

# FOR LEASE PEBBLE PLACE BUSINESS CENTER

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

±51,878 SF, TWO-STORY, CLASS A OFFICE



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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 situated just west of the northwest corner of Pebble Road and Eastern Avenue. With easy access to Interstate 215, it offers quick connections to nearby upscale master-planned communities. The center is also within walking distance of numerous restaurants and retail options on Eastern Avenue, and just minutes away from St. Rose Dominican Hospital, Green Valley Ranch, and The District making it a prime location for business activities.



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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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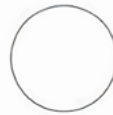


# PEBBLE PLACE BUSINESS CENTER

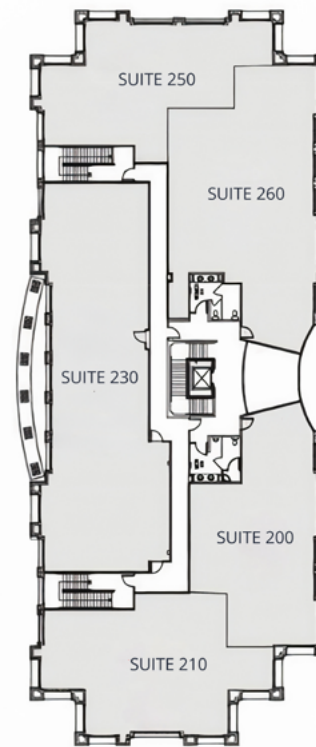
2140 & 2190 EAST PEBBLE ROAD, LAS VEGAS, NV 89123



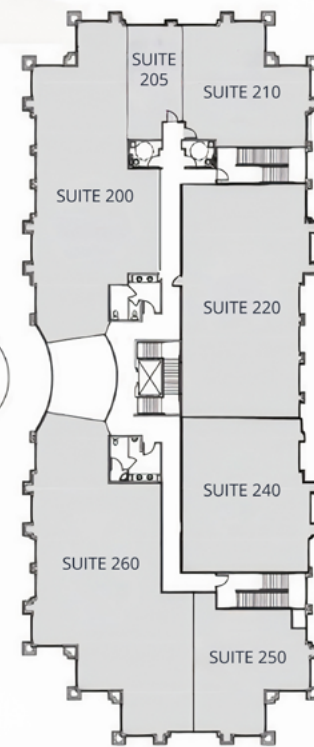
FIRST FLOOR - 2140 PEBBLE ROAD



FIRST FLOOR - 2190 PEBBLE ROAD



SECOND FLOOR - 2140 PEBBLE ROAD



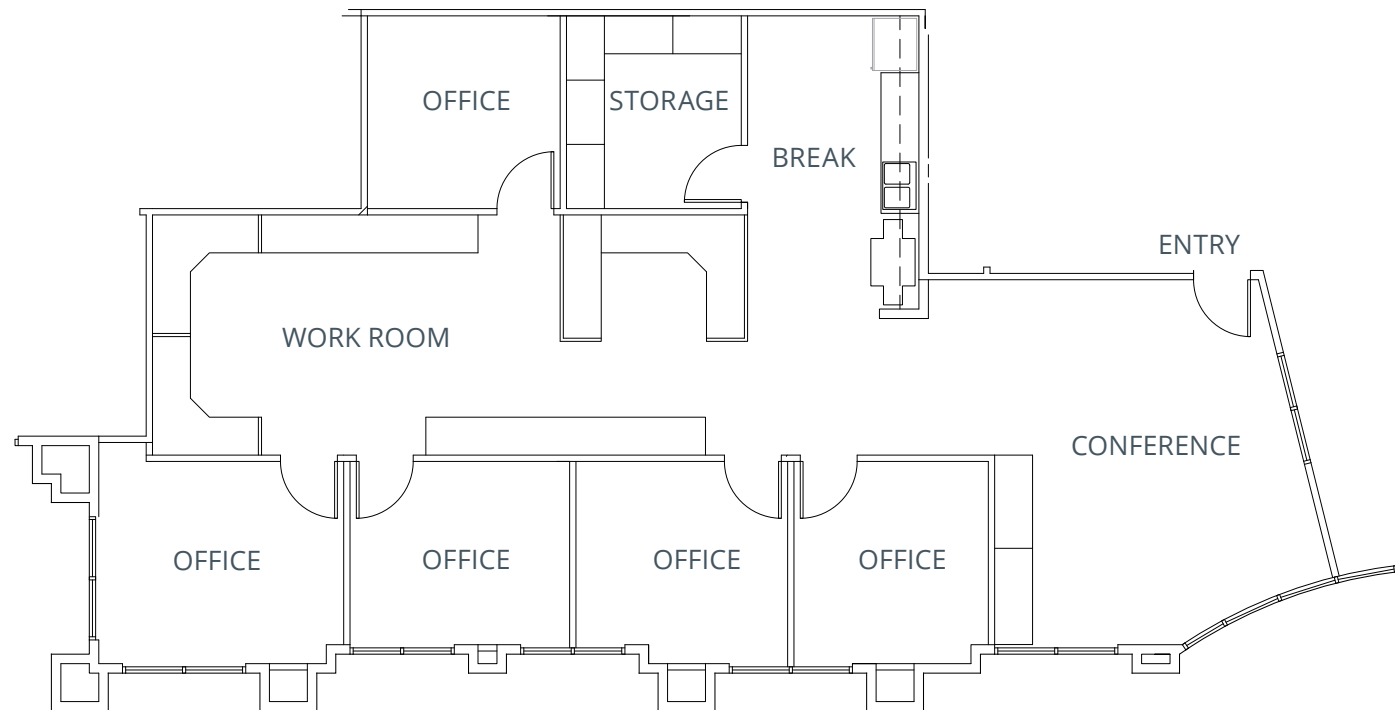
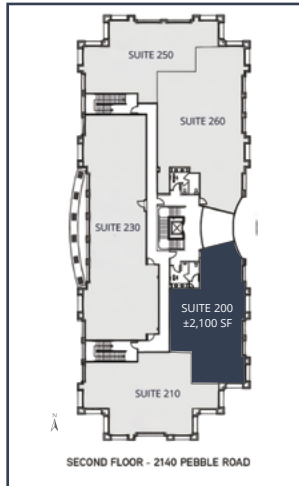
SECOND FLOOR - 2190 PEBBLE ROAD

# PEBBLE PLACE BUSINESS CENTER

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## 2140 SUITE 200

2,100 rsf



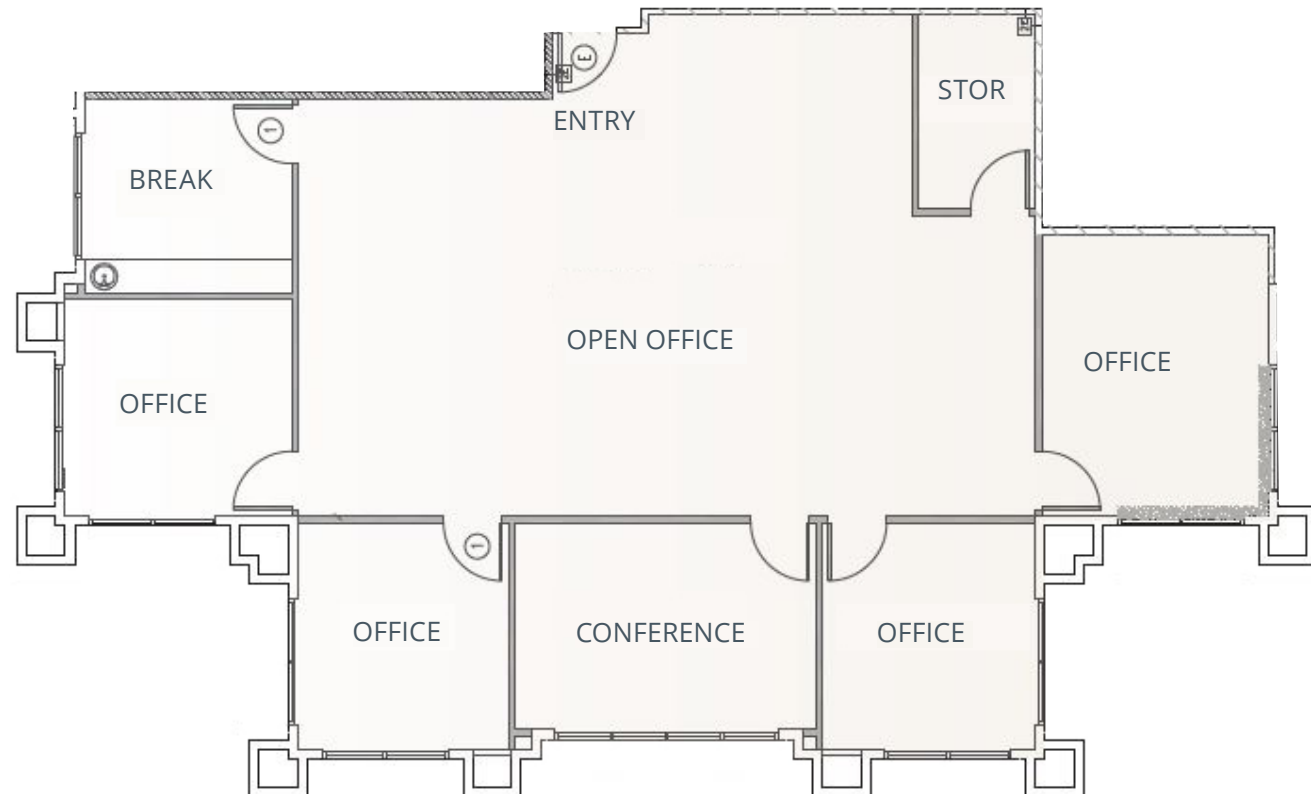
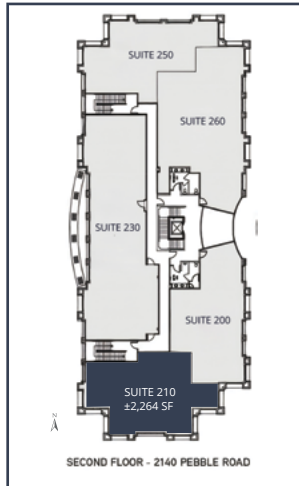
Asking rate: \$2.35/sf MG • Available 12/31/2025

# PEBBLE PLACE BUSINESS CENTER

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## 2140 SUITE 210

2,264 rsf



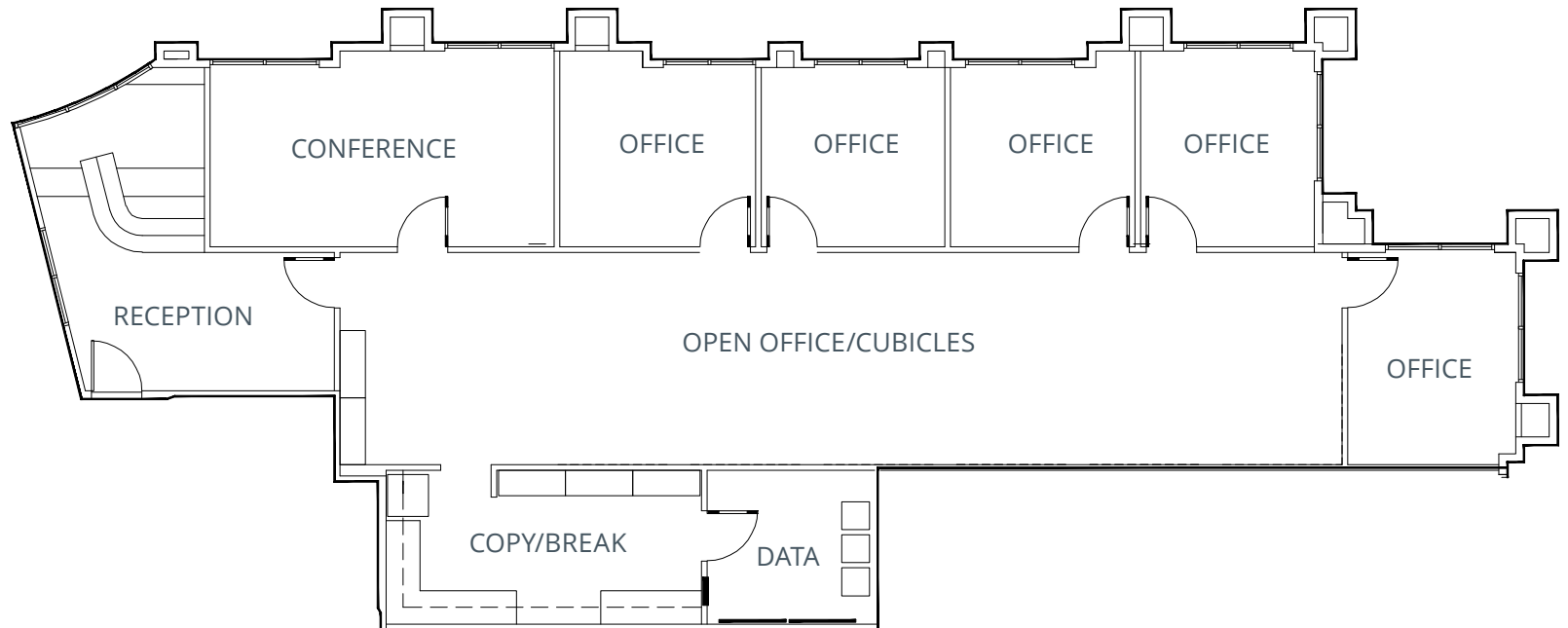
Asking rate: \$2.30/sf MG • Available 6/1/2025

# PEBBLE PLACE BUSINESS CENTER

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

2190 SUITE 200

2,739 rsf



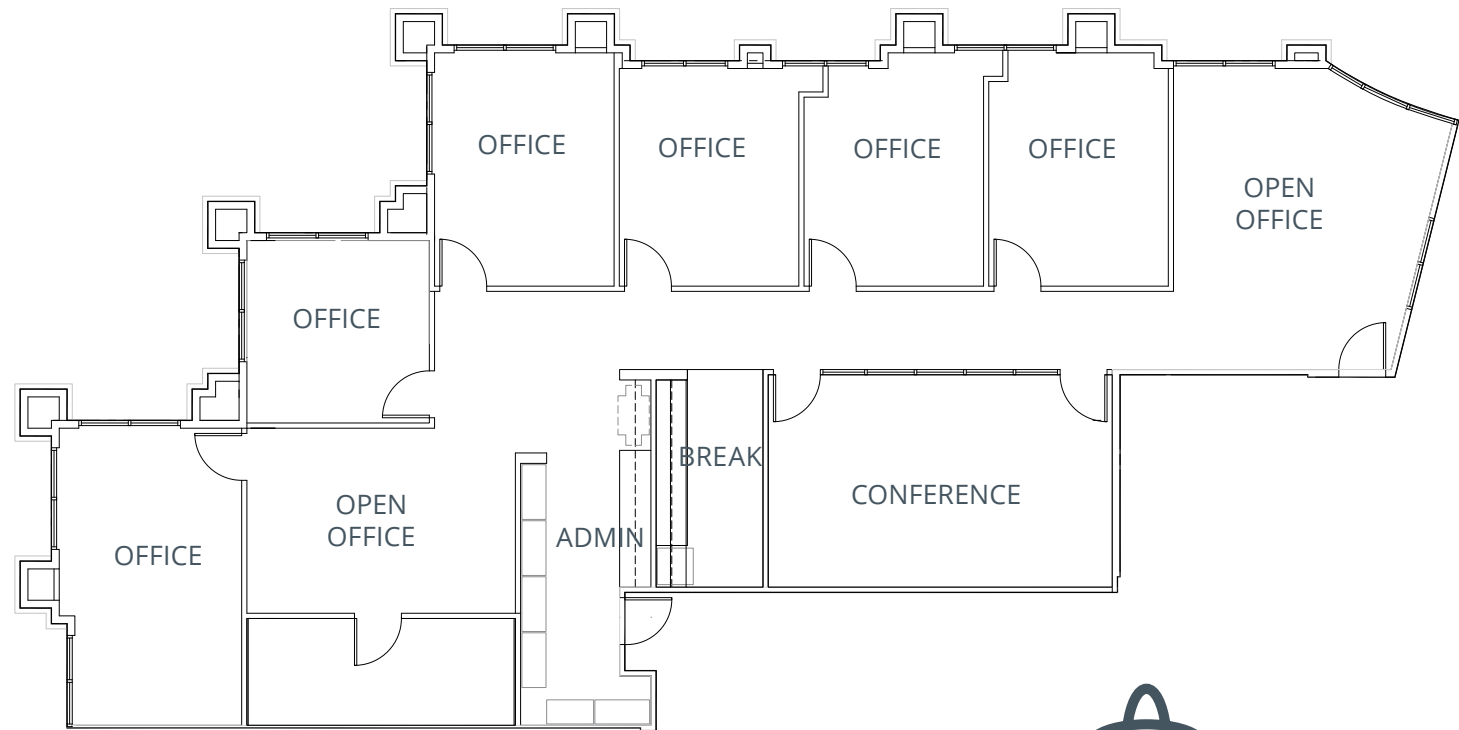
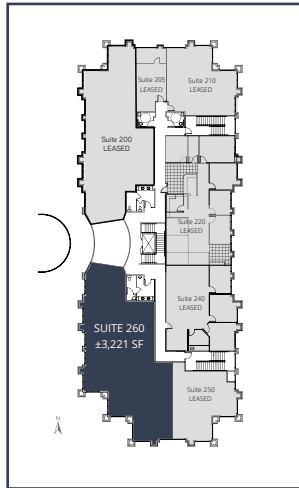
Asking rate: \$2.30/sf MG • Available 5/1/2025

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## 2190 SUITE 260

3,221 rsf

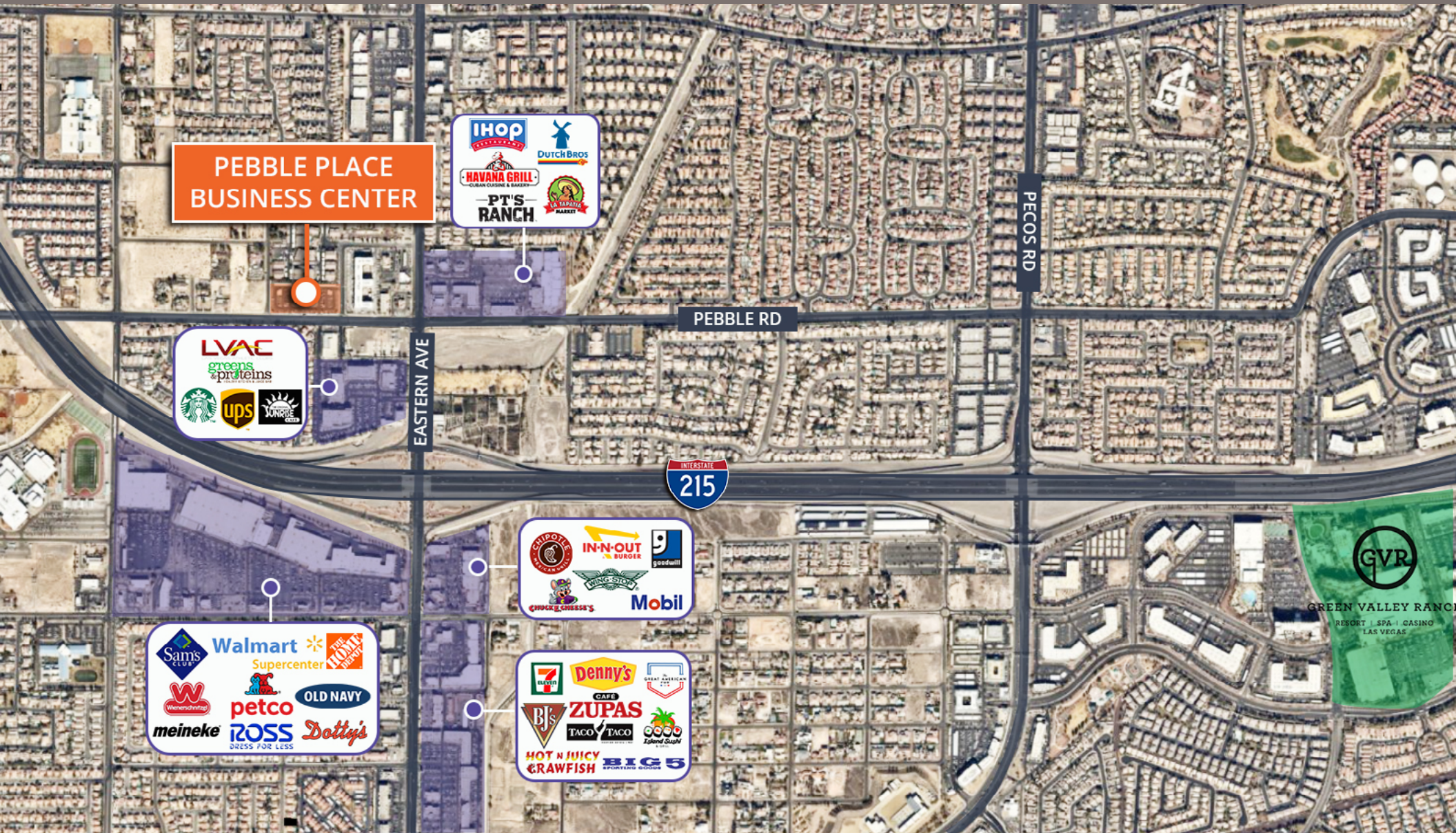


Asking rate: \$2.35/sf MG • Available 4/1/2025



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FOR MORE INFORMATION,  
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