

FOR LEASE PEBBLE PLACE BUSINESS CENTER

2140 & 2190 EAST PEBBLE ROAD, LAS VEGAS, NV 89123

±51,878 SF, TWO-STORY, CLASS A OFFICE



BARTON HYDE
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**AVISON
YOUNG**

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

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Pebble Place Business Center is a $\pm 51,878$ square foot, two-story, Class A office project that offers elegance, a prime location, and a professional image for its tenants. Those who call Pebble Place home enjoy a sophisticated and convenient workspace.

- Beautiful limestone exterior
- Elegantly appointed lobby and common areas
- After-hour, key-fob security entry
- Covered parking available
- Modified gross
- Generous parking ratio of 5.7/1000 sf



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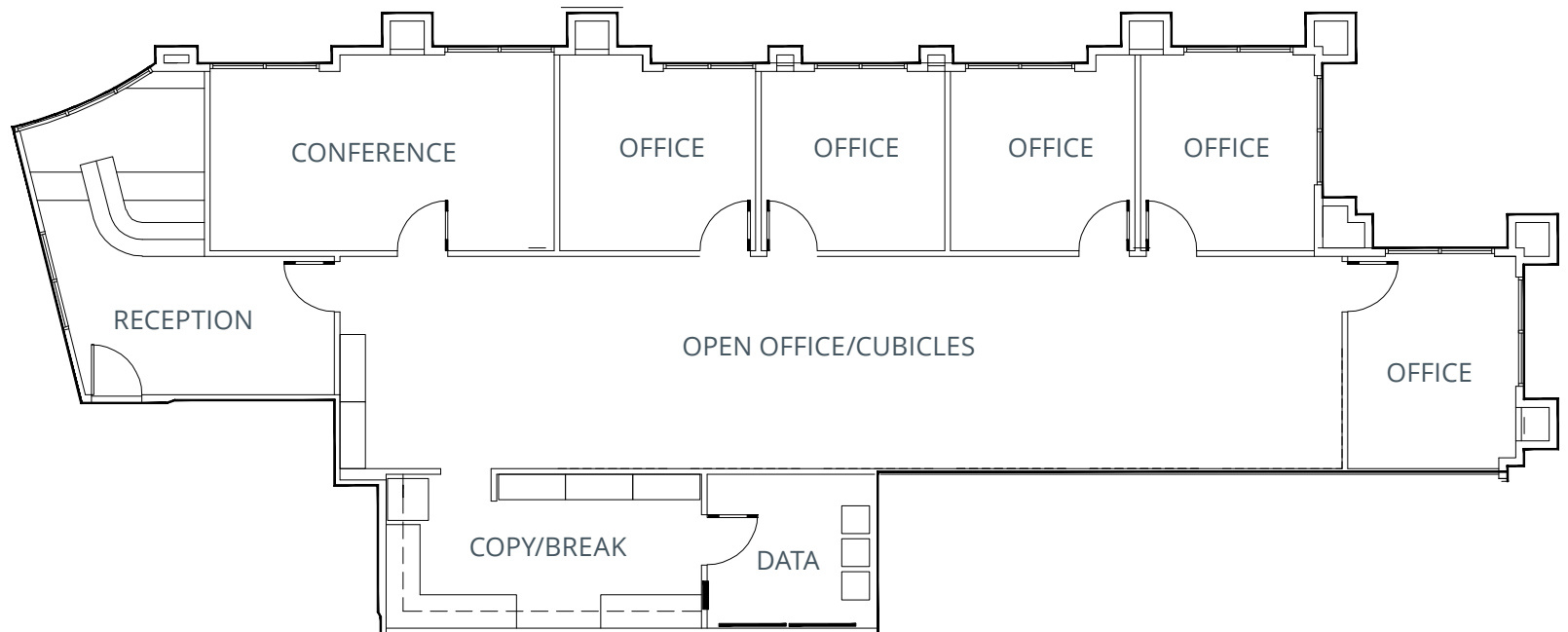
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2190 SUITE 200

2,739 rsf



Asking rate: \$2.30/sf MG • Available 5/1/2025

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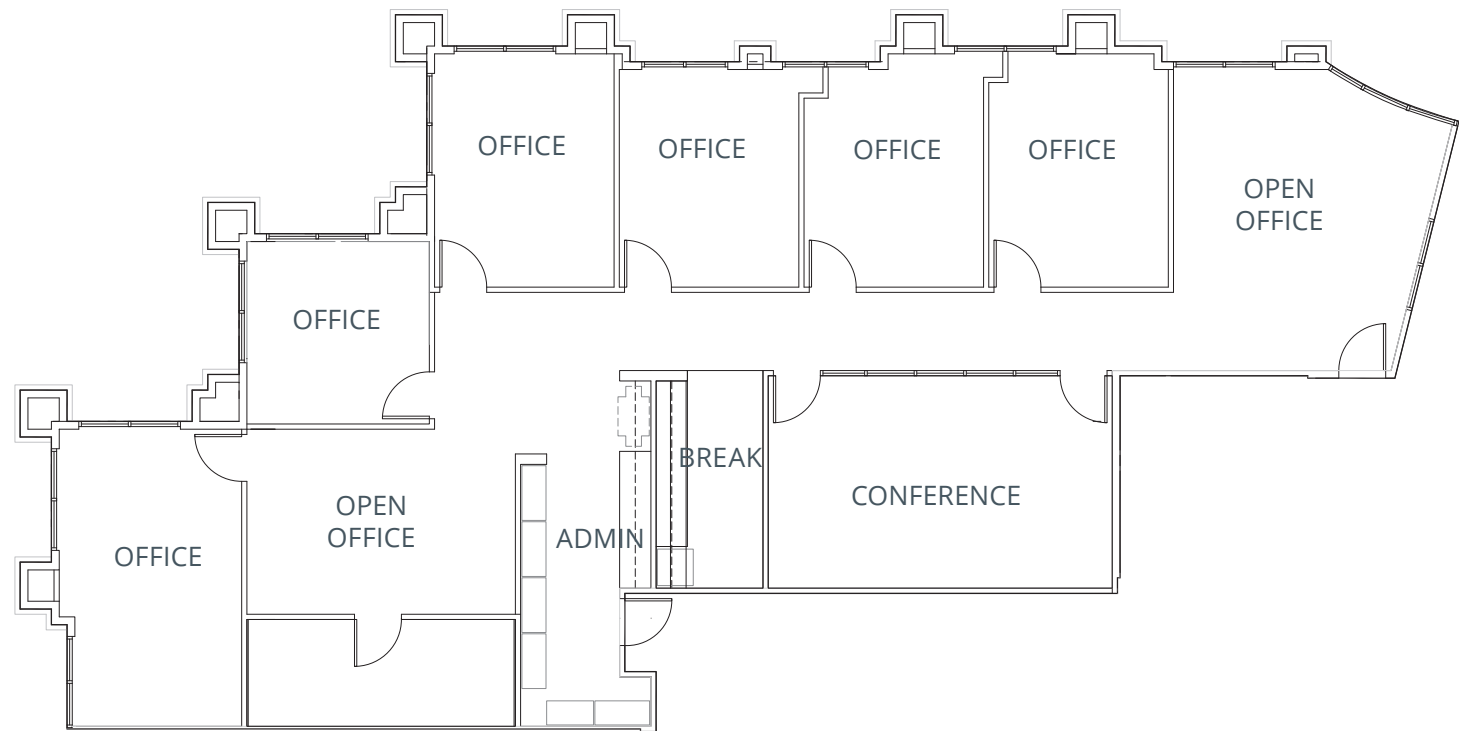
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2190 SUITE 260

3,221 rsf



Asking rate: \$2.35/sf MG • Available 4/1/2025

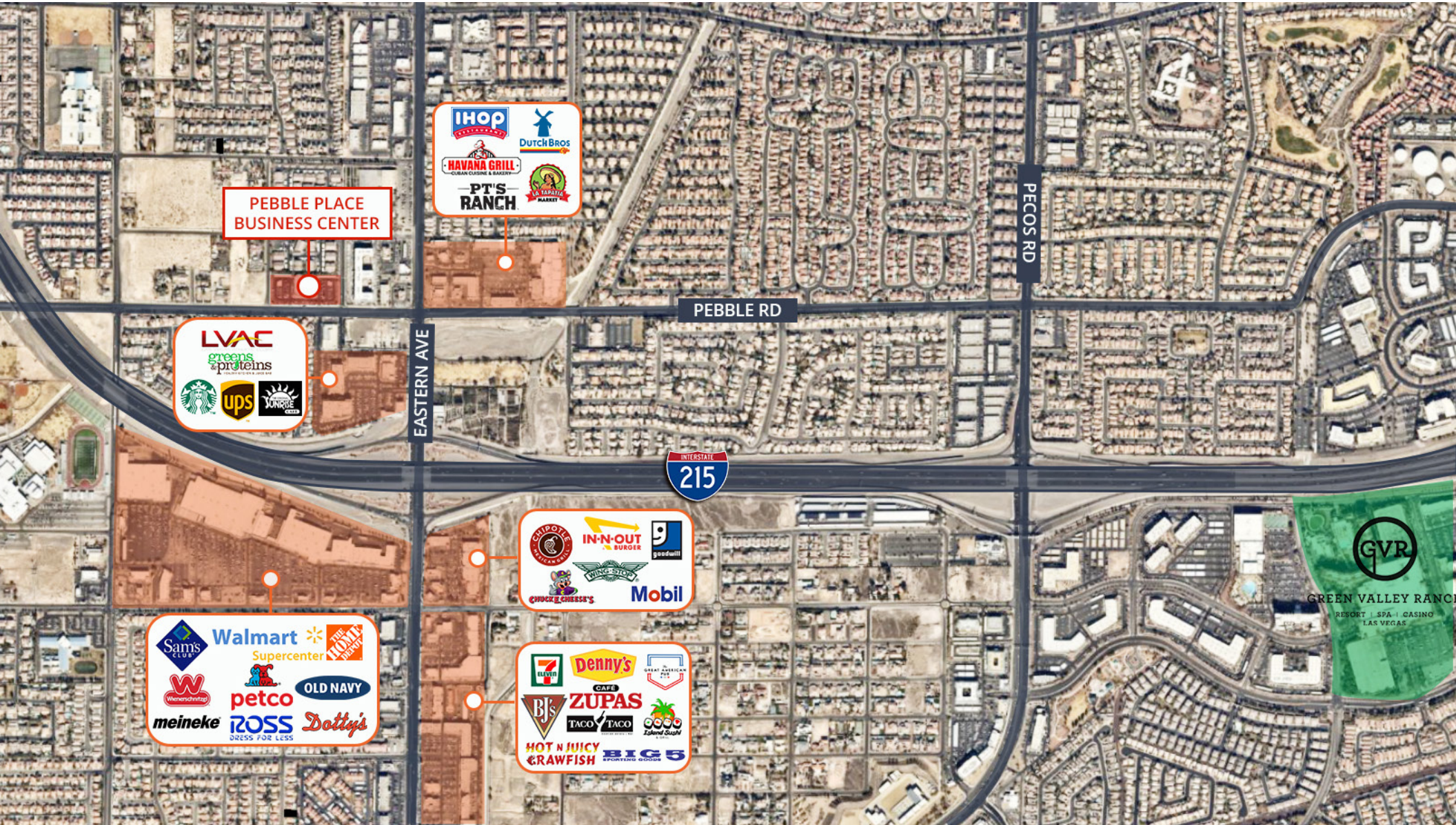
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