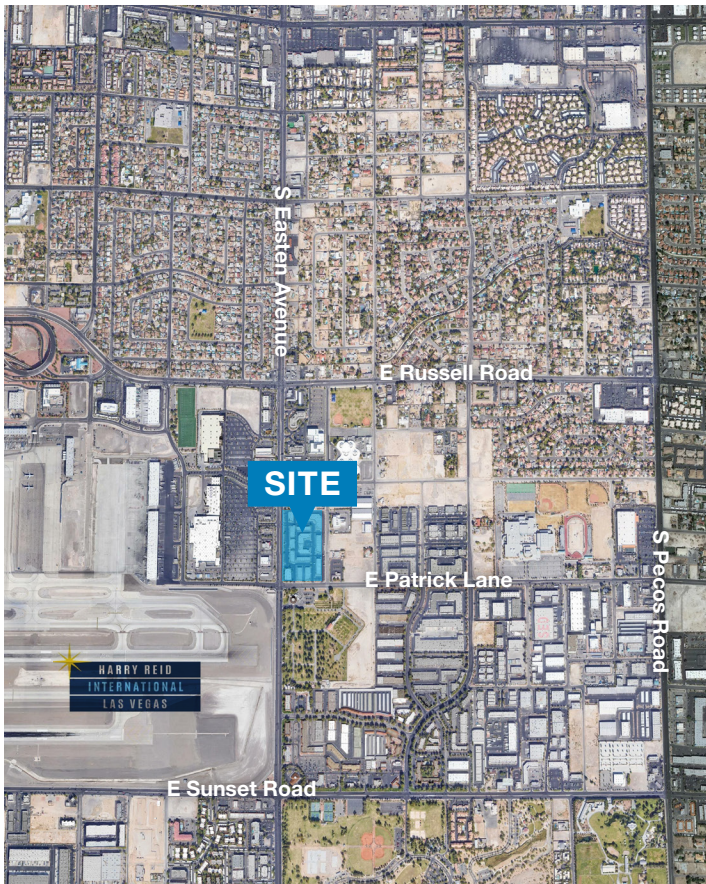




**FOR
LEASE**

Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119



PROPERTY HIGHLIGHTS

Eastern Commerce Center is conveniently located at the intersection of Eastern Avenue and Patrick Lane. The park is comprised of 13 buildings totaling 162,532 SF of office and warehouse and showroom suites. It is located just minutes from Harry Reid International Airport and the Las Vegas Strip. Immediate access to the I-15 and I-215 freeways and close to many amenities including: FedEx Express, Regional Post Office, Ross, Lowes, Wal-Mart, Office Depot and PetSmart.

- Zoning: MD - Clark County
- Property SF: ±162,352
- Construction Type: Tilt-Up Construction
- Excellent access to I-15 & I-215 freeways
- Minimum Clear Height: ±8'-14'
- Frontage on Eastern Avenue
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Parcel #: 162-36-210-001

CONTACT

Melanie Morales • Leasing Associate
702.366.1084 • MelanieM@SchnitzerProperties.com
SchnitzerProperties.com



Formerly Harsch Investment Properties

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Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
6000 S. Eastern Ave., Suite 3A	1,504	1,504	N/A	\$1.25	\$0.35	\$2,398.88	Immediately
6000 S. Eastern Ave., Suite 7A	1,509	1,509	N/A	\$1.25	\$0.35	\$2,406.86	Immediately
6000 S. Eastern Ave., Suite 3C	1,944	1,944	N/A	\$0.99**	\$0.35	\$2,398.88	Immediately
6000 S. Eastern Ave., Suite 8C	2,110	531	1,579	\$1.25	\$0.35	\$3,365.45	Immediately

**Limited Time Spring
Specials*

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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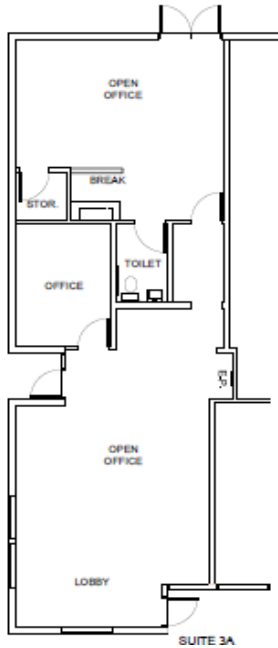


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Eastern Commerce Center

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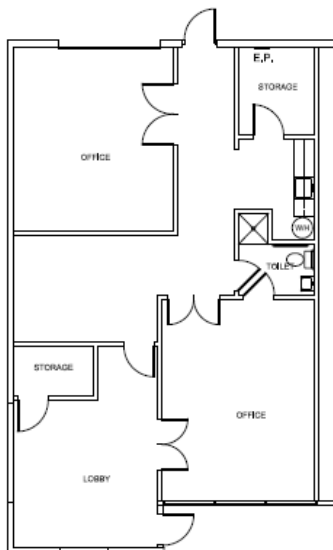


SUITE 3A

Total Square Feet

±1,504 SF

Available:	Immediately
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.35 PSF/M
Total Monthly:	\$2,39.88



SUITE 7A

Total Square Feet

±1,509 SF

Available:	Immediately
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.35 PSF/M
Total Monthly:	\$2,406.86

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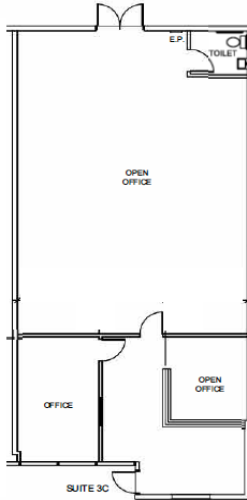


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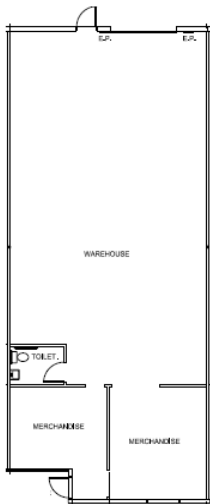
SUITE 3C

Total Square Feet **±1,944 SF**

Available:	Immediately
Lease Rate:	\$0.99 PSF/M**
Cam Rate:	\$0.35 PSF/M
Total Monthly:	\$2,595.24

****\$0.99 for the first 12 months on a minimum three (3) year term.**

*Spring
Special*



SUITE 8C

Total Square Feet **±2,110 SF**

Available:	Immediately
Office SF:	±531
Warehouse SF:	±1,579
Grade Loading Doors:	1 (10' x 10')
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.35 PSF/M
Total Monthly:	\$3,365.45

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