

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

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NVRED# S.0174644.LLC

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

Simply Vegas Commercial Real Estate | 3042 S Durango Drive Las Vegas, NV 89117

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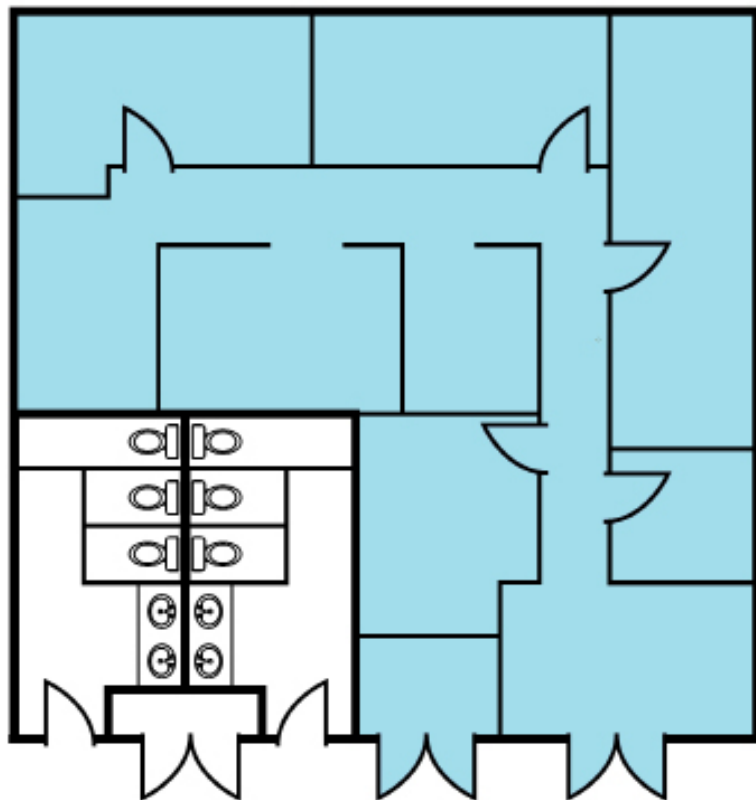
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LEASED!



Suite 244 +/- 1,714 RSF

Reception, conference room, partitioned work areas, and windowline offices

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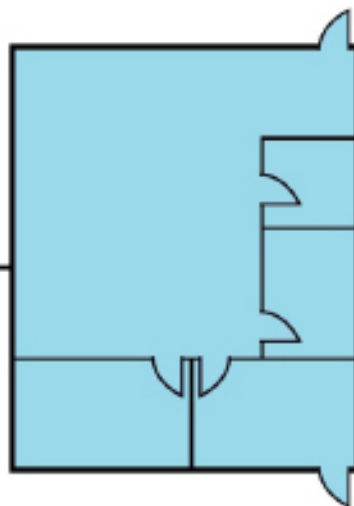


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LEASED!

For Lease
Suite #250
1,466 SF



Suite 250 +/- 1,466 RSF

Open space with long, bright windowline, 4 offices. 2 opposite side entrances due to "birdhouse" placement in the complex.

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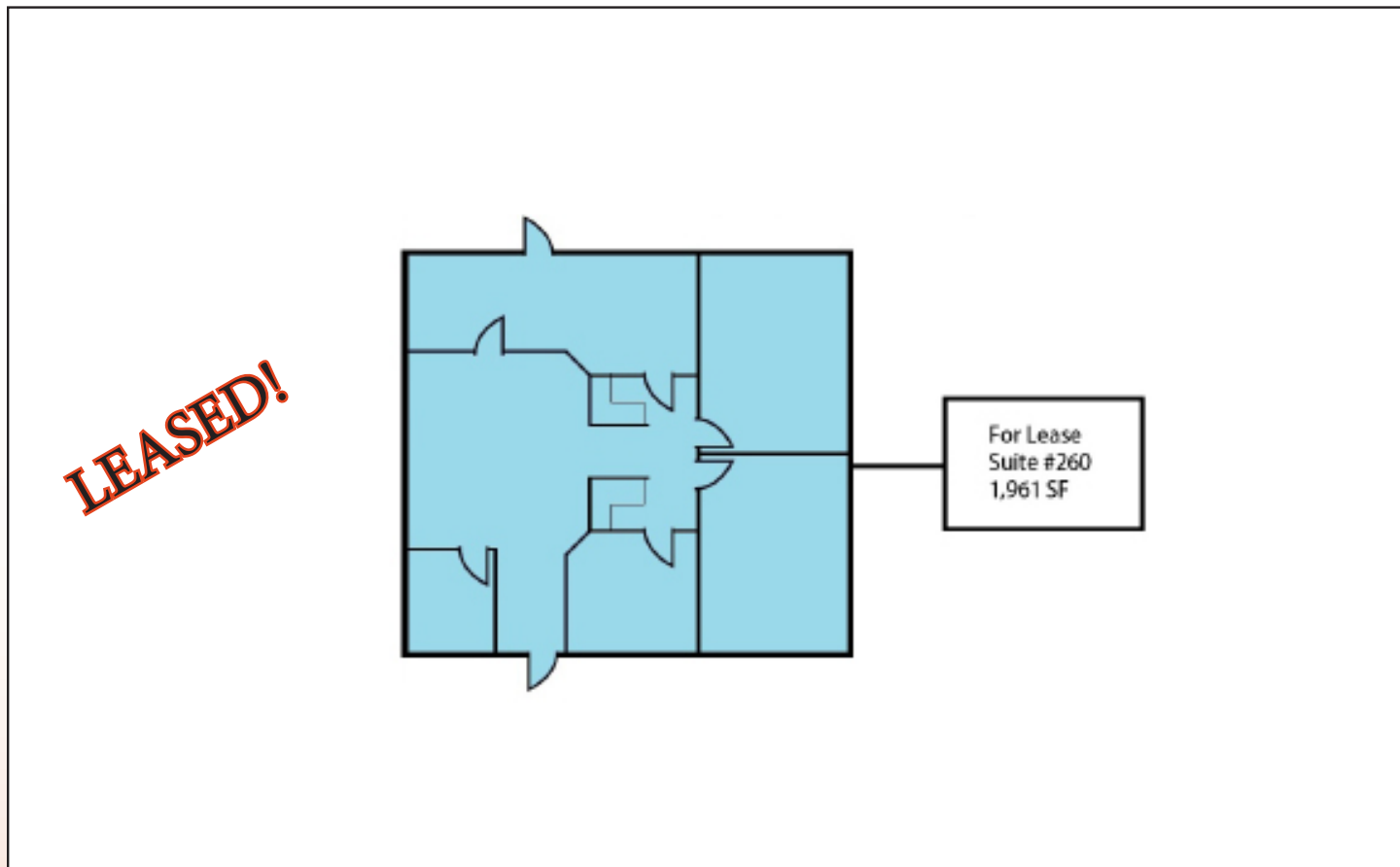
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Suite 260 +/- 1,466 RSF

Large front reception, open space, 3 private offices + built ins. Can leave "retro-cool" or refinish for an excellent office that overlooks courtyard. Must See.

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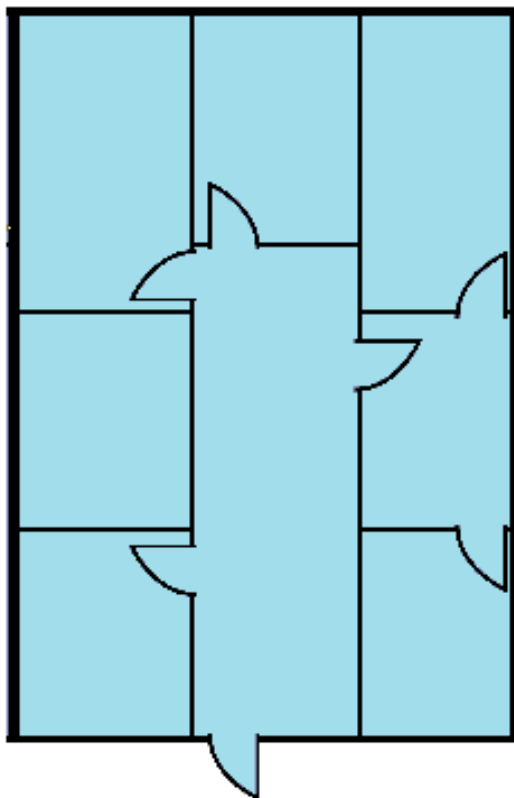
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Suite 238 +/- 1,392 RSF

7 perimeter individual offices

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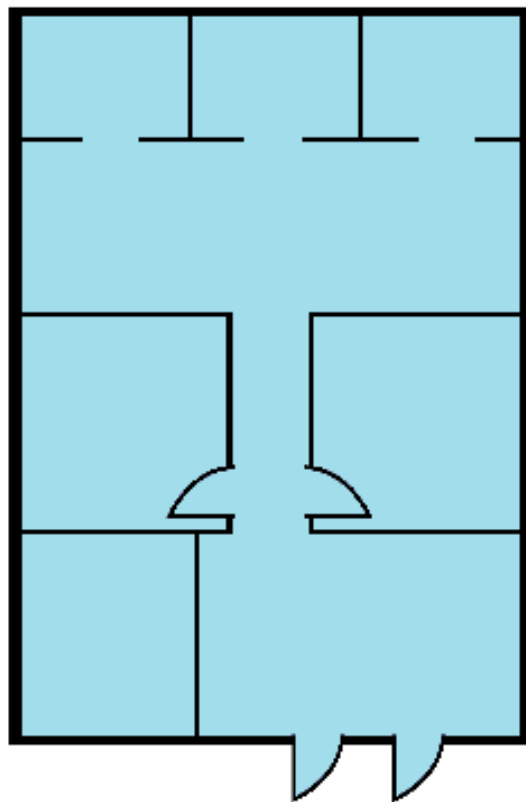
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Suite 234 +/- 1,375 RSF

Front reception, 2 private offices, rear bullpen with pony cubicles (3)

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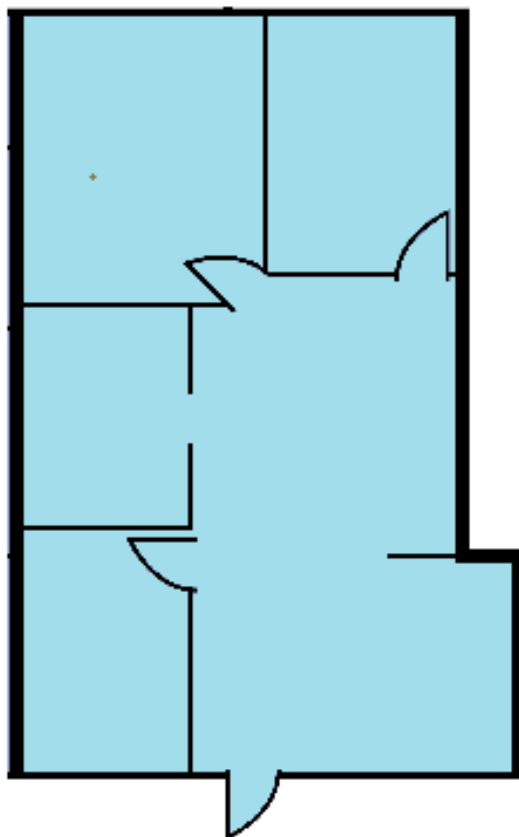
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Suite 232 +/- 1,498 RSF

Open space bullpen with 4 offices

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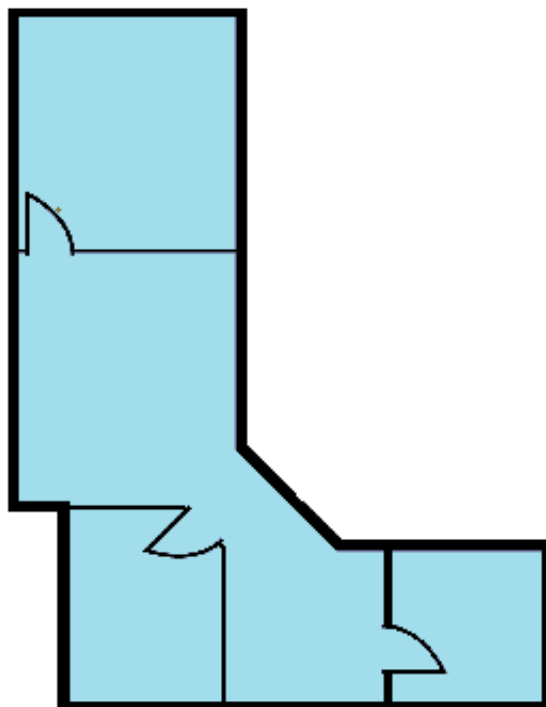
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Suite 230 +/- 1,257 RSF

"Corridor" floorplan with small open space and 3 private offices

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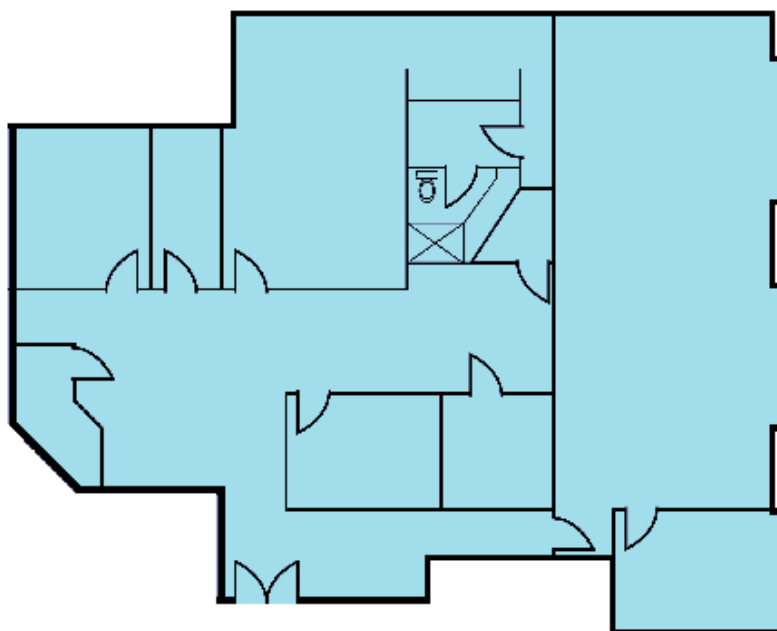
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Suite 226 +/- 3,472 RSF

Open floorplan with large front space, massive training / conference room along glass, 2 private offices, executive office with private restroom with shower, galley kitchen. Corner unit. Ready for selecting finishes and can move in 30 days or less.

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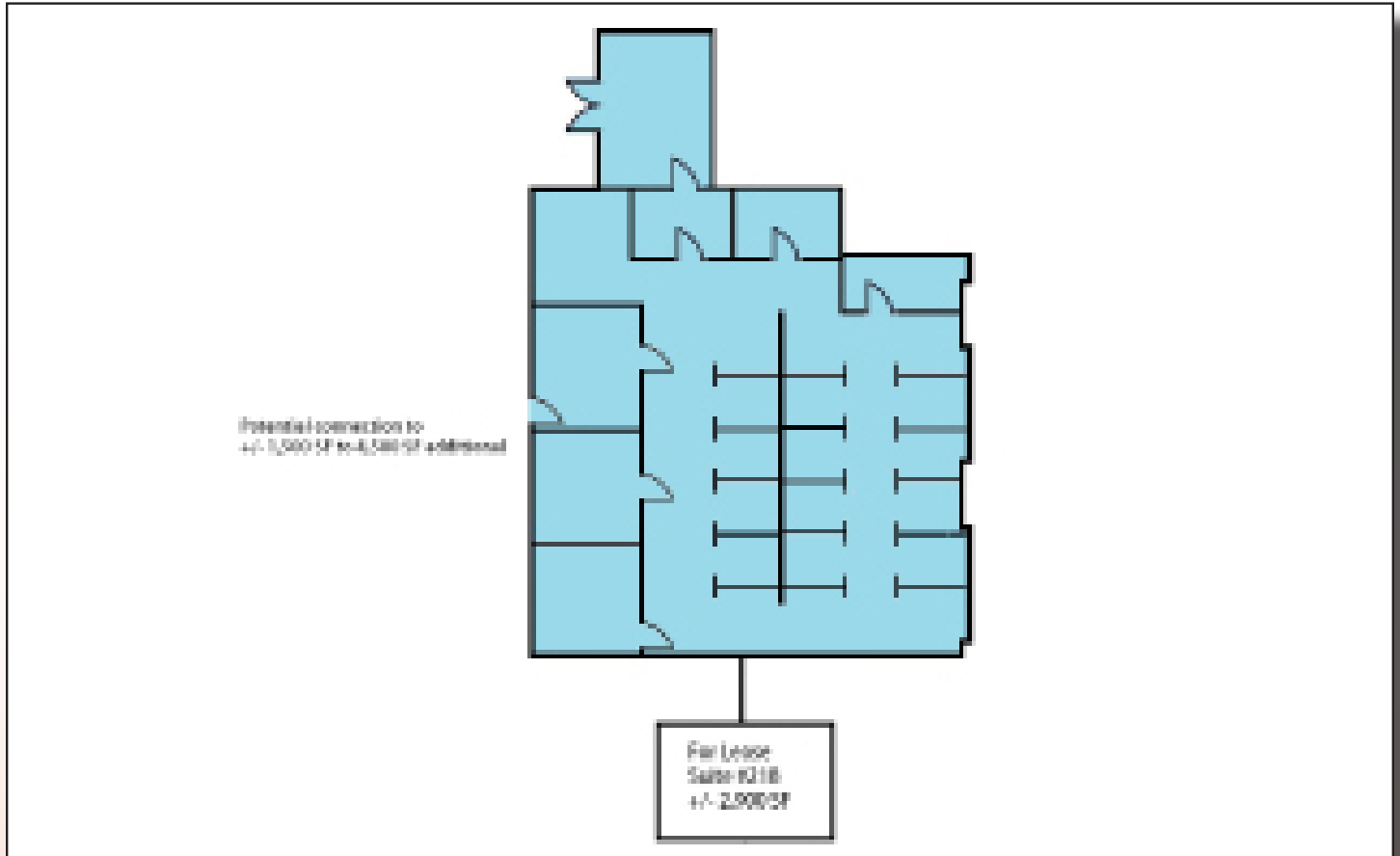
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Suite 218 +/- 3,448 RSF

Perfect engineering or contractor office with (12) generous sized pony wall cubicles, 4 perimeter offices, copy room, pass thru room, and double door entry lobby. Can be combined with other spaces to form up to +/- 9,300 SF

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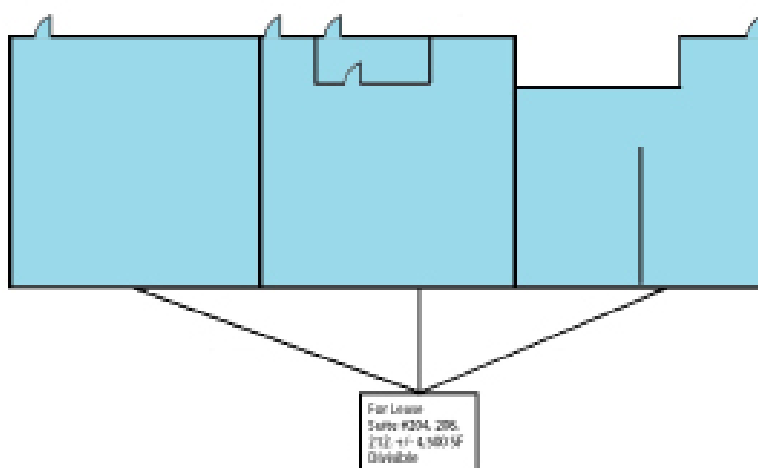
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Suite 204, 208 and 212 +/- 4,500 RSF

Large open space with dual windowline views; can be divided down to 1,500 SF portions, or combined with additional offices to create open spaces + private offices

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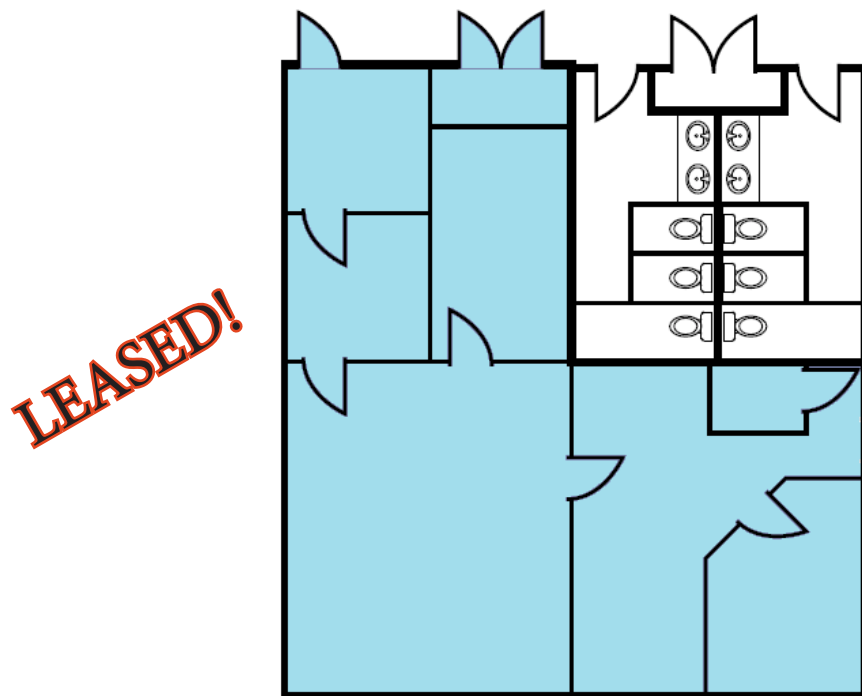
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Suite 214 +/- 1,445 RSF

Reception, pass through room, closet, conference room, and open space

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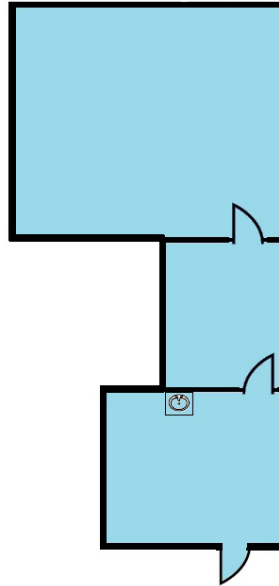
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LEASED!



Suite 246 +/- 1,060 RSF

3 open space rooms with sink + cabinets. Shell, to be newly remodeled. Combine with 248 for a +/- 3,550 RSF suite.

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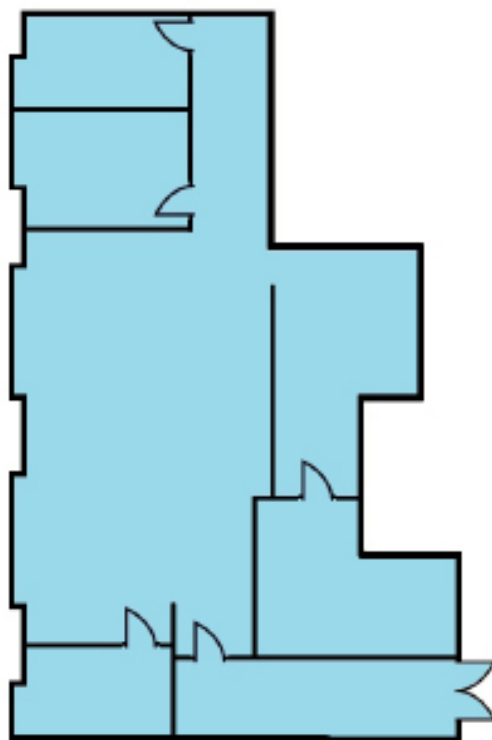
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LEASED!



Suite 248 +/- 2,490 RSF

Open floorplan with 4 offices and double door entry. Shell, to be newly remodeled.

Partial strip views. Combine with 246 for a +/- 3,550 RSF suite.

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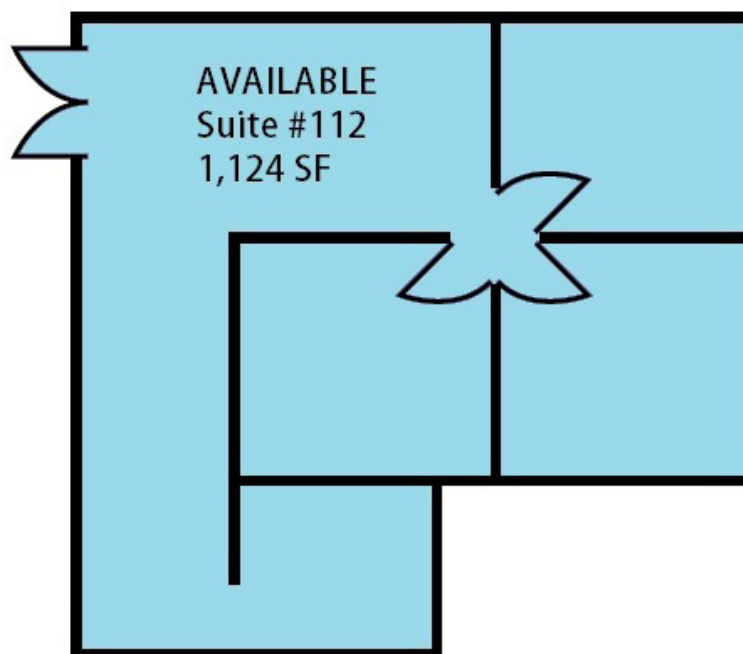
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Suite 112 +/- 1,124 RSF

Open space, 3 offices, alcove, built in counter. Corner unit @ East side lot

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Suite 118 +/- 888 RSF

Open space, 2 offices, sink. Newly remodeled.

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LEASED!

AVAILABLE
Suite #119
967 SF

Suite 119 +/- 967 RSF

Open space, office with separate entrance. Newly remodeled.

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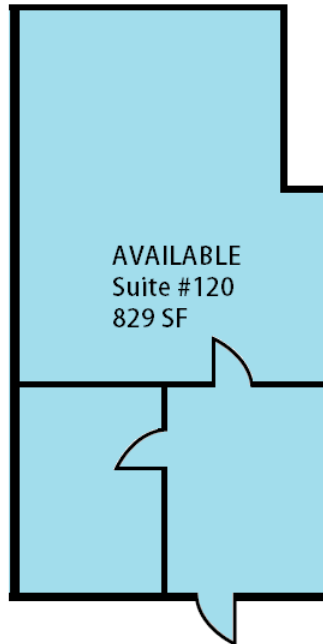
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LEASED!



Suite 120 +/- 967 RSF

Entry / Reception, side office, large open rear space. Newly remodeled.

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LEASED!

AVAILABLE
SUITE #121
698 SF

Suite 121 +/- 698 RSF

Open space with sink + cabinets. Newly remodeled.

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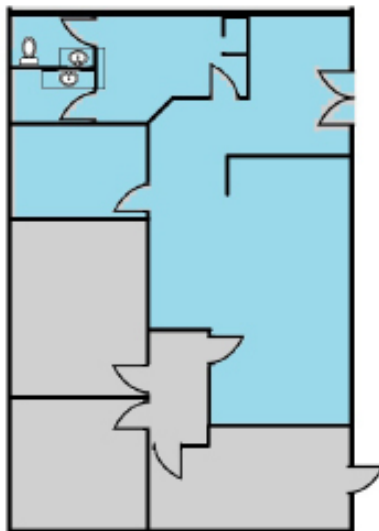
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Suite 102 +/- 1,273 RSF

Entry / Reception, Restroom, Break Sink, Combine with 103 for a
2,038 SF TROPICANA FRONTAGE SPACE WITH SIGNAGE POSSIBILITIES

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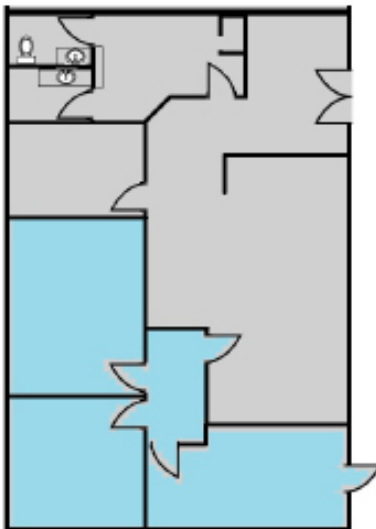
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LEASED!



Suite 103 +/- 765 RSF

Entry / Reception, 2 Offices, Combine with 102 for a
2,038 SF TROPICANA FRONTAGE SPACE WITH SIGNAGE POSSIBILITIES

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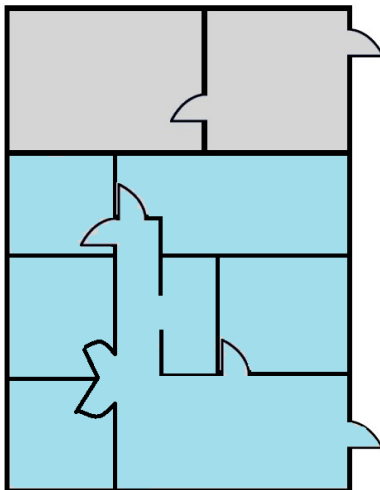
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Suite 127 +/- 1,388 RSF

Entry / Reception, 3 offices, conference room, alcove, side room, corner in courtyard
for visibility

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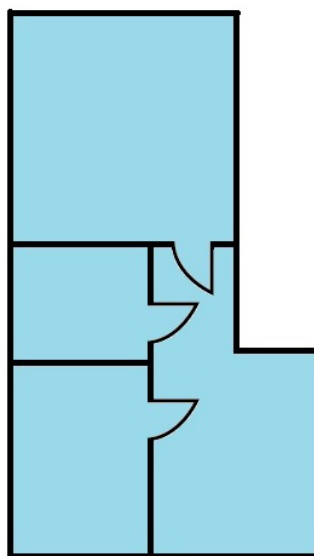
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Suite 124 +/- 1,053 RSF

Entry / Reception, 2 offices, large rear open area with windows

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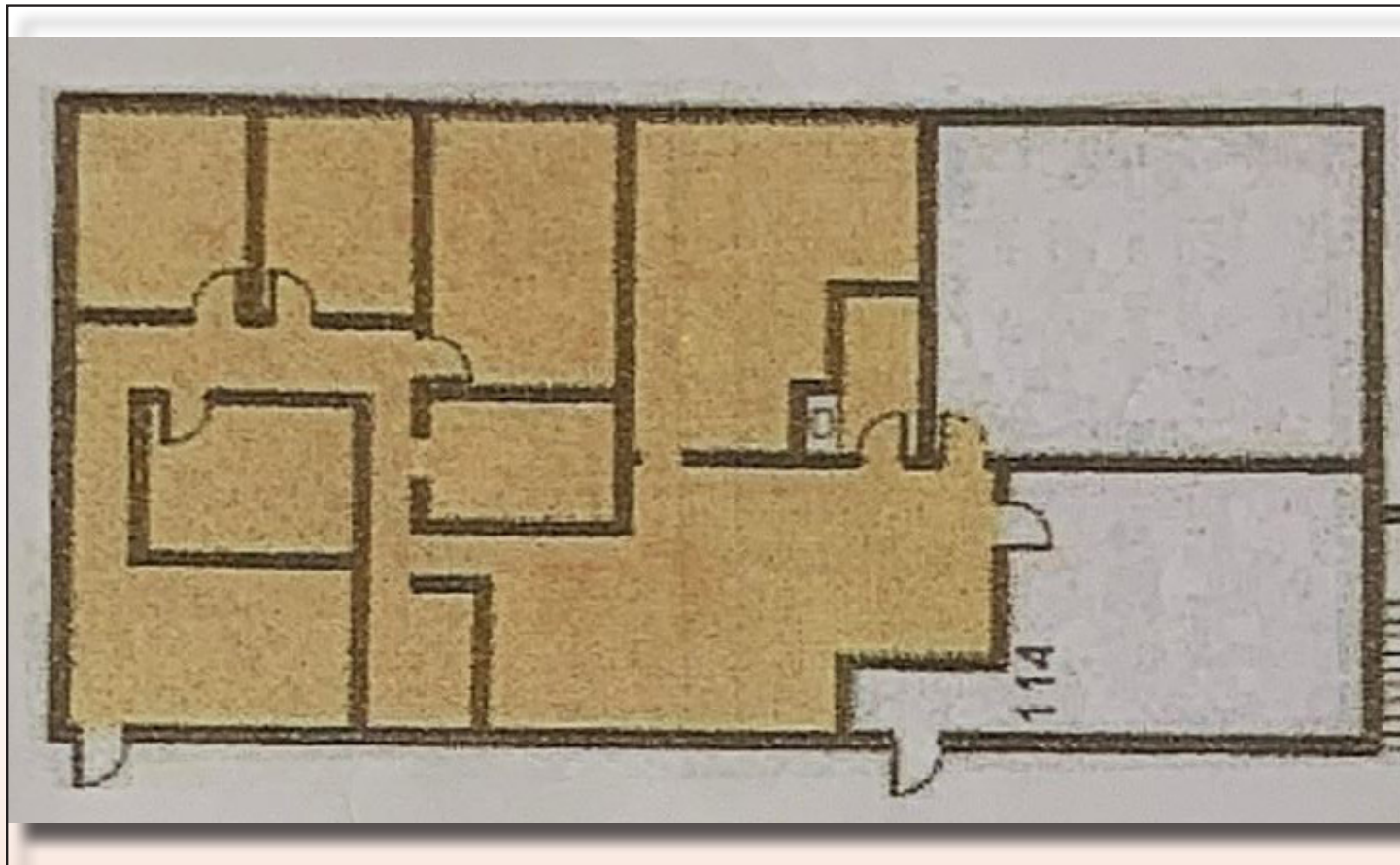
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Suite 114 +/- 2,638 RSF

Full freestanding island within building. Dual entry / reception, 3 offices, large rear open area(s) with windows

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