

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 600 SF to 7,000 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, please

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.
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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