

# Modern Courtyard Office Campus



Rock Ridge Business Center

1500 East Tropicana Avenue, Las Vegas 89119



**Non-Smoking Courtyards,  
Desert landscaping, LED lit  
common areas, modern units,  
new restrooms.**

**Office Suites from 800 SF to 3,000 SF**

**Unincorporated Clark County C-2 zoning**

**Corner units available with signage possibilities**

**Tropicana Ave has over 52,566 Cars Per Day**

**New ownership and on site management office with  
executive suites available (direct through ownership)**

**No outbound call centers**

**Modernized LED lit suites, 24 / 7 access**

**Close proximity to UNLV, The Strip, Eastern Ave, McCarran  
Airport, and Shopping / Lunch options**

**Ample parking available, Multiple driveways, and security  
cameras throughout the property**

**Multiple elevators, FOB access-only restrooms, and dual  
pane glass throughout the property**

**Covered parking available**

**Negotiable Rates, Negotiable TIs.**

**Rates starting at \$0.90 NNN**

**LET US MAKE A DEAL! (NNNs estimated \$0.38/sf)**

**- PERFECT Location for: Architecture firms,  
contractors, medical office, tech, tutoring,  
behavioral health, law firms, accounting, or vocational  
classes**

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The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

