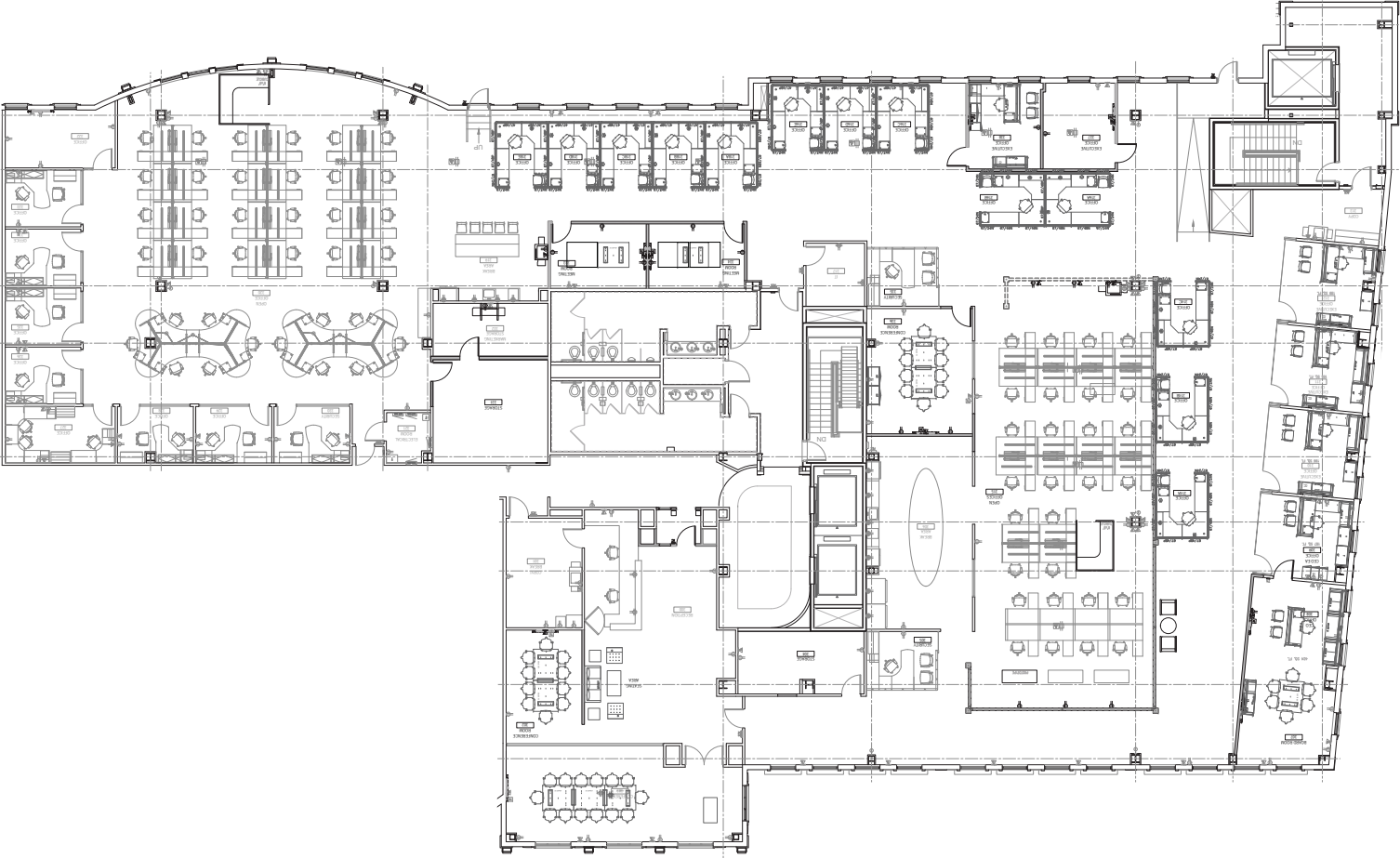
SUITE 299
Shell



BUILDING 5 – LEVEL 3

350 S RAMPART BLVD
±21,546 RSF | ±19,543 USF

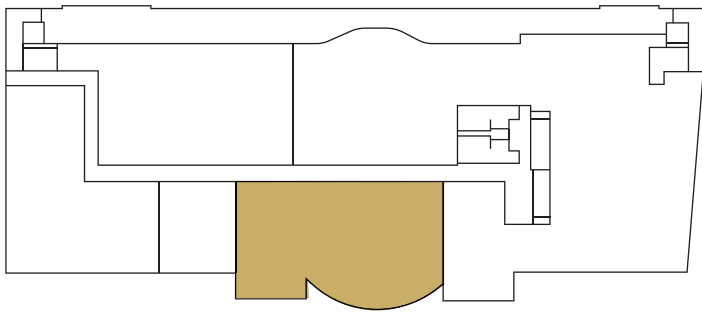
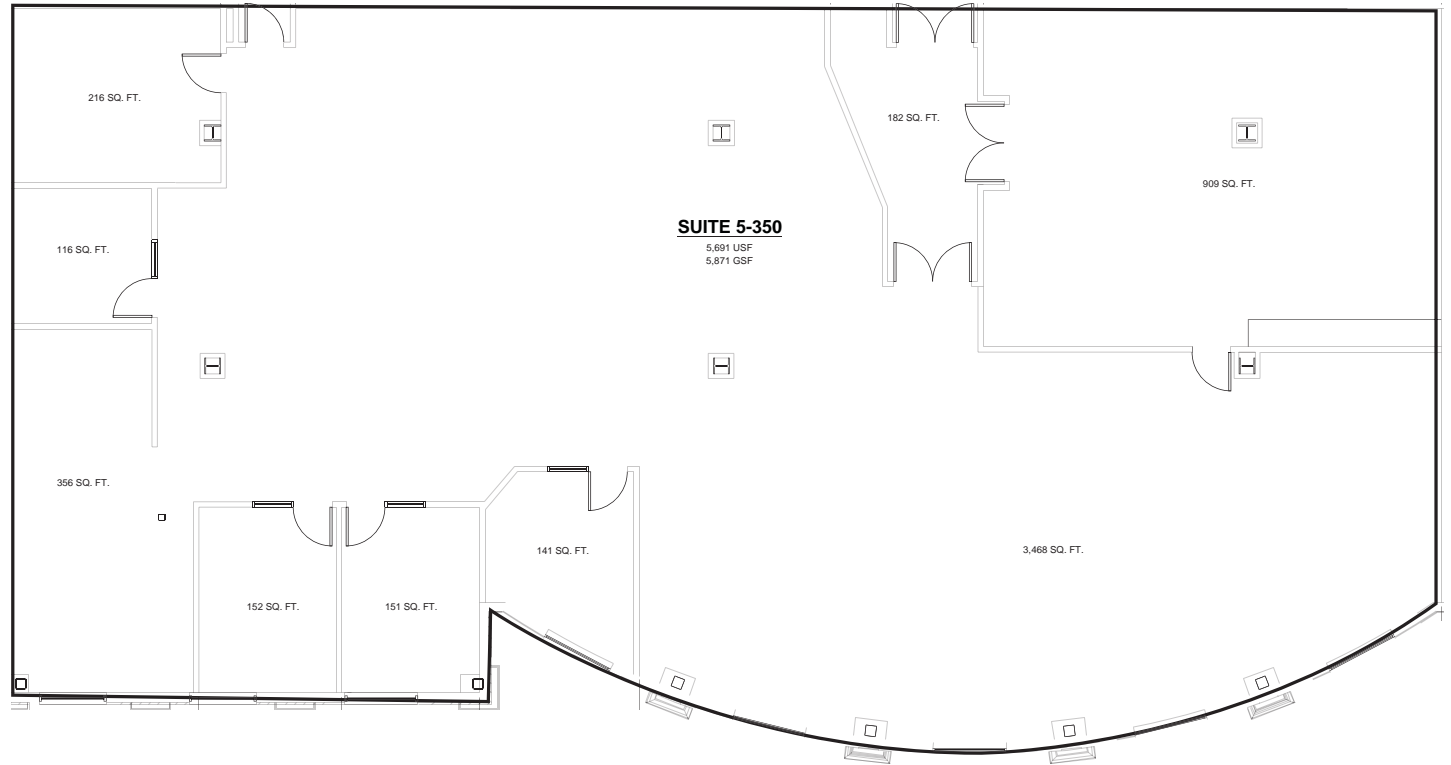
SUITE 310
2nd generation



BUILDING 5 – LEVEL 3

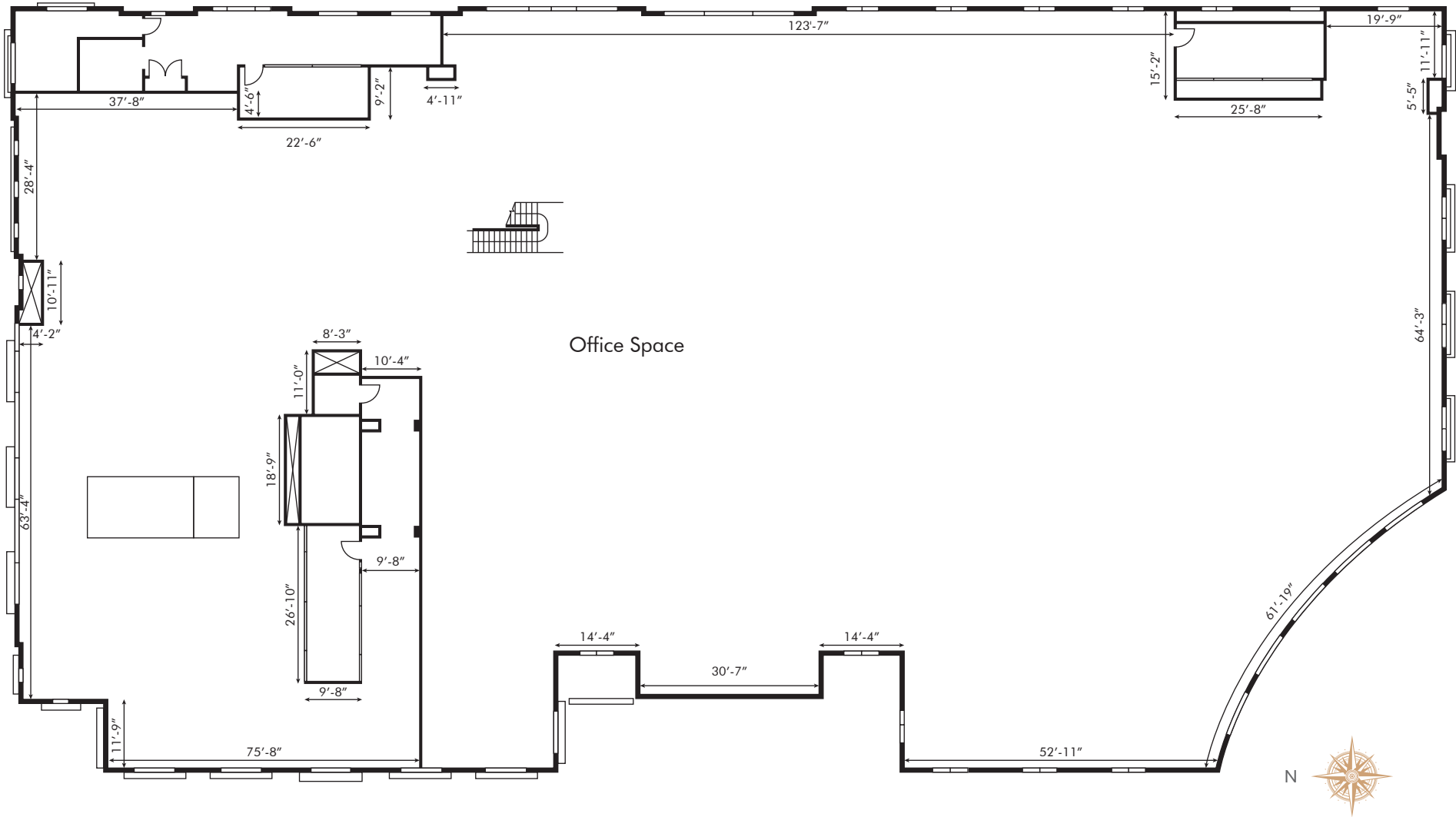
350 S RAMPART BLVD
±6,834 RSF | ±5,816 USF

SUITE 350
2nd generation



BUILDING 6 – LEVEL 2

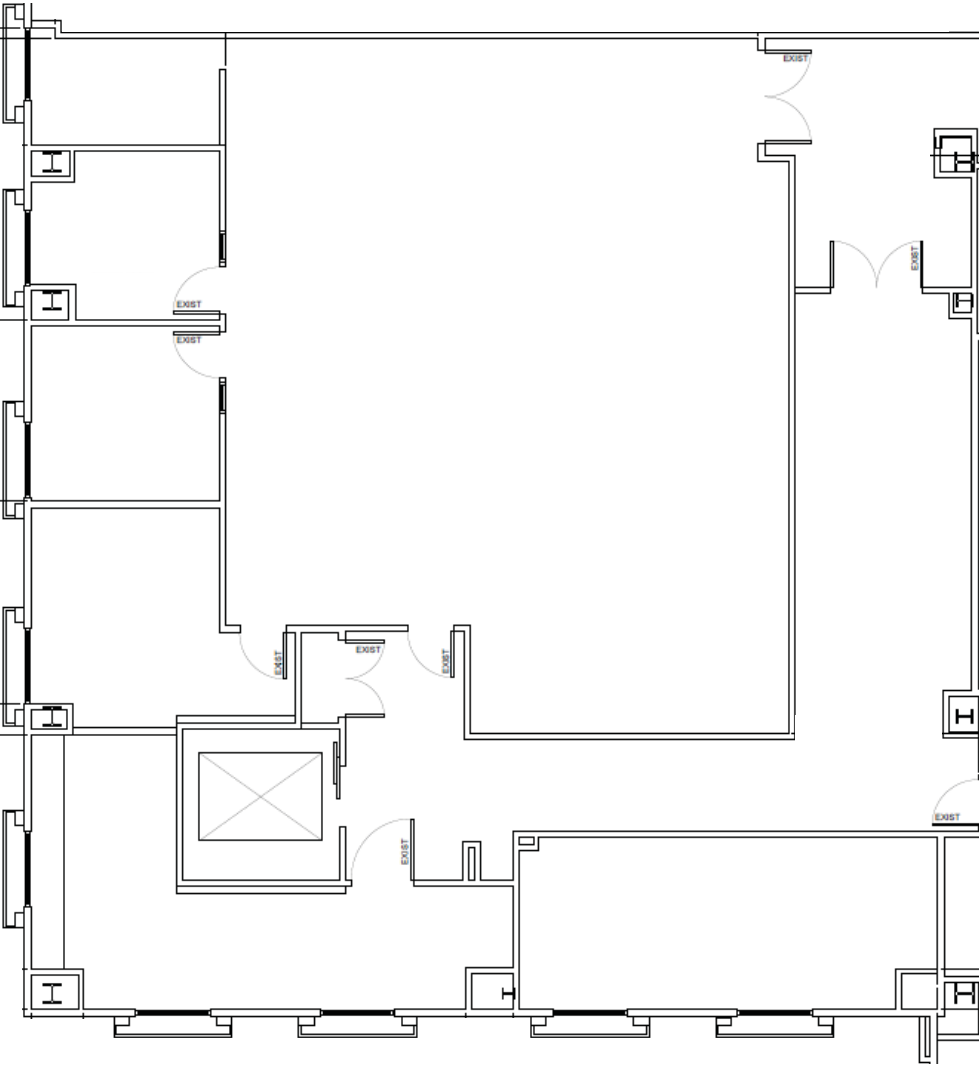
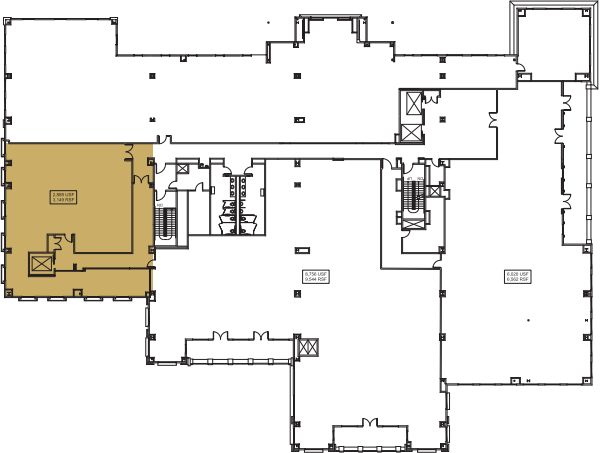
420 S RAMPART BLVD
±27,567 RSF



BUILDING 10 – LEVEL 4

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

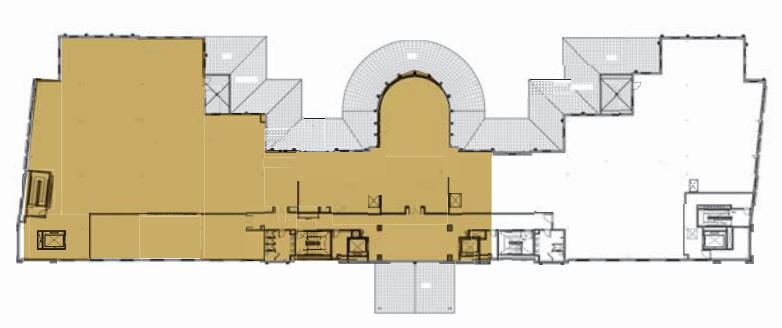
SUITE 499
2nd generation



BUILDING 11 – LEVEL 2

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

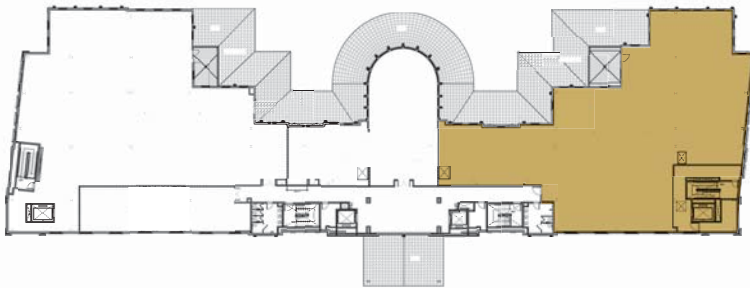
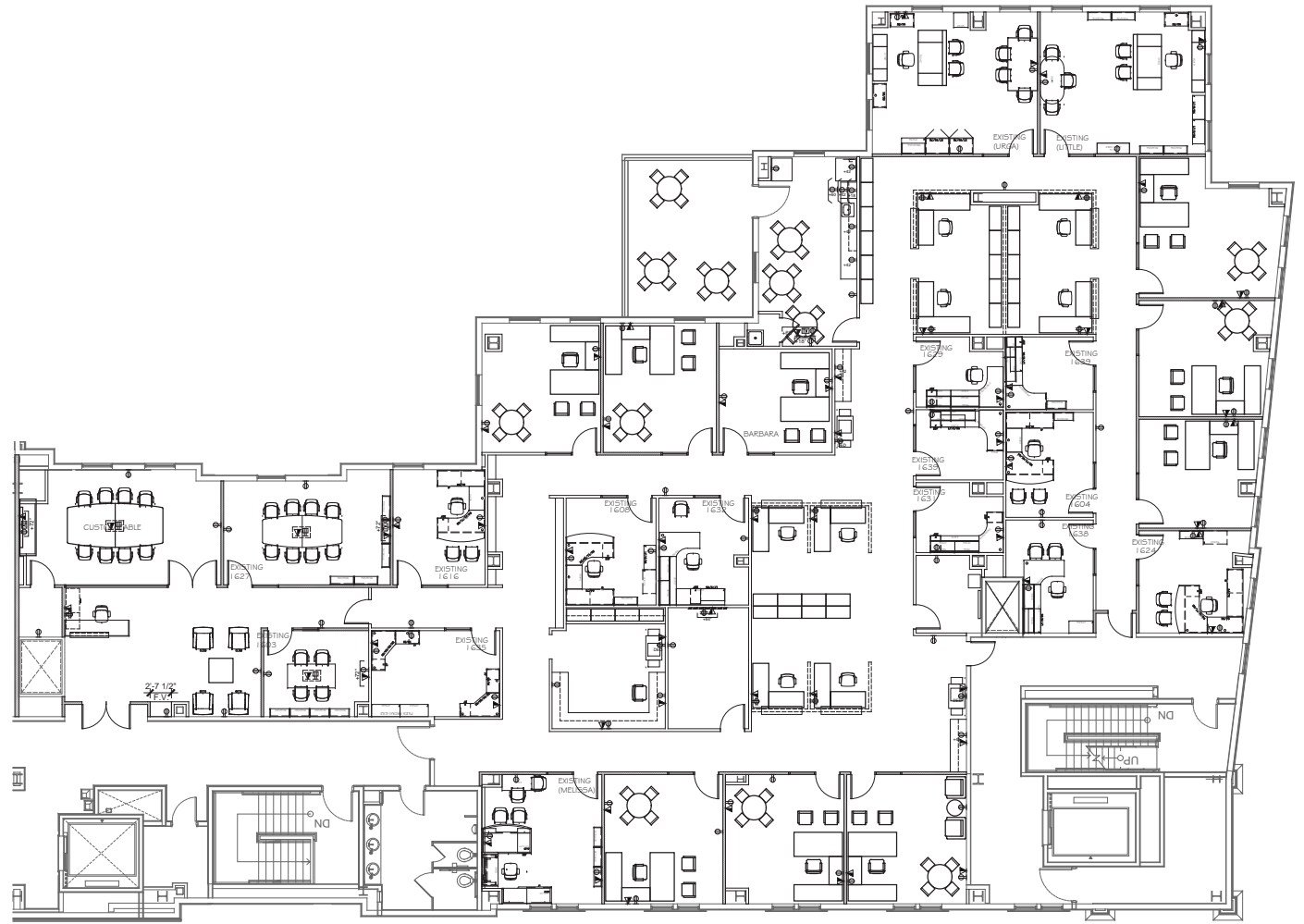
SUITE 260
2nd generation



BUILDING 11 – LEVEL 3

330 S RAMPART BLVD
±11,268 RSF | ±9,739 USF

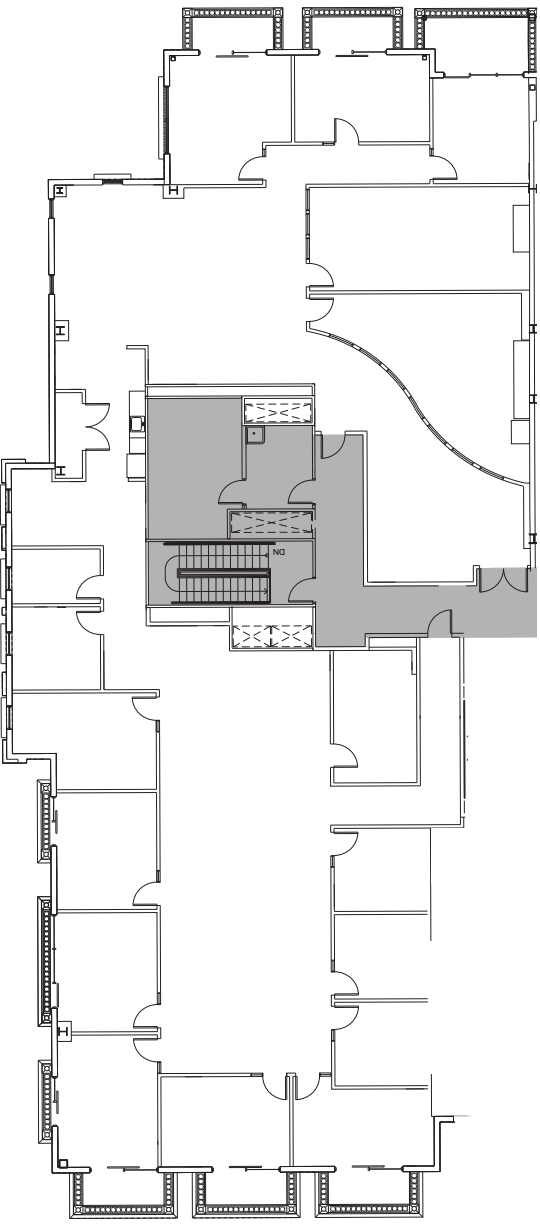
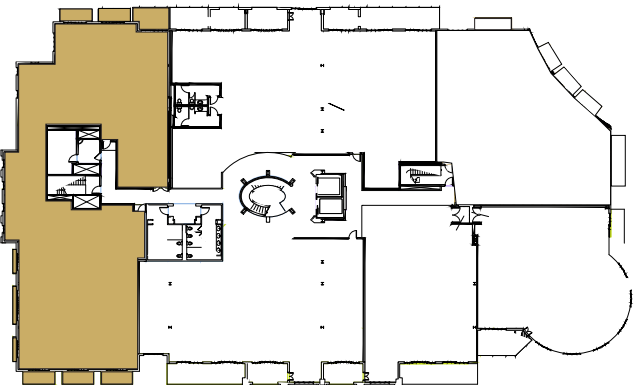
SUITE 380
2nd generation



BUILDING 17 – LEVEL 4

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

SUITE 410/420
2nd generation





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