

LOCATION ONE COMMERCE | WEST LAS VEGAS SUBMARKET

3111 S Valley View Dr  
LAS VEGAS, NV 89102



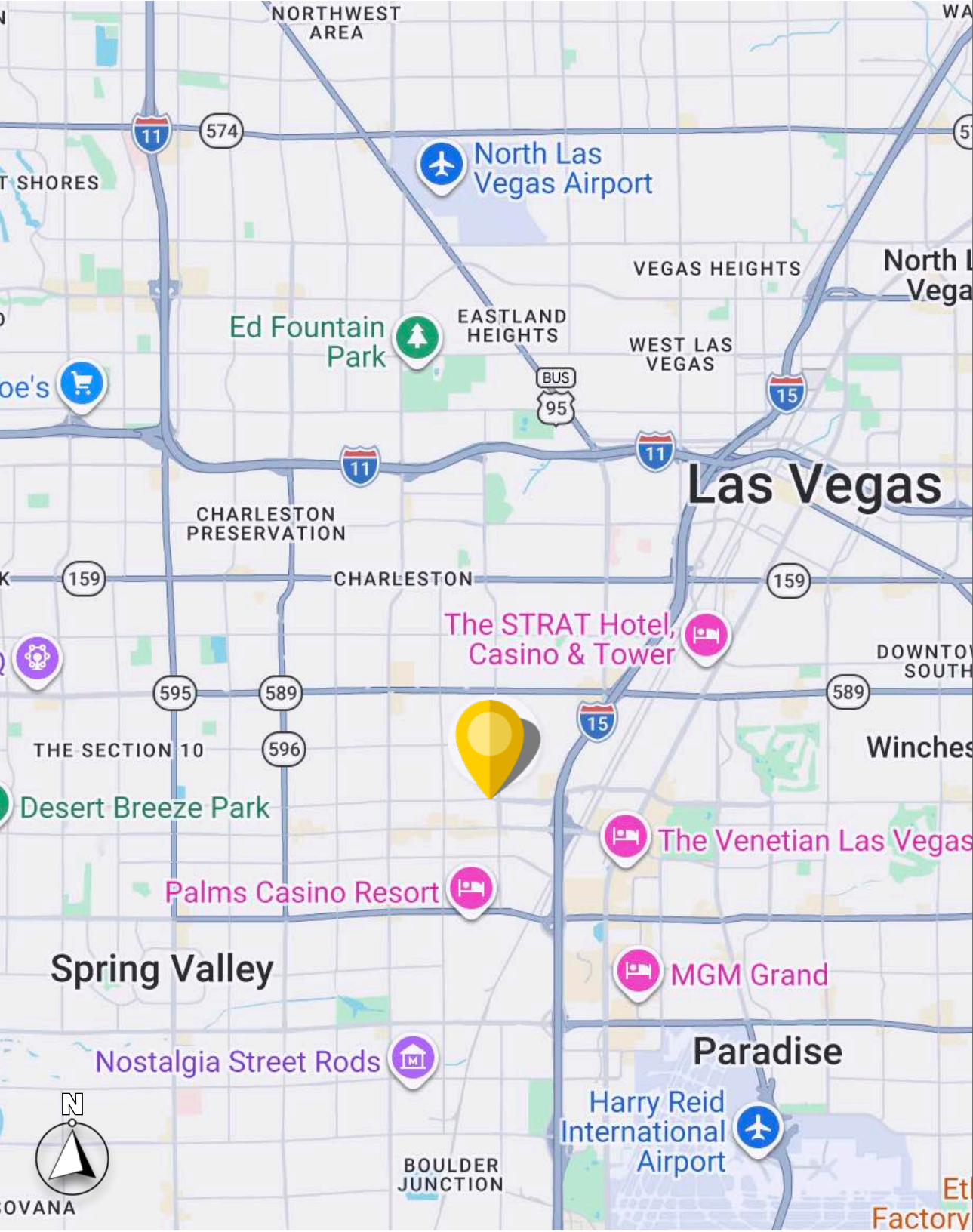
FLEX SPACE SUBLEASE ±5,416 SF NEAR I-15 & STRIP | LEASE EXPIRES NOVEMBER 2028

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COMMERCIAL  
LAS VEGAS  
9420 W Sahara Ave Ste 100 | Las Vegas, NV





## PROPERTY SUMMARY

SUBMARKET: West Las Vegas  
APN: 162-07-802-013  
ZONING: Industrial Light (I-L)  
JURISDICTION: Clark County  
BUILT: 1974  
CENTER: Location One Commerce  
PARKING RATIO: 3.1/1,000 SF

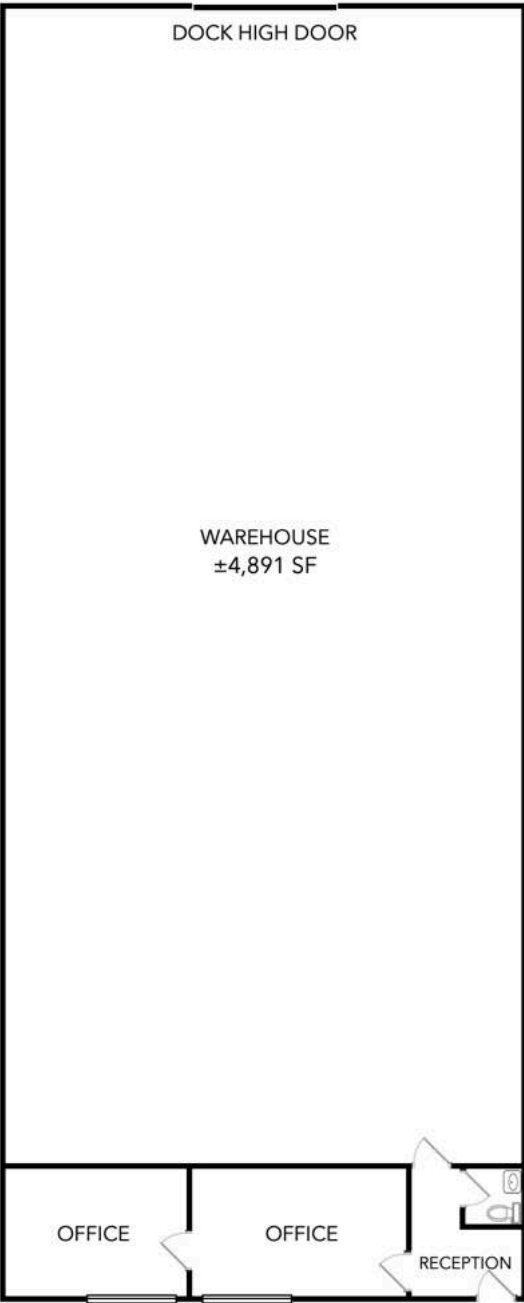
## PROPERTY HIGHLIGHTS

- 522,431 SF Mixed-use/Flex center
- Centrally located in the West Las Vegas Submarket
- Quick access to I-15 and the Las Vegas Strip
- Multiple ingress/egress points via Desert Inn Rd, Valley View Blvd, Sirius Ave, and Wynn Rd

# AVAILABLE FOR SUBLEASE

## SUITE D-103 SUBLEASE

<b>SIZE</b>	±5,416 SF
<b>RATE</b>	\$1.082 PSF/mo (\$5,858/mo)
<b>CAM</b>	\$0.299 PSF/mo (\$1,622/mo)
<b>TOTAL MONTHLY</b>	\$7,480/mo
<b>SUBLEASE EXPIRATION</b>	November 30, 2028
<b>ANNUAL INCREASE</b>	4%
<b>CLEAR HEIGHT</b>	15'9"
<b>DOCK LOADING DOOR</b>	12'x12'
<b>POWER</b>	120/240V, Single phase, 125 Amps
<b>SPACE DETAILS</b>	<ul style="list-style-type: none"><li>• 2 offices (PTAC)</li><li>• Reception area</li><li>• Private restroom</li><li>• Warehouse (evaporative cooled)</li></ul>

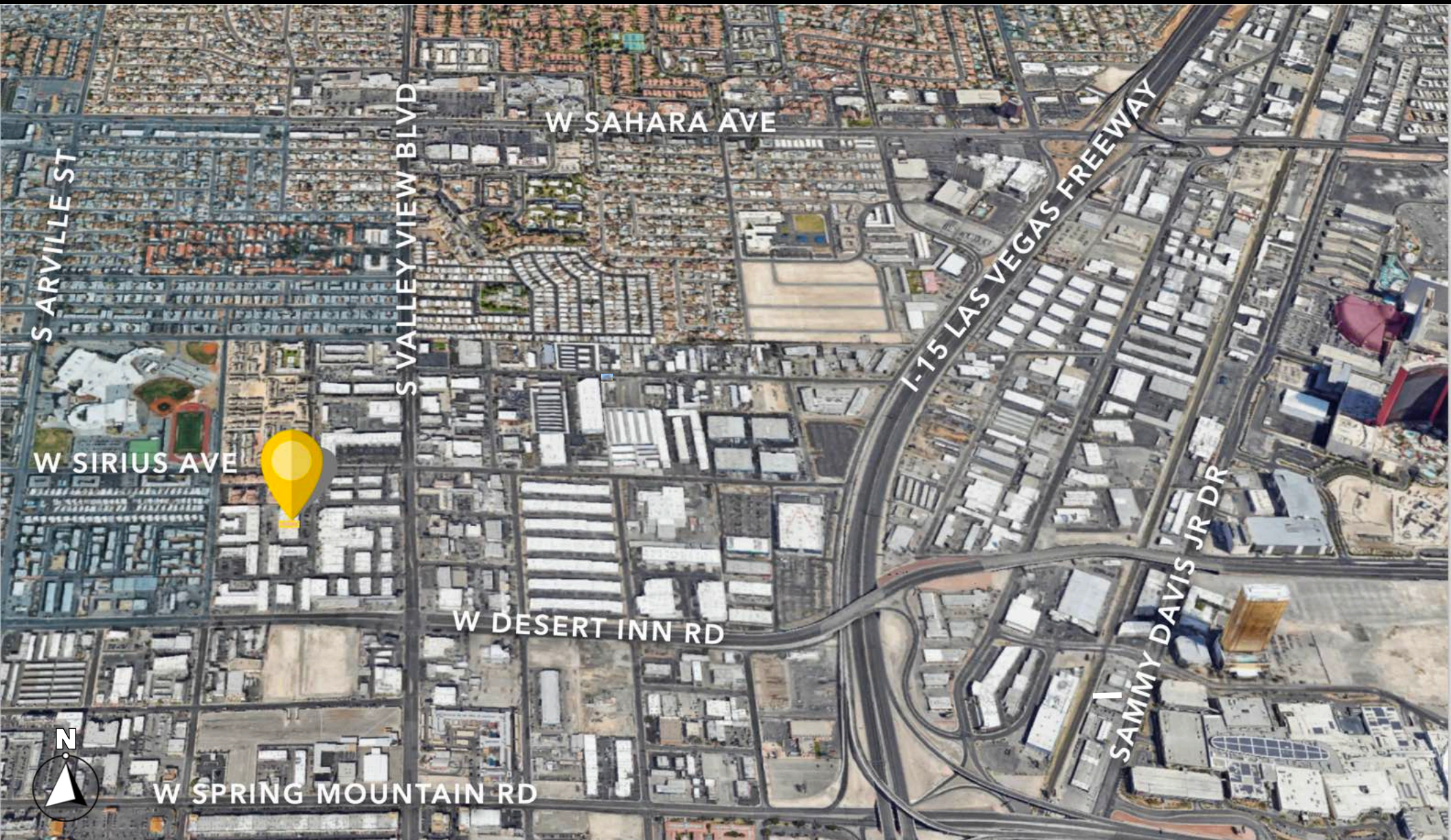


\* Floor plan is not to exact scale. Intended for general information purposes only.

PHOTOS



# MAP



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