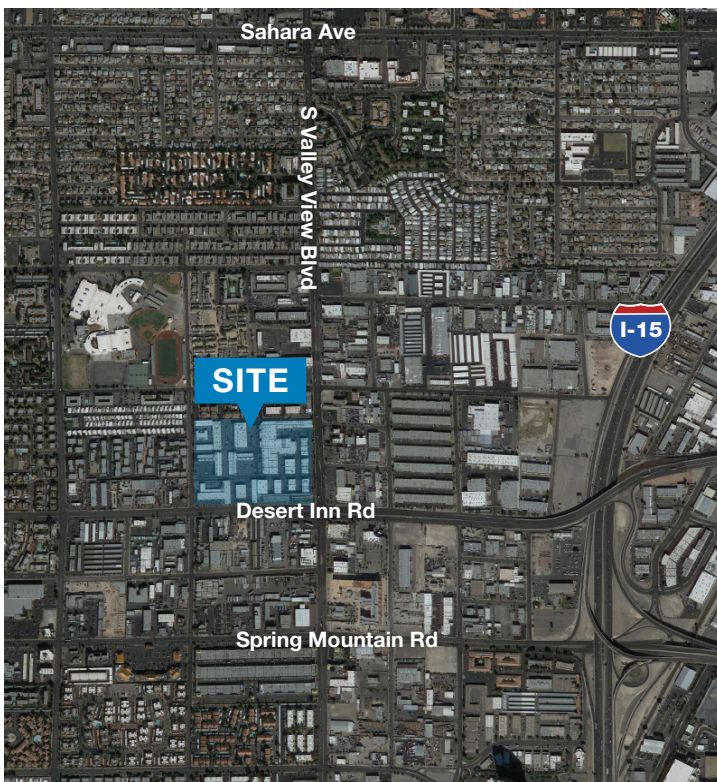


FOR LEASE

# LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



## PROPERTY HIGHLIGHTS

Location One Commerce Center is a 522,431 SF mixed use project consisting of retail frontage with office and warehouse units available. The project offers second story office suites ranging from  $\pm 500$  SF to  $\pm 1,000$  SF and office/warehouse from  $\pm 960$  SF to  $\pm 15,500$  SF. Located on the NW corner of Valley View Boulevard and Desert Inn Road, in the heart of Central Las Vegas, Location One offers excellent access to the Las Vegas Strip and I-15/Spring Mountain Interchange.

- On Site Leasing Office Monday-Friday 8AM-5PM
- Centrally Located for Easy Access to the entire Las Vegas Valley
- High Visibility; Frontage on Valley View Boulevard
- Flex, Office, Industrial and Distribution Warehouse Space
- Dock and/or Garage Loading Doors
- Excellent Access to the US-95 & I-15 Freeways
- CAM Includes HVAC/Evaporative Cooler Maintenance

# LOCATION ONE COMMERCE CENTER

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## AVAILABILITY

### RETAIL

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3850 W. Desert Inn Rd., Suite 108	960	\$1.49	\$0.207	\$1,629	Immediately
3850 W. Desert Inn Rd., Suite 107	1,102	\$1.49	\$0.207	\$1,870	Immediately
3111 S. Valley View Blvd., Suite O-105	2,812	\$1.00	\$0.207	\$3,394	Immediately

### OFFICE

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite B-215	500*	\$0.70	\$0.207	\$454	Immediately
3111 S. Valley View Blvd., Suite B-217/218	1,000	\$0.65	\$0.207	\$857	Immediately

*\*Additional same square foot spaces available*

### INDUSTRIAL

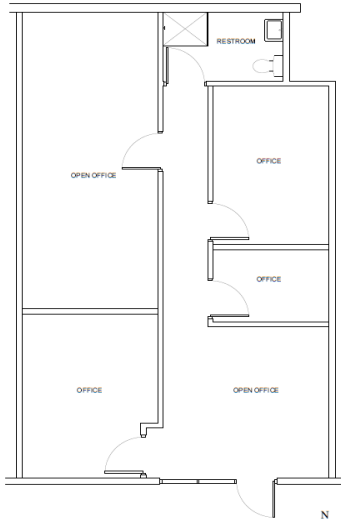
BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite B-110	1,400*	500	900	\$0.90	\$0.207	\$1,550	TBD
3111 S. Valley View Blvd., Suite V-105	2,333	TBD	TBD	\$0.85	\$0.207	\$2,466	TBD
3111 S. Valley View Blvd., Suite B102/103	2,800	1,000	1,800	\$0.85	\$0.207	\$2,960	TBD
3111 S. Valley View Blvd., Suite D-102	5,416	490	4,926	\$0.60	\$0.207	\$4,371	Immediately

*\*Additional same square foot spaces available*



# LOCATION ONE COMMERCE CENTER

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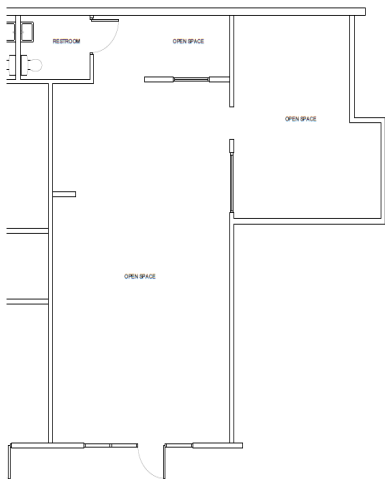


## 3850 W. DESERT INN ROAD, SUITE 108

**Total Square Feet**

**±960 SF**

Available:	Immediately
Lease Rate:	\$1.49 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,629
Power:	120/240 Volt, Single Phase, 100 Amps



## 3850 W. DESERT INN ROAD, SUITE 107

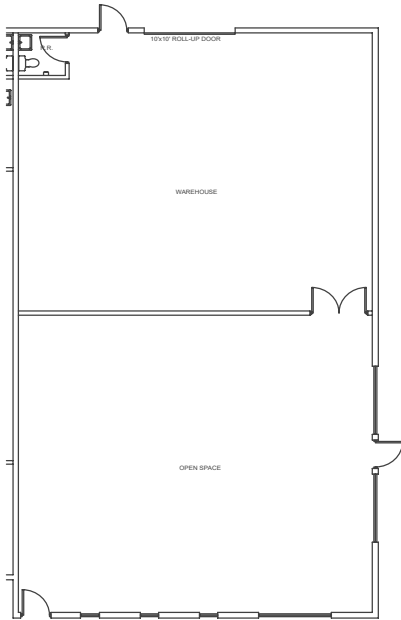
**Total Square Feet**

**±1,102 SF**

Available:	Immediately
Lease Rate:	\$1.49 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,870
Power:	120/240 Volt, Single Phase, 125 Amps

# LOCATION ONE COMMERCE CENTER

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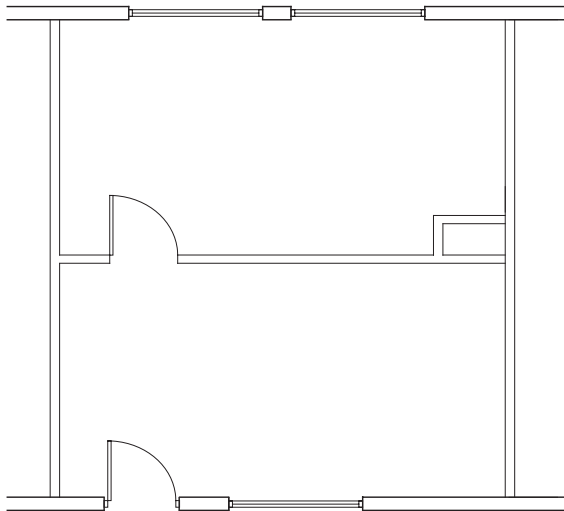


## 3111 S. VALLEY VIEW BLVD., SUITE O-105

**Total Square Feet** **±2,812 SF**

Available:	Immediately
Grade Level Loading:	1 (8'x10')
Clear Height:	10'
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$3,394
Power:	120/240 Volt, Single Phase, 400 Amps

**100% HVAC**



## 3111 S. VALLEY VIEW BLVD., SUITE B-215

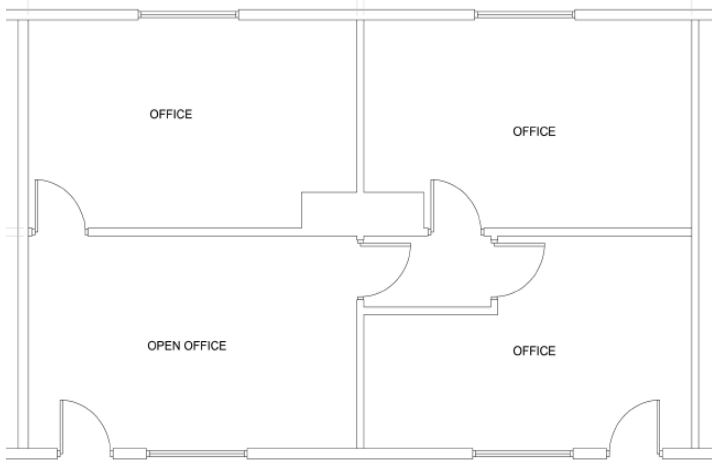
**Total Square Feet** **±500 SF**

Available:	Immediately
Lease Rate:	\$0.71 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$454
Power:	120/240 Volt, Single Phase, 70 Amps

*\*Additional 500 SF space(s) available*

# LOCATION ONE COMMERCE CENTER

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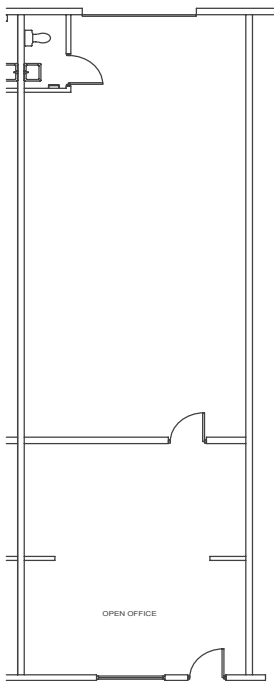


## 3111 S. VALLEY VIEW BLVD., SUITE B-217/218

Total Square Feet

±1,000 SF

Available:	Immediately
Lease Rate:	\$0.65 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$857
Power:	120/240 Volt, Single Phase, 70 Amps



## 3111 S. VALLEY VIEW BLVD., SUITE B-110

Total Square Feet

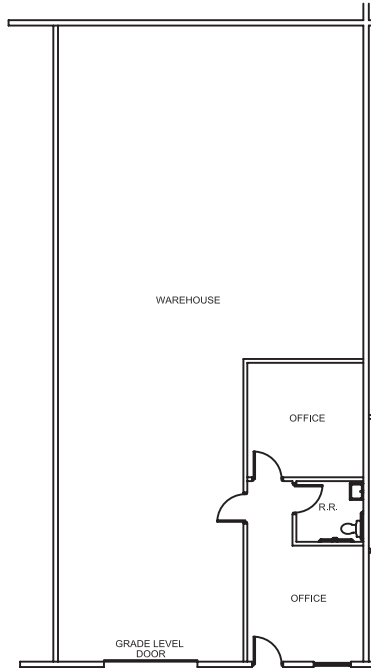
±1,400 SF

Available:	TBD
Office SF:	±500
Warehouse SF:	±900
Grade Level Loading:	1 (10'x10')
Clear Height:	12'
Lease Rate:	\$0.90 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,550
Power:	120/240 Volt, Single Phase, 100 Amps

*\*Additional 1,400 SF space(s) available*

# LOCATION ONE COMMERCE CENTER

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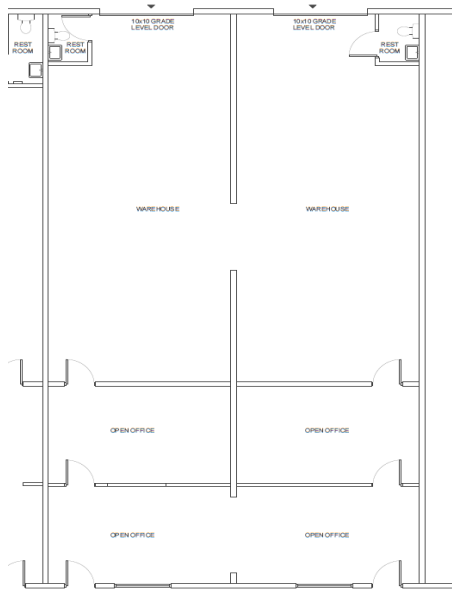


## 3111 S. VALLEY VIEW BLVD., SUITE V-105

Total Square Feet

±2,333 SF

Available:	TBD
Office SF:	TBD
Warehouse SF:	TBD
Grade Level Loading:	1 (10'x10')
Clear Height:	10'
Lease Rate:	\$0.85 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$2,466
Power:	120/240 Volt, Single Phase, 200 Amps



## 3111 S. VALLEY VIEW BLVD., SUITE B-102/B-103

Total Square Feet

±2,800 SF

Available:	TBD
Office SF:	1,000
Warehouse SF:	1,800
Grade Level Loading:	2 (10'x10')
Clear Height:	12'
Lease Rate:	\$0.85 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$2,960
Power:	120/240 Volt, Single Phase, 100 Amps

# LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



## 3111 S. VALLEY VIEW BLVD., SUITE D-102

**Total Square Feet**

**±5,416 SF**

Available:	Immediately
Office SF:	±490
Warehouse SF:	±4,926
Loading Doors:	1 Pony (12'x12')
Clear Height:	15'10"
Lease Rate:	\$0.60 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$4,371
Power:	(1) 120/240 Volt, Single Phase, 100 Amps and (1) 120/240 Volt, Single Phase, 200 Amps