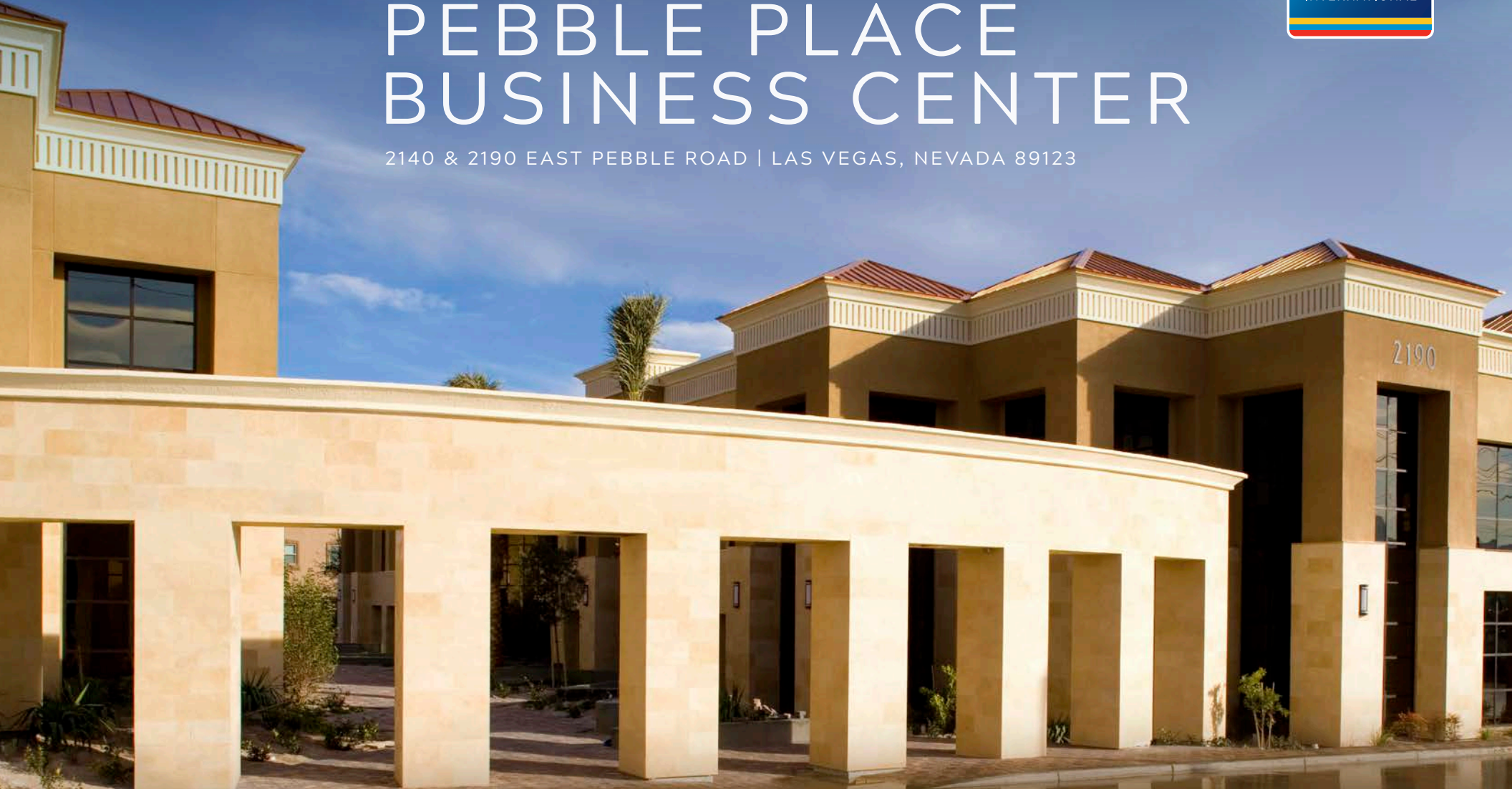


FOR LEASE

PEBBLE PLACE BUSINESS CENTER

2140 & 2190 EAST PEBBLE ROAD | LAS VEGAS, NEVADA 89123



NWC OF PEBBLE ROAD AND EASTERN AVENUE

±51,878 SQUARE FOOT, TWO-STORY, CLASS A OFFICE

FOR LEASE

±51,878 SQUARE FOOT, TWO-STORY, CLASS A OFFICE



PEBBLE PLACE BUSINESS CENTER

2140 & 2190 EAST PEBBLE ROAD | LAS VEGAS, NEVADA 89123

PROPERTY OVERVIEW

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

- 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



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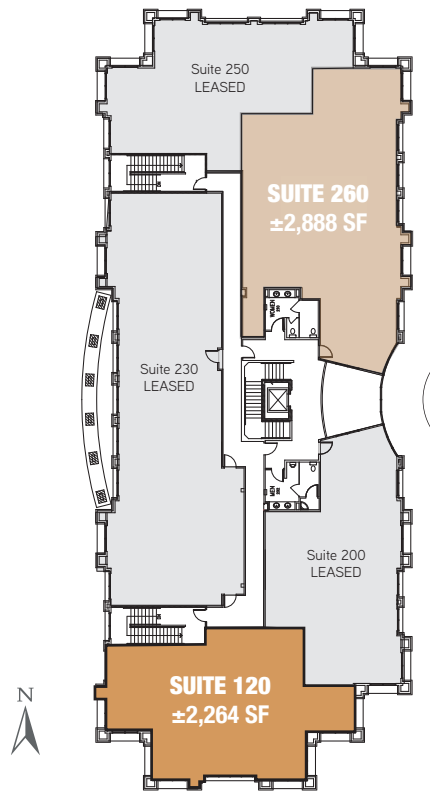
FOR LEASE

±51,878 SQUARE FOOT, TWO-STORY, CLASS A OFFICE



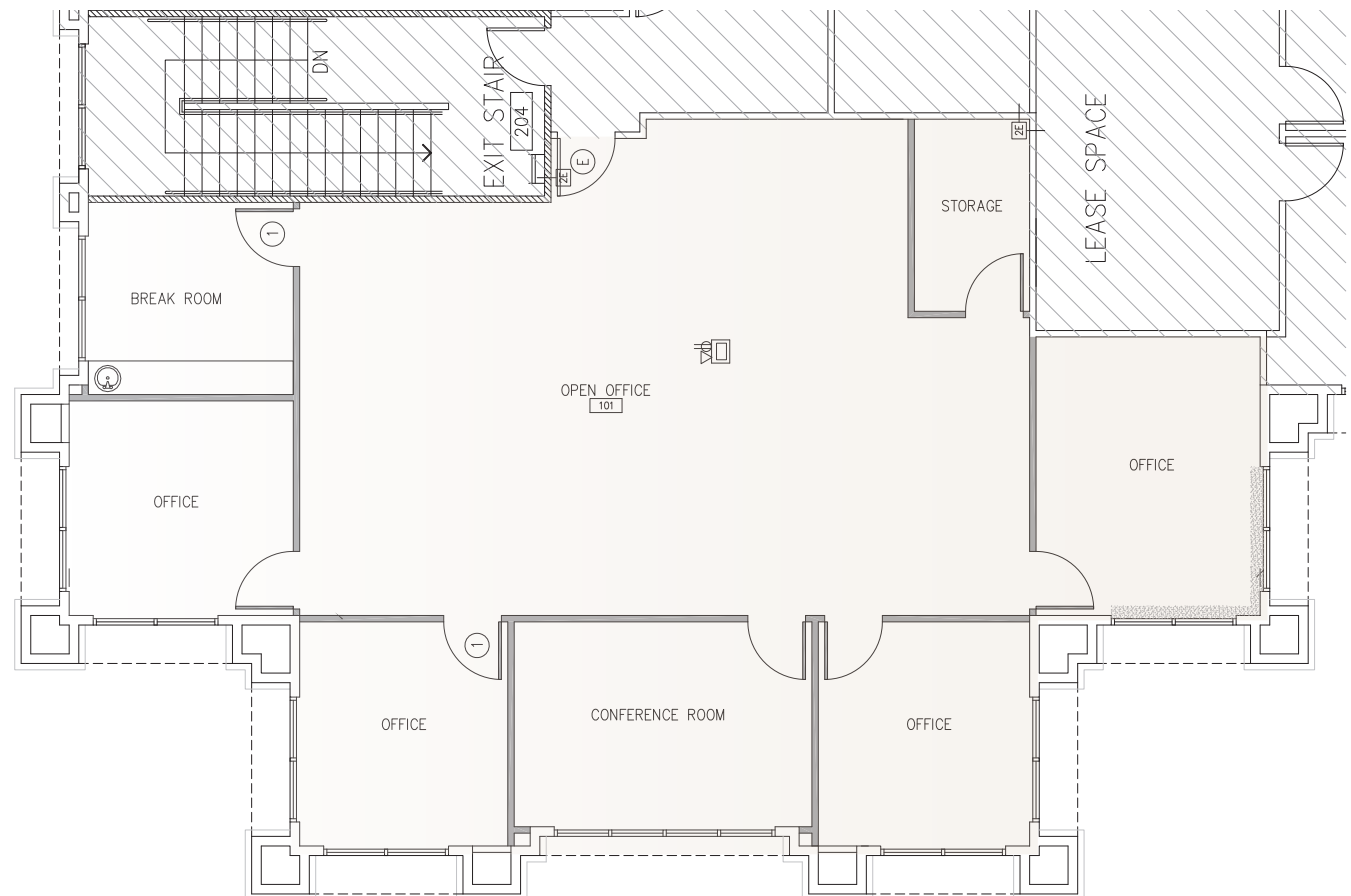
PEBBLE PLACE BUSINESS CENTER

2140 & 2190 EAST PEBBLE ROAD | LAS VEGAS, NEVADA 89123



SECOND FLOOR – 2140 PEBBLE ROAD

BUILDING 2140 – SUITE 210 ±2,264 RSF ±1,938 USF ASKING: \$1.95 SF, MG



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SITE PLAN



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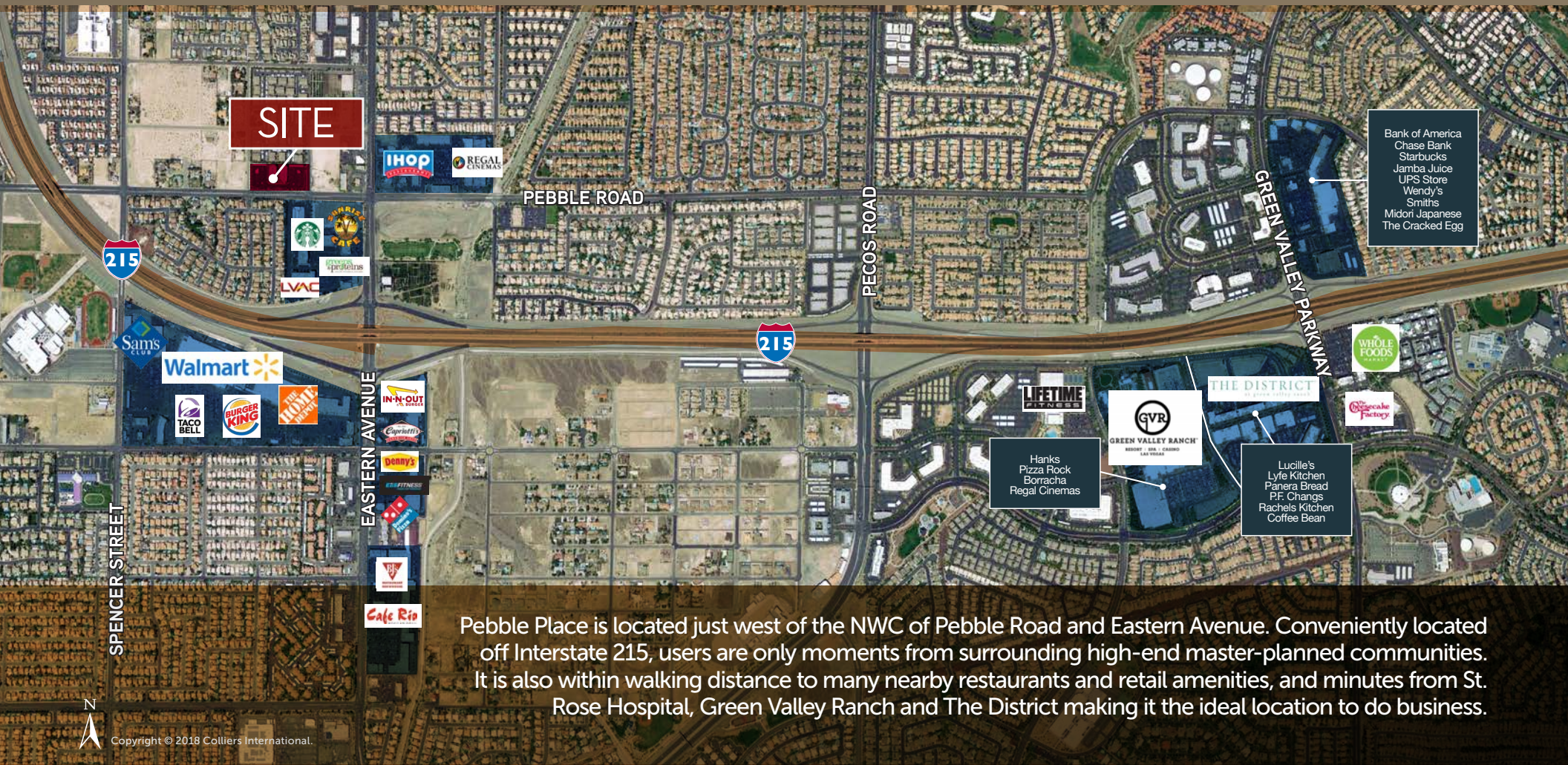
FOR LEASE

±51,878 SQUARE FOOT, TWO-STORY, CLASS A OFFICE



PEBBLE PLACE BUSINESS CENTER

2140 & 2190 EAST PEBBLE ROAD | LAS VEGAS, NEVADA 89123



SITE

PEBBLE ROAD

PECOS ROAD

GREEN VALLEY PARKWAY

Bank of America
Chase Bank
Starbucks
Jamba Juice
UPS Store
Wendy's
Smith's
Midori Japanese
The Cracked Egg

WHOLE
FOODS
MARKET

Spoke
Factory

GVR
GREEN VALLEY RANCH
RESORT & CASINO
LAS VEGAS

Hanks
Pizza Rock
Borracha
Regal Cinemas

Lucille's
Lyfe Kitchen
Panera Bread
P.F. Changs
Rachels Kitchen
Coffee Bean

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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