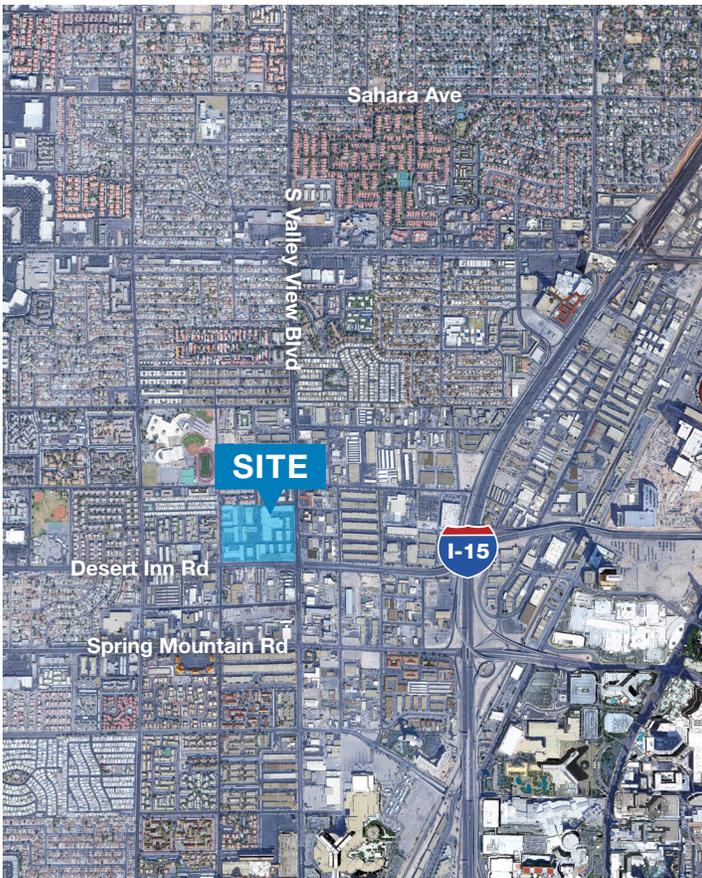




**FOR
LEASE**

Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



PROPERTY HIGHLIGHTS

Location One Commerce Center offers 522,431 SF of versatile mixed-use space designed for businesses that want visibility, flexibility, and convenience. Featuring prominent retail frontage along with a variety of office and warehouse options, the project provides second-story office suites from approximately 500–1,000 SF and office/warehouse units ranging from roughly 960–15,500 SF. Ideally positioned at the high-traffic northwest corner of Valley View Boulevard and Desert Inn Road, in the heart of Central Las Vegas, Location One Commerce Center delivers exceptional access to the Las Vegas Strip and the I-15/Spring Mountain interchange—making it a strategic hub for companies looking to grow in one of the city's most connected corridors.

- 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

CONTACT

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SchnitzerProperties.com



Formerly Harsch Investment Properties

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RETAIL

BUILDING / SUITE	TOTAL SF	OFFICE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3850 W. Desert Inn Rd., Suite 107	1,102	1,102	\$1.70	\$0.299	\$2,203	Immediately

INDUSTRIAL

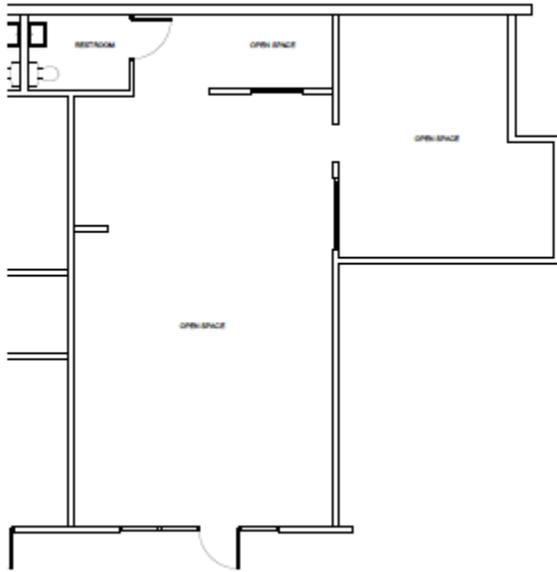
BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite E-103	960	100	860	\$1.60	\$0.299	\$1,823	Immediately
3111 S. Valley View Blvd., Suite L-103	960	220	740	\$1.60	\$0.299	\$1,823	Immediately
3111 S. Valley View Blvd., Suite A-110	1,400	480	920	\$1.40	\$0.299	\$2,379	May 1, 2026
3111 S. Valley View Blvd., Suite A-112	1,400	470	930	\$1.40	\$0.299	\$2,379	Immediately
3111 S. Valley View Blvd., Suite A-118	1,400	475	925	\$1.40	\$0.299	\$2,379	Immediately
3111 S. Valley View Blvd., Suite A-120	1,400	475	925	\$1.20*	\$0.299	\$2,099	Immediately
3111 S. Valley View Blvd., Suite B-109	1,400	480	920	\$1.40	\$0.299	\$2,379	Immediately
3111 S. Valley View Blvd., Suite B-110	1,400	480	920	\$1.40	\$0.299	\$2,379	Immediately
3111 S. Valley View Blvd., Suite L-101	1,400	600	800	\$1.40	\$0.299	\$2,379	May 1, 2026
3111 S. Valley View Blvd., Suite X-103	1,520	242	1,278	\$1.40	\$0.299	\$2,582	Immediately
3111 S. Valley View Blvd., Suite J-102	2,100	333	1,767	\$1.30	\$0.299	\$3,358	April 1, 2026
3111 S. Valley View Blvd., Suite J-104	2,100	361	1,739	\$1.30	\$0.299	\$3,358	Immediately
4080 W. Desert Inn Rd., Suite W-106	2,220	390	1,830	\$1.20*	\$0.299	\$3,328	Immediately
4080 W. Desert Inn Rd., Suite W-108	2,220	390	1,830	\$1.40	\$0.299	\$3,772	March 6, 2026
4080 W. Desert Inn Rd., Suite W-109	2,220	406	1,814	\$1.40	\$0.299	\$3,772	Immediately
3111 S. Valley View Blvd., Suite V-105	2,333	421	1,912	\$1.40	\$0.299	\$3,964	Immediately
3111 S. Valley View Blvd., Suite C-105	8,000	1,236	6,746	\$0.95	\$0.299	\$9,992	May 1, 2026
3111 S. Valley View Blvd., Suite T-101	15,225	1,923	13,302	\$0.90	\$0.299	\$18,255	Immediately

**Limited Time Specials*

**FOR
LEASE**

Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3850 W. DESERT INN RD., SUITE 107

Total Square Feet

±1,102 SF

Available:	Immediately
Lease Rate:	\$1.70 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,203
Power:	120/240 Volt, Single Phase, 125 Amps



3111 S. VALLEY VIEW BLVD., SUITE E-103

Total Square Feet

±960 SF

Available:	Immediately
Office SF:	±100
Warehouse SF:	±860
Grade Loading Doors:	(1) 10'x10' door w/ 8' opening height
Warehouse Clear Height:	10'
Lease Rate:	\$1.60 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$1,823
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

CONTACT

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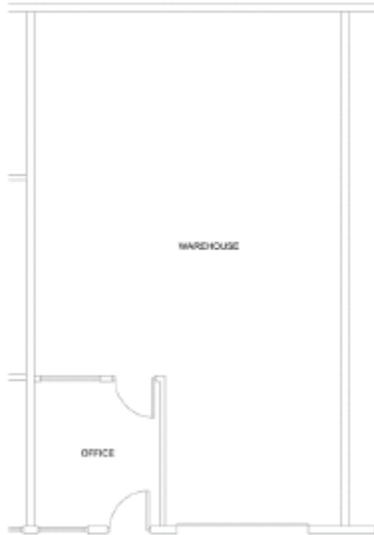


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**FOR
LEASE**

Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE L-103

Total Square Feet ±960 SF

Available:	Immediately
Office SF:	±220
Warehouse SF:	±740
Grade Loading Doors:	(1) 10'x10' door w/ 8'x10' opening
Warehouse Clear Height:	10'
Lease Rate:	\$1.60 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$1,823
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE A-110

Total Square Feet ±1,400 SF

Available:	May 1, 2026
Office SF:	±480
Warehouse SF:	±920
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

CONTACT

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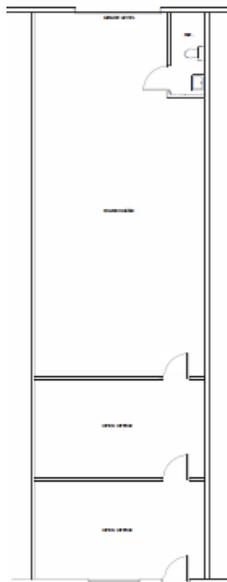
3111 S. VALLEY VIEW BLVD., SUITE A-112

Total Square Feet

±1,400 SF

Available:	Immediately
Office SF:	±470
Warehouse SF:	±930
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 100 Amps and 200 Amps; 3 Phase Delta

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE A-118

Total Square Feet

±1,400 SF

Available:	TBD
Office SF:	±475
Warehouse SF:	±925
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

CONTACT

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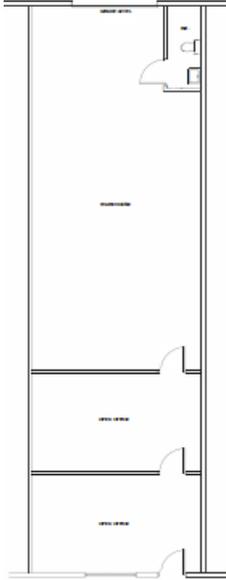


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**FOR
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Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE A-120

Total Square Feet **±1,400 SF**

Available:	Immediately
Office SF:	±475
Warehouse SF:	±925
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.20 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,099
Power:	120/240 Volt, Single Phase, 200 Amps

100% HVAC

*Limited Time
Special*



3111 S. VALLEY VIEW BLVD., SUITE B-109

Total Square Feet **±1,400 SF**

Available:	Immediately
Office SF:	±480
Warehouse SF:	±920
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 100 Amps

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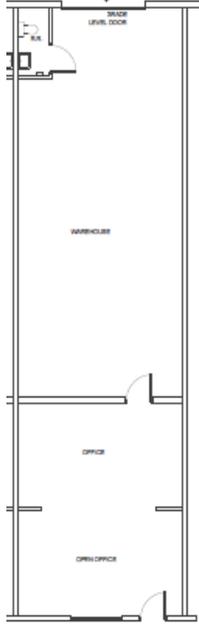


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**FOR
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Location One Commerce Center

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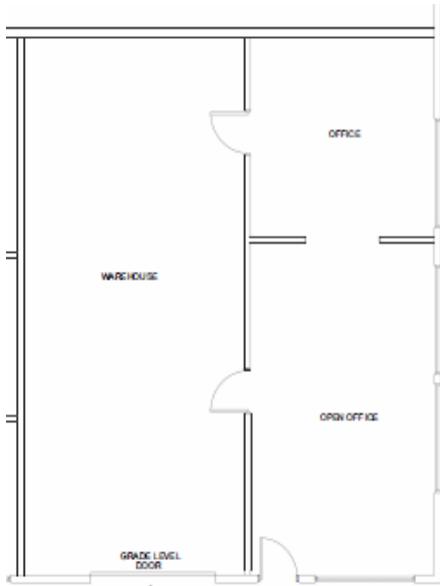
3111 S. VALLEY VIEW BLVD., SUITE B-110

Total Square Feet

±1,400 SF

Available:	Immediately
Office SF:	±480
Warehouse SF:	±920
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE L-101

Total Square Feet

±1,400 SF

Available:	May 1, 2026
Office SF:	±600
Warehouse SF:	±800
Grade Loading Doors:	(1) 10'x10' (8'x10' opening)
Warehouse Clear Height:	10'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

CONTACT

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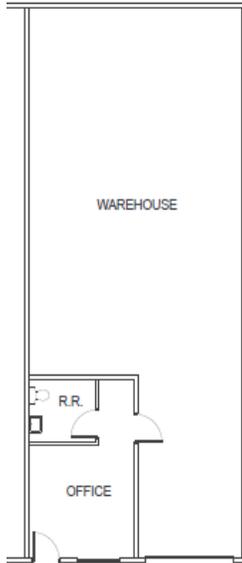


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**FOR
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Location One Commerce Center

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3111 S. VALLEY VIEW BLVD., SUITE X-103

Total Square Feet **±1,520 SF**

Available:	Immediately
Office SF:	±242
Warehouse SF:	±1,278
Grade Loading Doors:	(1) 10'x10' Door (10' opening height)
Warehouse Clear Height:	14'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,582
Power:	120/240 Volt, Single Phase, 200 Amps



3111 S. VALLEY VIEW BLVD., SUITE J-102

Total Square Feet **±2,100 SF**

Available:	April 1, 2026
Office SF:	±333
Warehouse SF:	±1,767
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	11'-8"
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,358
Power:	120/240 Volt, Single Phase, 125 Amps; 3 Phase 4 Wire Delta, 120/240 Volt

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Formerly Harsch Investment Properties

**FOR
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3111 S. VALLEY VIEW BLVD., SUITE J-104

Total Square Feet

±2,100 SF

Available:	Immediately
Office SF:	±361
Warehouse SF:	±1,739
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	11'-8"
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,358
Power:	120/240 Volt, Single Phase, 100 Amps



4080 W. DESERT INN RD., SUITE W-106

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±390
Warehouse SF:	±1,830
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14' deck; 12' truss
Lease Rate:	\$1.20 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,328
Power:	120/240 Volt, Single Phase, 100 Amps

*Limited Time
Special*

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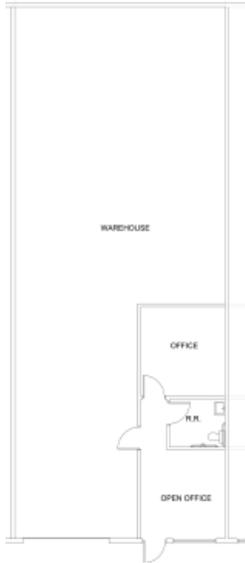


Formerly Harsch Investment Properties

**FOR
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Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



4080 W. DESERT INN RD., SUITE W-108

Total Square Feet

±2,220 SF

Available:	March 6, 2026
Office SF:	±390
Warehouse SF:	±1,830
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14' deck; 12' truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,772
Power:	120/240 Volt, Single Phase, 100 Amps



4080 W. DESERT INN RD., SUITE W-109

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±406
Warehouse SF:	±1,814
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14' deck; 12' truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,772
Power:	120/240 Volt, Single Phase, 100 Amps

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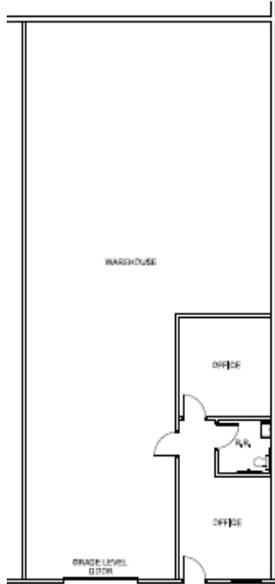


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Location One Commerce Center

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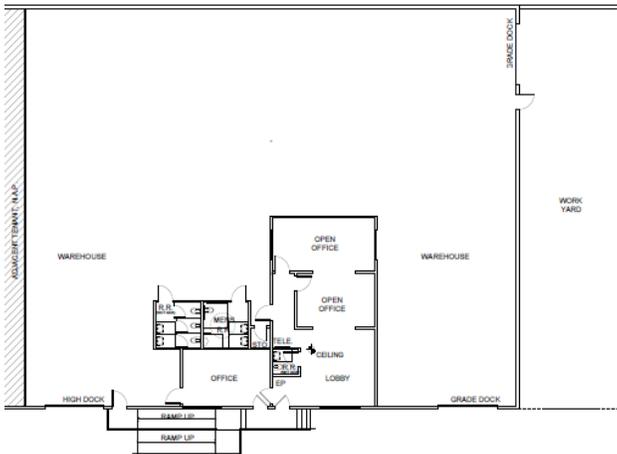


3111 S. VALLEY VIEW BLVD., SUITE V-105

Total Square Feet

±2,333 SF

Available:	Immediately
Office SF:	±421
Warehouse SF:	±1,912
Grade Loading Doors:	(1) 12'x10'
Warehouse Clear Height:	16'10" deck; 15' truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,964
Power:	120/240 Volt, Single Phase, 100 Amps



3111 S. VALLEY VIEW BLVD., SUITE C-105

Total Square Feet

±8,000 SF

Available:	May 1, 2026
Office SF:	±1,236
Warehouse SF:	±6,746
Grade Loading Doors:	(1) 12'x12'
Dock Loading Doors:	(2) 12'x12'
Clear Height:	Warehouse 15'9"; Office 8'
Lease Rate:	\$0.95 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$9,992
Power:	(1) 125 Amps, Single Phase, (1) 400 Amps, 3 Phase

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**FOR
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Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE T-101

Total Square Feet

±15,225 SF

Available:	Immediately
Office SF:	±1,923
Warehouse SF:	±13,302
Grade Loading Doors:	(1) 14'x12'
Warehouse Clear Height:	18'5" Deck; 15'5" Truss
Lease Rate:	\$0.90 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$18,255
Power:	(2) 120/240 Volt, Single Phase, 600 Amps; (1) 120/240, Single Phase, 400 Amps; (1) 600 Amps, 3 Phase

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