



±2K SF HIGH IMAGE OFFICE/WAREHOUSE SUITES NEAR AIRPORT

# FOR LEASE

## PATRICK COMMERCE CENTER

6151, 6171 & 6231 MCLEOD DRIVE  
2875 & 2925 E. PATRICK LANE  
LAS VEGAS, NV 89120

**JENNIFER LEVINE, CCIM**

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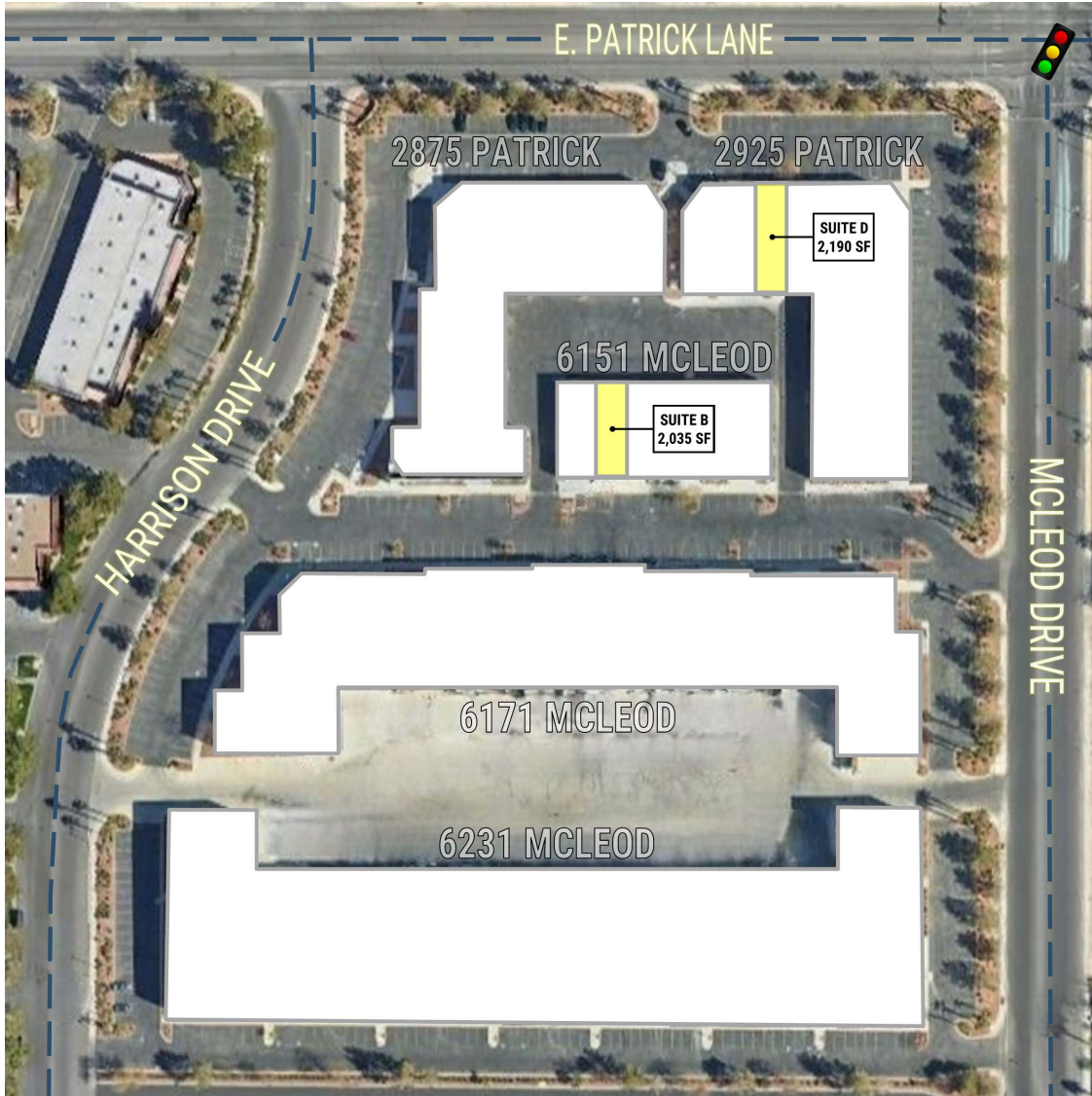


# PATRICK COMMERCE CENTER



**Schnitzer**  
PROPERTIES

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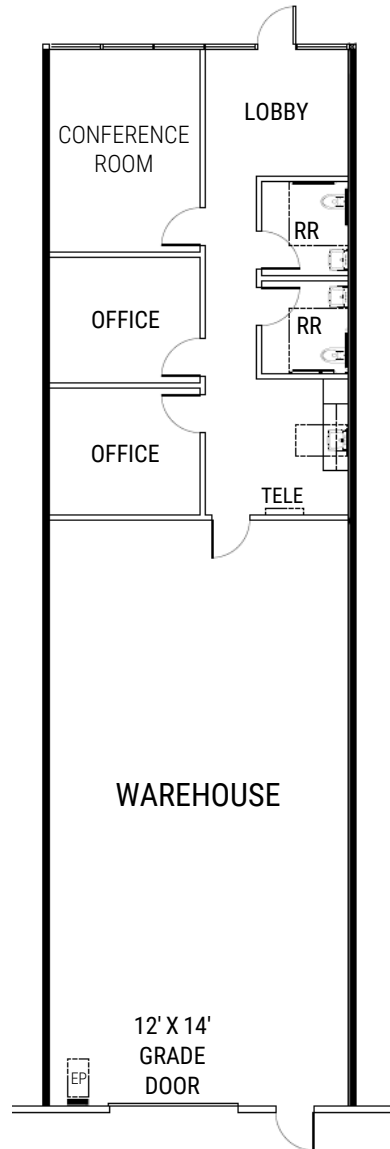
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# PATRICK COMMERCE CENTER



# FOR LEASE



## 2925 E. PATRICK LANE, SUITE D

- ±2,190 SF Total
  - ⇒ ±1,108 SF HVAC Office
  - ⇒ ±1,082 SF Evaporative Cooled Warehouse
- 1 - 12' x 14' Grade Level Loading Door
- 14' - 16' Clear Height
- 200 Amps, 120/208 Volt, 3-Phase Power
- Fire Sprinkler System
- Skylights
- Sublease Expires: 10/31/2026 *(Longer Lease Negotiable w/ Landlord)*
- **Total Monthly: \$3,000**
  - ⇒ **Monthly Base Rent: ~~\$1.40/SF~~ (NNN) \$1.12 Sublease Special**
  - ⇒ **Monthly NNN/CAM: \$0.25/SF\***

\* NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling

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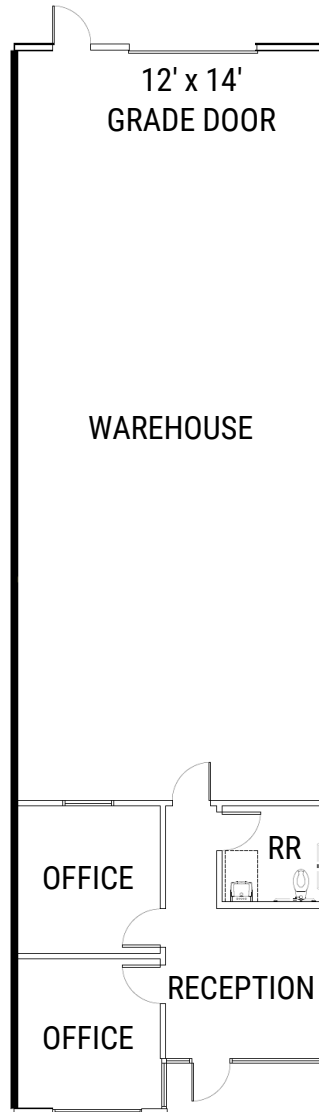
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## 6151 MCLEOD DRIVE, SUITE B

- ±2,035 SF Total
  - ⇒ ±593 SF HVAC Office
  - ⇒ ±1,442 SF Evaporative Cooled Warehouse
- 1 - 12' x 14' Grade Level Loading Door
- 14' - 16' Clear Height
- 125 Amps, 120/208 Volt, 3-Phase Power
- Fire Sprinkler System
- Skylights
- **Total Monthly: \$3,358**
  - ⇒ **Monthly Base Rent: \$1.40/SF (NNN)**
  - ⇒ **Monthly NNN/CAM: \$0.25/SF\***

\* NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling

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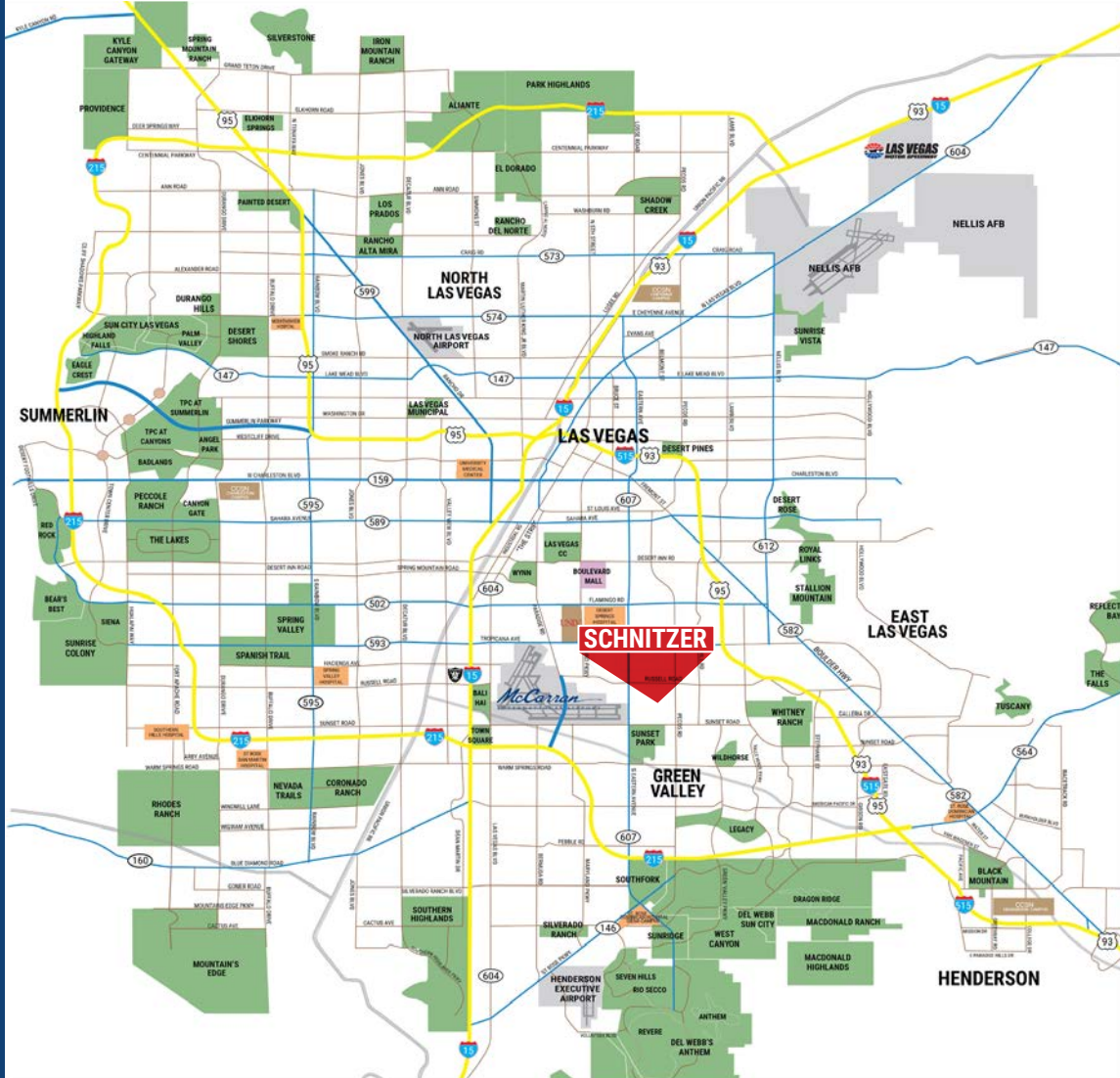
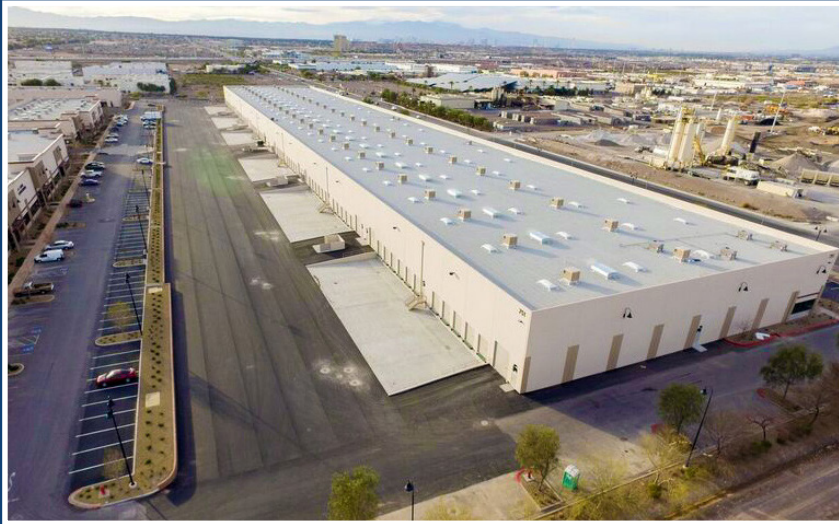




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## ABOUT SCHNITZER PROPERTIES

*Schnitzer Properties is a privately-held real estate company that acquires, manages, and develops properties for its own portfolio. Founded in 1950, the company owns and operates 22 million square feet of office, multi-tenant industrial, multi-family, and retail properties in six western states. Schnitzer Properties has an impeccable reputation and exhibits pride of ownership that is unmatched in the industry.*

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