



TIVOLI VILLAGE

TIVOLI VILLAGE HAS SET A NEW STANDARD FOR MIXED USE DEVELOPMENTS IN LAS VEGAS AND ACROSS THE COUNTRY. THIS 28-ACRE DEVELOPMENT – RICH WITH EUROPEAN ARCHITECTURAL DETAILS – OFFERS AN EXCLUSIVE DESTINATION ENVIRONMENT FOR ITS TENANTS AND PATRONS.



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CBRE



TIVOLI VILLAGE

This 1 million square foot multi-use destination includes approximately 700,000 square feet of dynamic retail, restaurant, entertainment, and Class A office space. Tivoli Village blends the vital energy of Las Vegas with European architectural styling and an array of contemporary lifestyle options. Tivoli Village is infused with the vibrant, cultured atmosphere and bustling activity of a true community.

NOW AVAILABLE

- 670,000 SF includes a vast array of living, working, dining and shopping experiences second to none in the entire valley
- 330,000 SF of retail, restaurant and entertainment options, many unique to the Las Vegas Market
- Over 340,000 square feet of fully integrated office locations
- Office space includes four, 3-story office buildings with suites available from 1,500 SF to over 40,000 SF
- Abundant parking offered with street front, surface and structured covered subterranean spaces available
- \$2.75 Modified Gross rental rate
- Competitive lease terms available for office tenants





TIVOLI
VILLAGE



TIVOLI
VILLAGE



← Just off Summerlin Parkway



ON-PROPERTY
AMENITIES

ON-PROPERTY AMENITIES

- Center-wide Wi-Fi
- On-property gym
- Coffee shop, restaurants, bars
- Valet parking
- Mixers / Social Activities
- 24-hour security
- On-site management
- Open public space
- Free covered parking
- Events space
- Dry cleaning services
- Advertising opportunities
- On-site personal grooming services
- Dog friendly





TIVOLI
VILLAGE



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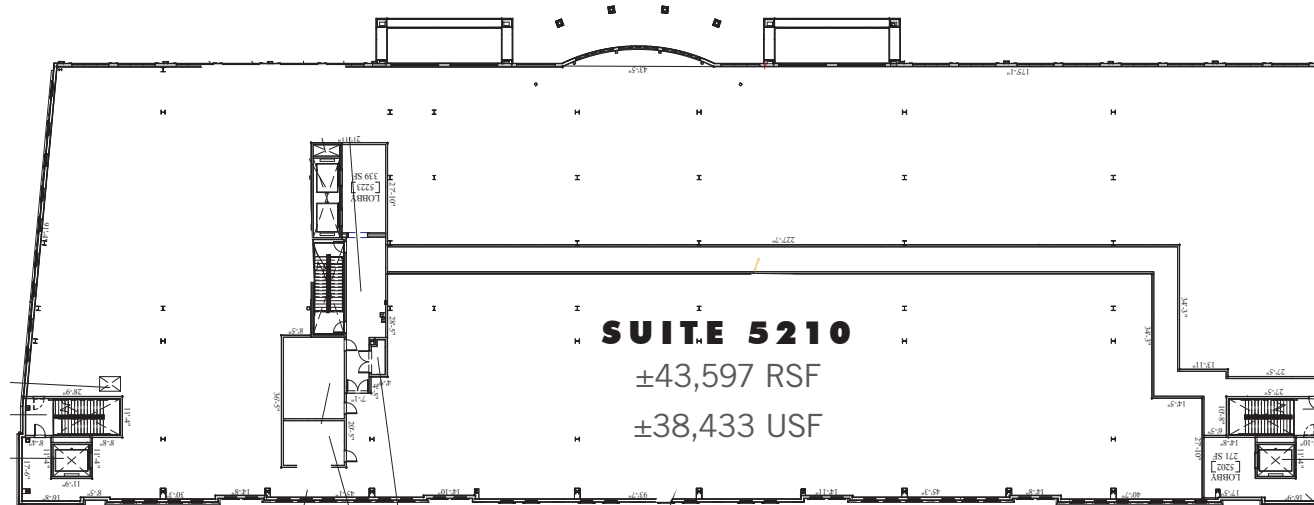
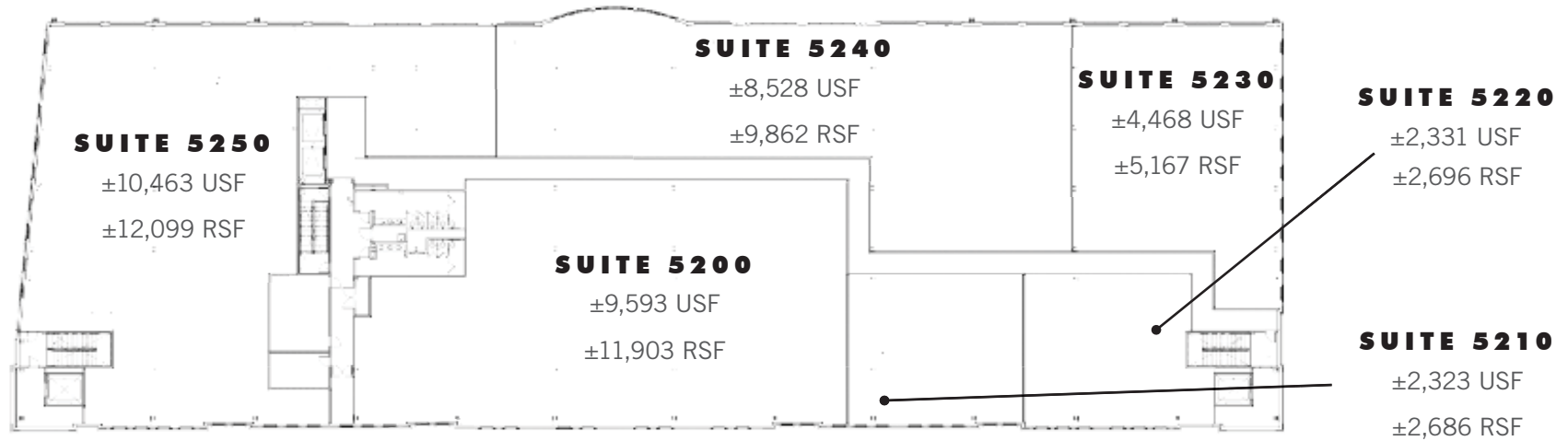
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OFFICE SPACE
OPPORTUNITIES

BUILDING 5
SECOND FLOOR

350 SOUTH RAMPART BOULEVARD :: LAS VEGAS, NEVADA



Total Available:
±43,597 RSF
±38,433 USF

* All Reasonable Divisions Will Be Considered

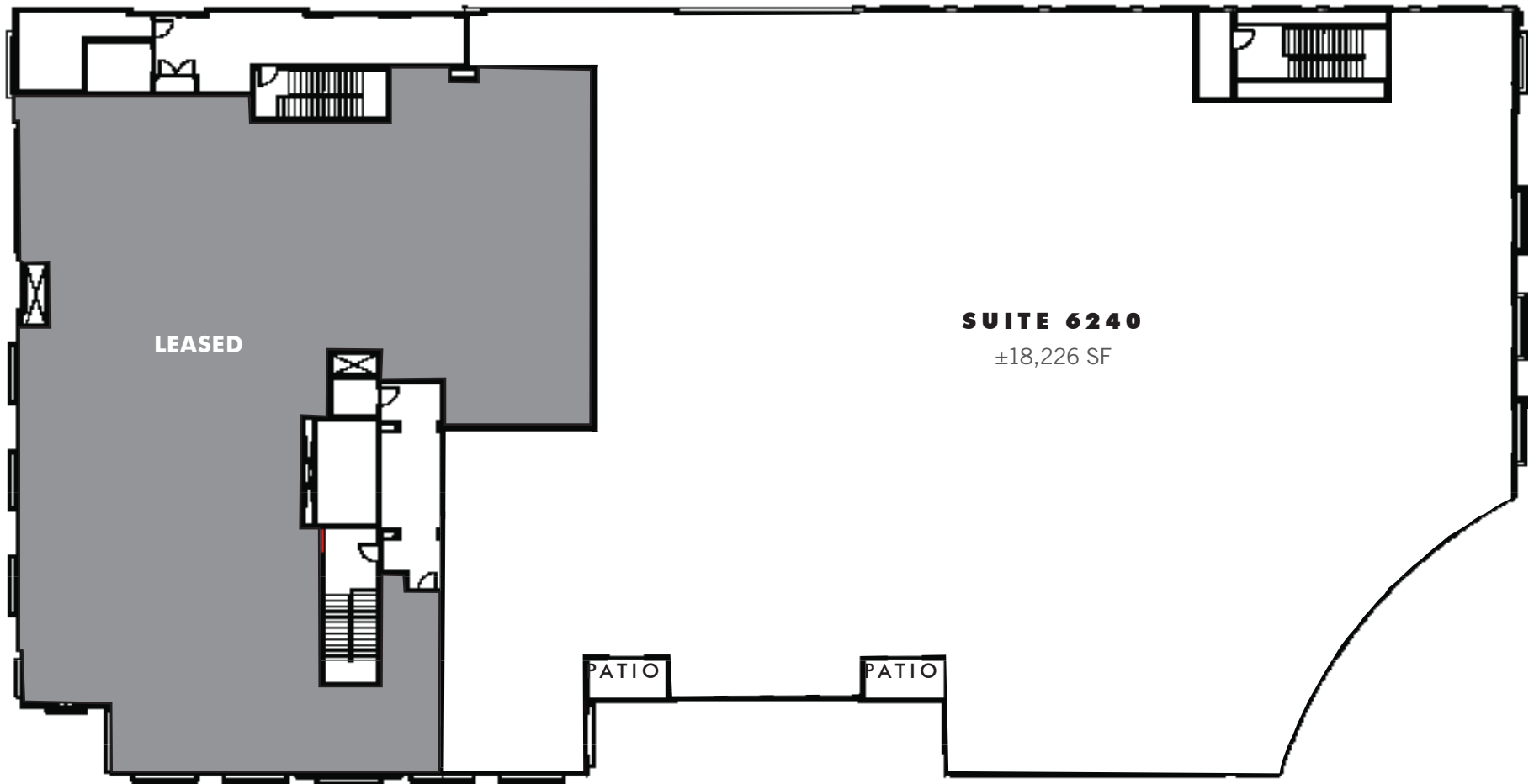
* 3,200 underground parking spaces available (largest structure in Las Vegas/Summerlin market)



Not to scale. All measurements are approximate.

BUILDING 6
SECOND FLOOR

420 SOUTH RAMPART BOULEVARD :: LAS VEGAS, NEVADA



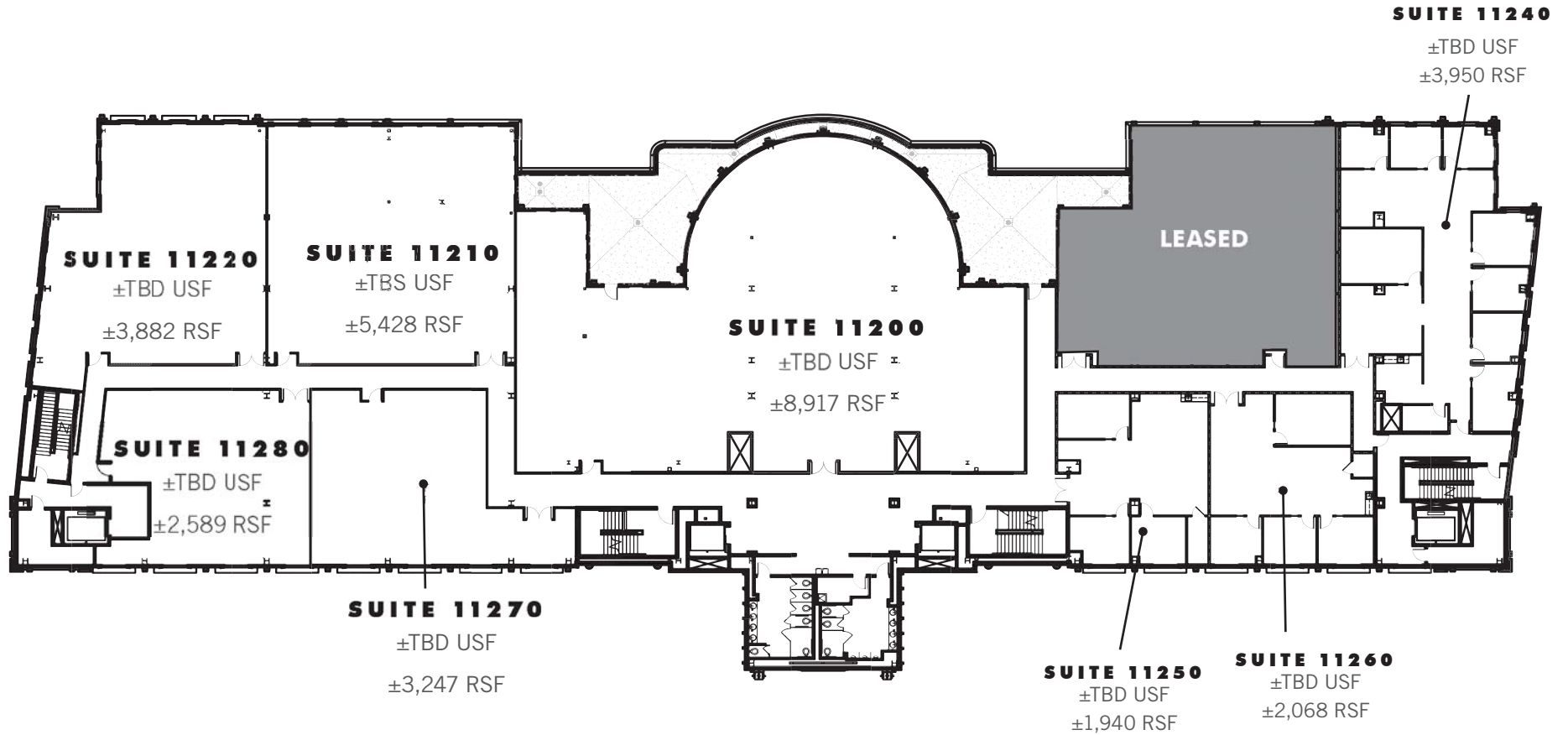
Total Available:
±18,226 SF



Not to scale. All measurements are approximate.

BUILDING 11
SECOND FLOOR

330 SOUTH RAMPART BOULEVARD :: LAS VEGAS, NEVADA



Total Available:
±TBD USF
±32,021 RSF

* All Reasonable Divisions Will Be Considered

* 2 Patios Available



Not to scale. All measurements are approximate.