



**FOR
LEASE**

The Spectrum of Las Vegas

3150 East Charleston Boulevard, Las Vegas, Nevada 89104



PROPERTY HIGHLIGHTS

The Spectrum of Las Vegas, located on the northwest corner of Charleston Boulevard and North Pecos Road, offers a central location for business servicing Downtown, Henderson, the Strip, Las Vegas and North Las Vegas. The combination of flexible M-Zoning and close proximity to Downtown and the US 95 & I-15 freeways makes this location ideal for a wide range of businesses.

- On Site Leasing Office Monday - Friday 8-5
- Centrally located for easy access to the entire Las Vegas Valley
- High Visibility; Frontage on Charleston and Pecos
- Flex, Office, Industrial and Distribution Warehouse Space
- 3 Phase Power
- Dock and/or grade loading doors
- Excellent access to the US-95 & I-15
- CAM includes HVAC/Evaporative Cooler Maintenance

CONTACT

Jake Souza • Leasing Associate
702.366.1072 • JakeS@SchnitzerProperties.com

SchnitzerProperties.com

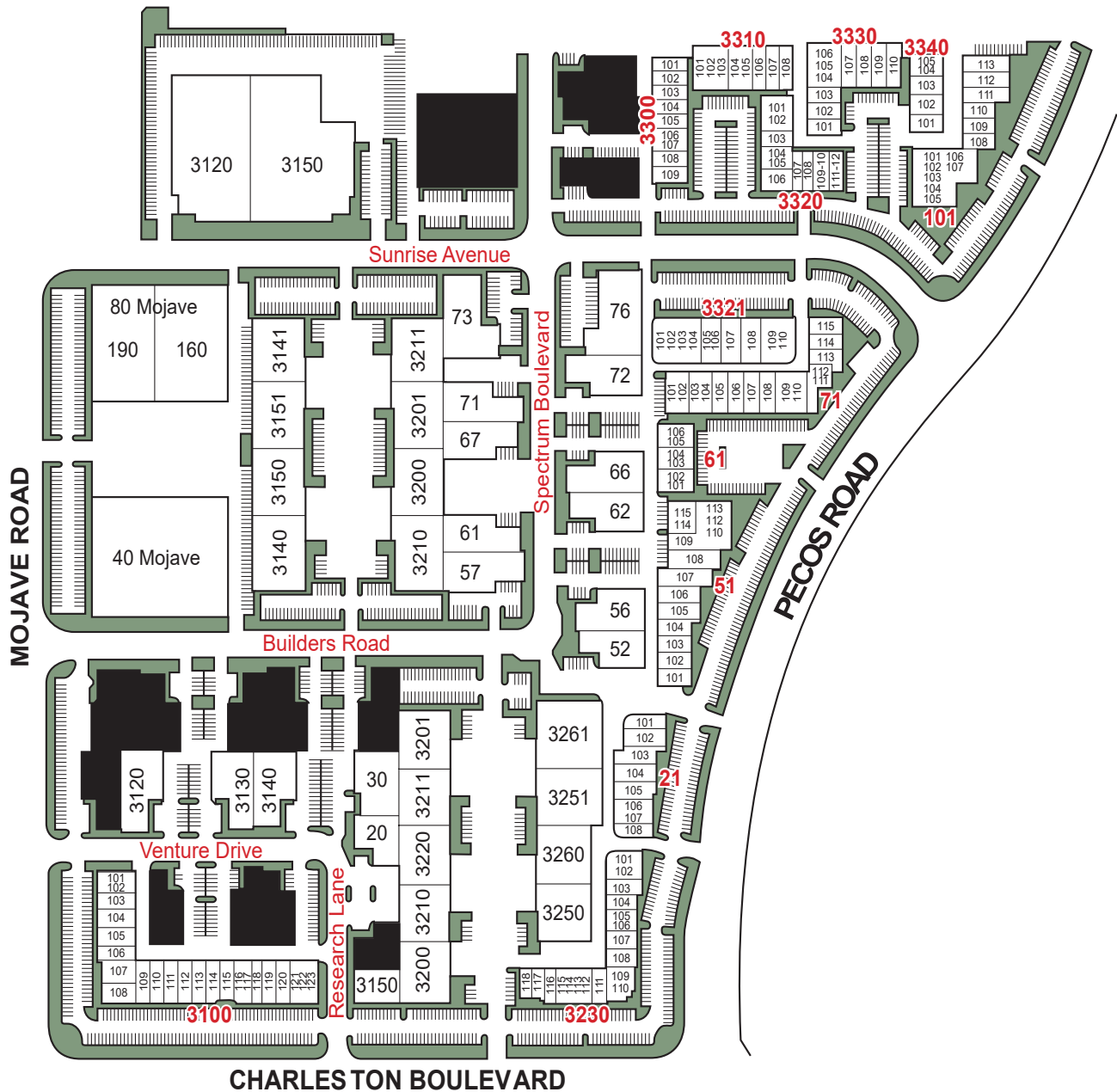


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AVAILABILITY

INDUSTRIAL

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
101 N. Pecos Rd., Suite 110	1,320	397	923	\$1.15	\$0.272	\$1,878	Immediately
101 N. Pecos Rd., Suite 108	1,320	811	509	\$1.15	\$0.272	\$1,878	September 1, 2026
101 N. Pecos Rd., Suite 109	1,320	372	948	\$1.15	\$0.272	\$1,878	August 1, 2026
3230 E. Charleston Blvd., Suite 104	1,396	1,396	N/A	\$1.00	\$0.272	\$1,776	December 1, 2026
3340 Sunrise Ave., Suite 102	1,440	431	1,009	\$1.15	\$0.272	\$2,048	Immediately
71 N. Pecos Rd., Suite 106	1,608	439	1,169	\$1.15	\$0.272	\$2,287	September 1, 2026
3300 Sunrise Ave., Suite 103	1,647	455	1,192	\$0.85	\$0.272	\$1,849	Immediately
3100 E. Charleston Blvd., Suite 113	1,680	742	938	\$1.15	\$0.272	\$2,390	December 1, 2026
101 N. Pecos Rd., Suite 106-107	2,470	934	1,536	\$1.15	\$0.272	\$3,512	November 1, 2026
3330 Sunrise Ave., Suite 103	2,664	545	2,119	\$1.15	\$0.272	\$3,789	December 1, 2026
3100 E. Charleston Blvd., Suite 114-115	3,360	790	2,570	\$1.15	\$0.272	\$4,778	December 1, 2026
3300 Sunrise Ave., Suite 06-108	3,874	1,621	2,253	\$1.10	\$0.272	\$5,315	September 1, 2026
3140 & 3150 Builders Rd.,	24,000	1,150	22,850	\$0.95	\$0.253	\$28,872	November 1, 2026

**Limited Time Specials*

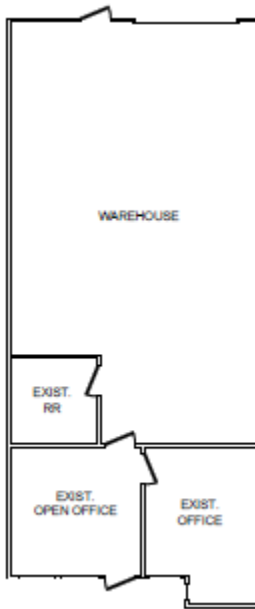


The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase,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

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101 N. PECOS RD., SUITE 110

Total Square Feet ±1,320 SF

Available:	Immediately
Office SF:	±397
Warehouse SF:	±923
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,878
Power:	120/208 Volt, 3 Phase, 100 Amps



101 N. PECOS RD., SUITE 108

Total Square Feet ±1,320 SF

Available:	September 1, 2026
Office SF:	±811
Warehouse SF:	±509
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,878
Power:	120/240 Volt, 3 Phase, 100 Amps

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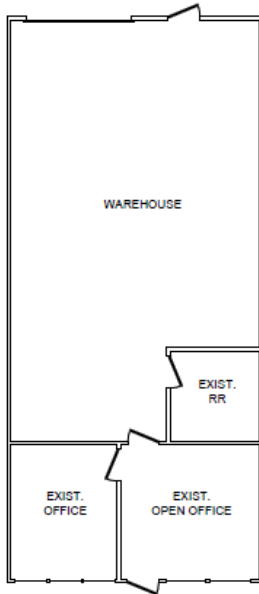


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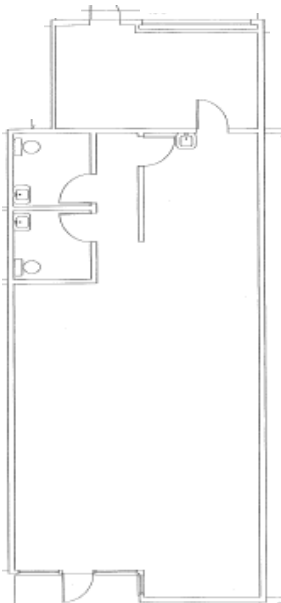


101 N. PECOS RD., SUITE 109

Total Square Feet

±1,320 SF

Available:	Immediately
Office SF:	±372
Warehouse SF:	±948
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,878
Power:	120/240 Volt, 3 Phase, 100 Amps



3230 E. CHARLESTON BLVD., SUITE 104

Total Square Feet

±1,396 SF

Available:	December 1, 2026
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.00 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,776
Power:	120/240 Volt, 3 Phase, 200 Amps

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3340 SUNRISE AVE., SUITE 102

Total Square Feet ±1,440 SF

Available:	Immediately
Office SF:	±431
Warehouse SF:	±1,009
Grade Loading Doors:	1 (10'x10')
Clear Height:	Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,048
Power:	120/240 Volt, 3 Phase, 100 Amps



71 N. PECOS RD., SUITE 106

Total Square Feet ±1,608 SF

Available:	September 1, 2026
Office SF:	±439
Warehouse SF:	±1,169
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,287
Power:	120/208 Volt, 3 Phase, 100 Amps

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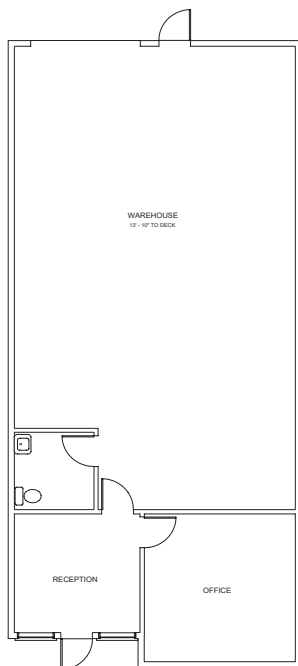


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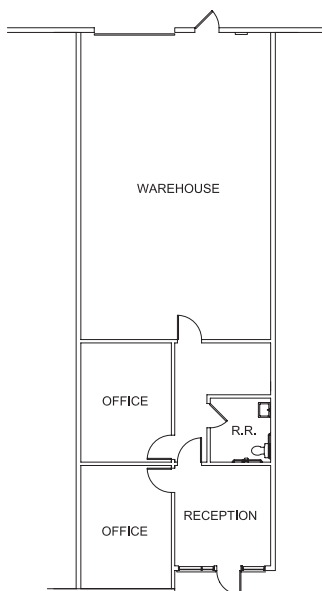


3300 SUNRISE AVE., SUITE 103

Total Square Feet

±1,647 SF

Available:	Immediately
Office SF:	±455
Warehouse SF:	±1,192
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$0.85 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,848
Power:	120/208 Volt, 3 Phase, 100 Amps



3100 E. CHARLESTON BLVD., SUITE 113

Total Square Feet

±1,680 SF

Available:	December 1, 2026
Office SF:	±742
Warehouse SF:	±938
Grade Loading Doors:	1 (10'x10')
Clear Height:	Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,390
Power:	120/240 Volt, 3 Phase, 100 Amps

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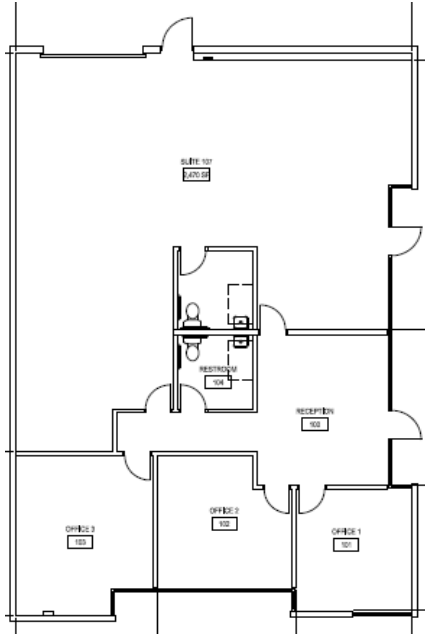


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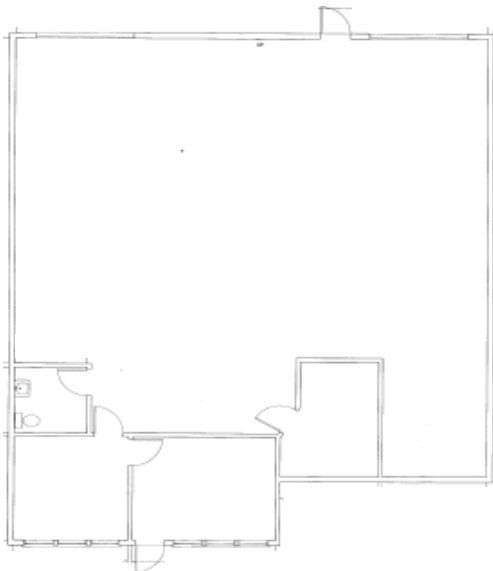
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101 N. PECOS RD., SUITE 106-107

Total Square Feet ±2,470 SF

Available:	November 1, 2026
Office SF:	±934
Warehouse SF:	±1,536
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$3,512
Power:	120/208 Volt, 3 Phase, 200 Amps



3330 SUNRISE AVE., SUITE 103

Total Square Feet ±2,664 SF

Available:	August 1, 2026
Office SF:	±545
Warehouse SF:	±2,119
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$3,789
Power:	120/240 Volt, 3 Phase, 100 Amps

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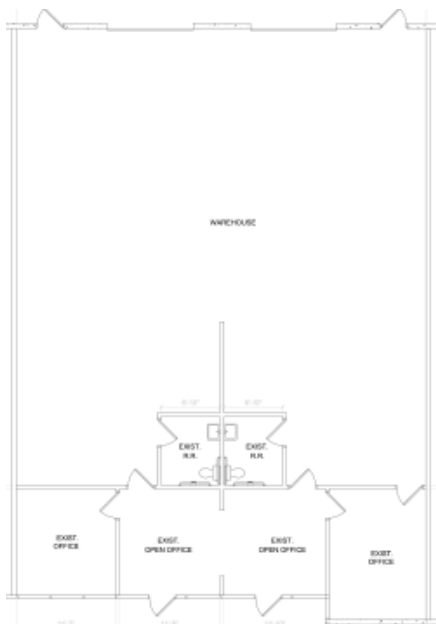


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3100 E. CHARLESTON BLVD., SUITE 114-115

Total Square Feet ±3,360 SF

Available:	December 1, 2026
Office SF:	±790
Warehouse SF:	±2,570
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$4,778
Power:	120/240 Volt, 3 Phase, 200 Amps



3300 SUNRISE AVE., SUITE 106- 108

Total Square Feet ±3,874 SF

Available:	September 1, 2026
Office SF:	±1,621
Warehouse SF:	±2,253
Grade Loading Doors:	2 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.10 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$5,315
Power:	120/240 Volt, 3 Phase, 200 Amps

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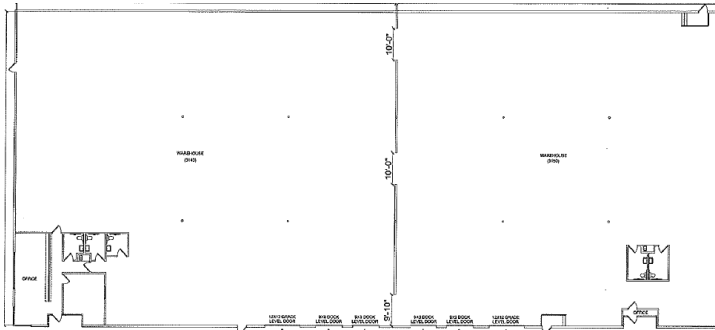
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3140 & 3150 BUILDERS RD.,



Total Square Feet ±24,000 SF

Available:	November 1, 2026
Office SF:	±1,150
Warehouse SF:	±22,850
Dock Loading Doors:	4 (9'x9')
Grade Loading Doors:	2 (12'x12')
Clear Height:	Deck 27' - Truss 25'8"
Lease Rate:	\$0.95 PSF/M
Cam Rate:	\$0.253 PSF/M
Total Monthly:	\$28,872
Power:	(3150) 3 Phase, 400 Amps of 480/277 w/ 100 -amp subpanel of 120/208 (3140) 3 Phase, 600 Amps of 480/277 w/ 225 -amp subpanel of 120/208

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