



FOR LEASE

6151, 6171 & 6231 MCLEOD DRIVE

2875 & 2925 E. PATRICK LANE

LAS VEGAS, NV 89120



JENNIFER LEVINE, CCIM

(702) 318-1400

JLevine@rcadvs.com

NV-RE License: B.0145723

ELIZABETH MOORE

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

PATRICK COMMERCE CENTER



FOR LEASE



- ⇒ Office / Warehouse Suites Available
- ⇒ Located @ S. Pecos Road & E. Patrick Lane (North of Sunset Road & East of S. Eastern Avenue)
- ⇒ Five (5) Minutes to Harry Reid International Airport
- ⇒ ±14' - ±24' Clear Heights
- ⇒ Parking Ratio: 2.29 / 1,000 SF
- ⇒ Dock High & Grade Level Loading Doors
- ⇒ 125 - 600 Amp Panels, 120/208 - 277/480 Volts, 3-Phase Power



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REALCOMM ADVISORS

770 E. Warm Springs Road

Suite 120

Las Vegas, NV 89119

(702) 515-1010

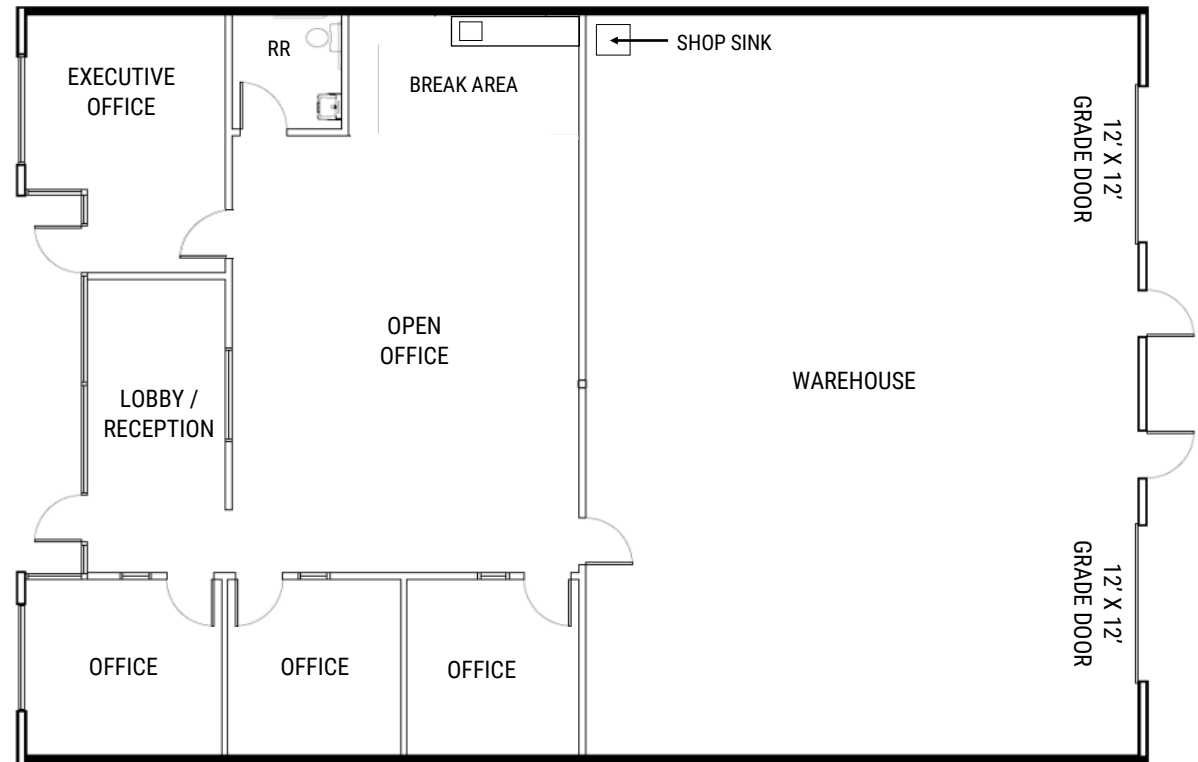
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2875 E. PATRICK LANE SUITE J & K

- ±3,234 SF Total - Office / Warehouse Suite
 - ◇ ±1,603 SF Office
Lobby / Reception, Three (3) Private Offices, One (1) Executive Office, Open Office Area, and an Large Open Break Area w/ Sink
 - ◇ ±1,631 SF Warehouse
- ±14' Clear Height
- Two (2) - 12' x 12' Grade Level Loading Doors
- Fire Sprinklers
- Skylights in Warehouse
- 200 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT: \$5,433**
 - ◇ **BASE RENT (NNN): \$1.40/SF**
 - ◇ **NNN FEE: \$0.28/SF***

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



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it.

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2875 E. PATRICK LANE SUITE 0

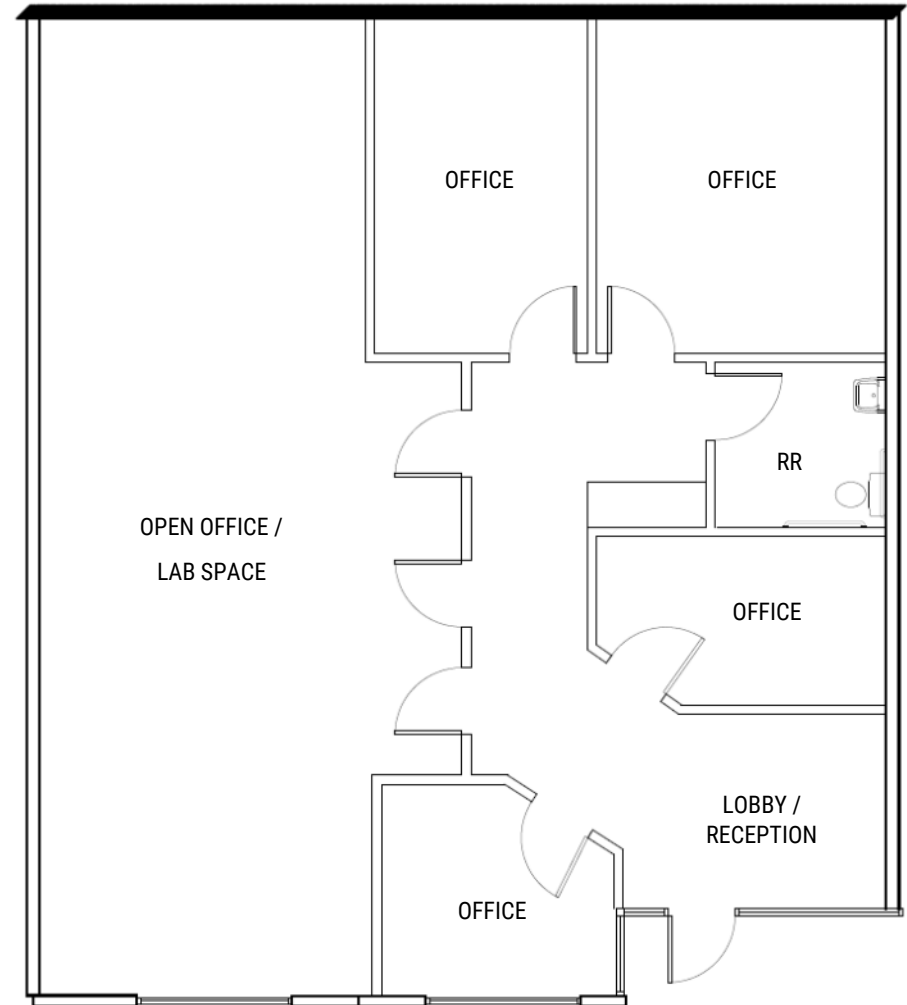
- ±1,751 SF Total - 100% HVAC Office
Lobby / Reception
Three (3) Private Offices
Open Office / Lab Space
One (1) Private Restroom
- ±14' Clear Height
- Fire Sprinklers
- Skylights in Warehouse
- 200 Amp Panel, 120/208 Volt, 3-Phase Power
- Available - 07/01/2026



- **TOTAL MONTHLY RENT: \$2,679**
 - ◇ **BASE RENT (NNN): ~~\$1.40/SF~~ \$1.25/SF****
 - ◇ **NNN FEE: \$0.28/SF***

** = Three Year Deal: \$1.25 = 1st Year (\$1.40 = 2nd Year)

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



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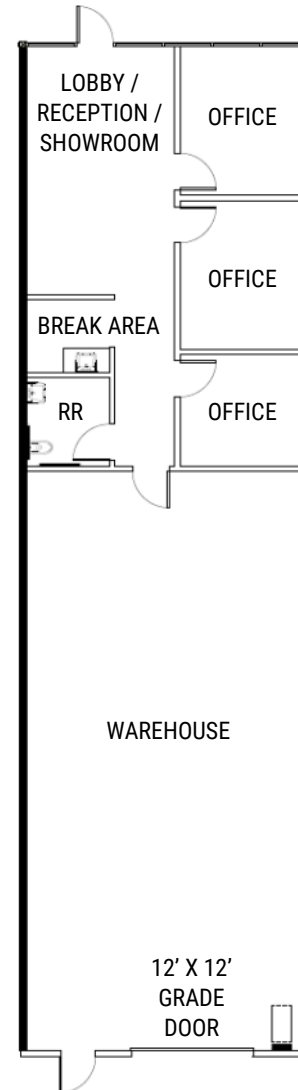
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2925 E. PATRICK LANE SUITE C

- ±2,186 SF Total - Office / Warehouse Suite
 - ◇ ±1,065 SF Office
Large Lobby / Reception / Showroom, Break Area
Three (3) Private Offices, and One (1) Restroom
 - ◇ ±1,121 SF Warehouse
- ±14' Clear Height
- One (1) - 12' x 12' Grade Level Loading Door
- Fire Sprinklers
- Skylights in Warehouse
- 200 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT: \$3,673**
 - ◇ **BASE RENT (NNN): \$1.40/SF**
 - ◇ **NNN FEE: \$0.28/SF ***

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



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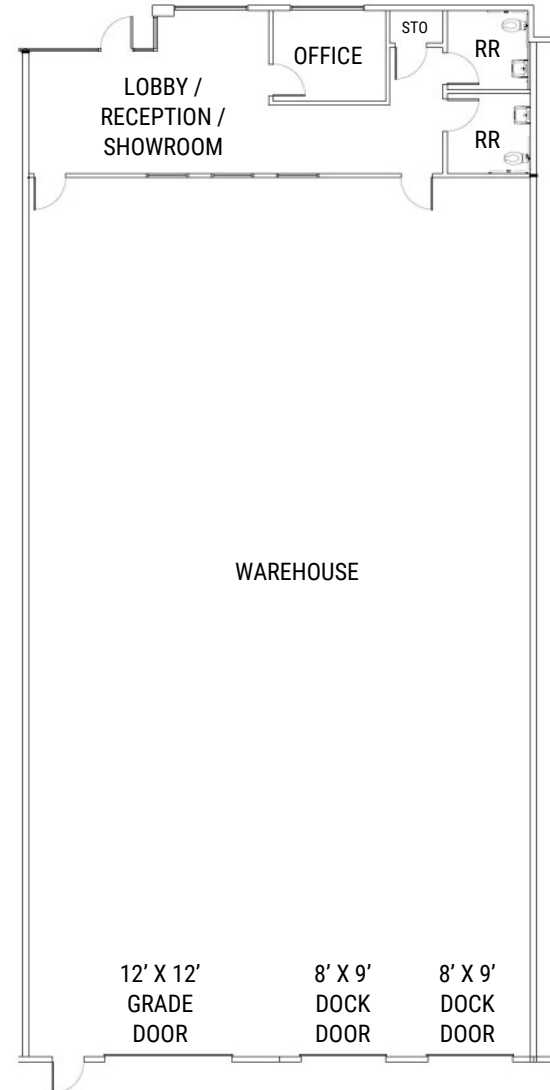
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6171 MCLEOD DRIVE SUITE H

- ±4,800 SF Total - Office / Warehouse Suite
 - ◇ ±795 SF Office
Large Lobby / Reception / Showroom, Storage, One (1) Private Office, and Two (2) Restrooms
 - ◇ ±4,005 SF Warehouse
- ±24' Clear Height
- One (1) - 12' x 12' Grade Level Loading Door
- Two (2) - 8' x 9' Dock High Loading Doors
- Fire Sprinklers
- Skylights in Warehouse
- 200 Amp Panel, 120/208 Volt, 3-Phase Power
- **TOTAL MONTHLY RENT: \$8,064**
 - ◇ **BASE RENT (NNN): \$1.40/SF**
 - ◇ **NNN FEE: \$0.28/SF***

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



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DRIVE TIMES

Harry Reid International Airport	5 Minutes
Town Square Las Vegas	10 Minutes
Interstate 11	10 Minutes
Allegiant Stadium	13 Minutes
Henderson Hospital	14 Minutes
Interstate 215	14 Minutes
The Las Vegas Strip	20 Minutes



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