



**FOR
LEASE**

The Spectrum of Las Vegas

3150 East Charleston Boulevard, Las Vegas, Nevada 89104



PROPERTY HIGHLIGHTS

The Spectrum of Las Vegas, located on the northwest corner of Charleston Boulevard and North Pecos Road, offers a central location for business servicing Downtown, Henderson, the Strip, Las Vegas and North Las Vegas. The combination of flexible M-Zoning and close proximity to Downtown and the US 95 & I-15 freeways makes this location ideal for a wide range of businesses.

- On Site Leasing Office Monday - Friday 8-5
- Centrally located for easy access to the entire Las Vegas Valley
- High Visibility; Frontage on Charleston and Pecos
- Flex, Office, Industrial and Distribution Warehouse Space
- 3 Phase Power
- Dock and/or grade loading doors
- Excellent access to the US-95 & I-15
- CAM includes HVAC/Evaporative Cooler Maintenance

CONTACT

Greg Oliver III • Leasing Associate
702.366.1097 • GregO@SchnitzerProperties.com

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AVAILABILITY

INDUSTRIAL

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
71 N. Pecos Rd., Suite 113	1,339	834	505	\$0.90	\$0.272	\$1,570	Immediately
71 N. Pecos Rd., Suite 110	1,550	839	711	\$1.15	\$0.272	\$2,205	March 1, 2026
71 N. Pecos Rd., Suite 105	1,573	553	1,020	\$1.00	\$0.275	\$2,005	Immediately
3300 Sunrise Ave., Suite 102	1,647	640	1,007	\$1.15	\$0.272	\$2,343	February 1, 2026
3300 Sunrise Ave., Suite 103	1,647	455	1,192	\$1.15	\$0.272	\$2,343	Immediately
21 N. Pecos Rd., Suite 108	1,668	498	1,170	\$0.85	\$0.275	\$1,876	Immediately
3100 E. Charleston Blvd., Suite 106	1,680	624	1,056	\$1.20	\$0.275	\$2,477	Immediately
3100 E. Charleston Blvd., Suite 111	1,680	648	1,032	\$1.20	\$0.275	\$2,477	Immediately
61 N. Pecos Rd., Suite 105-106	2,061	470	1,591	\$1.00	\$0.272	\$2,622	Immediately
101 N. Pecos Rd., Suite 111	2,234	778	1,456	\$1.10	\$0.272	\$3,066	April 1, 2026
3140 & 3150 Builders Rd.,	24,000	1,150	22,850	\$0.95	N/A	\$22,800	August 1, 2026

**Limited Time Specials*

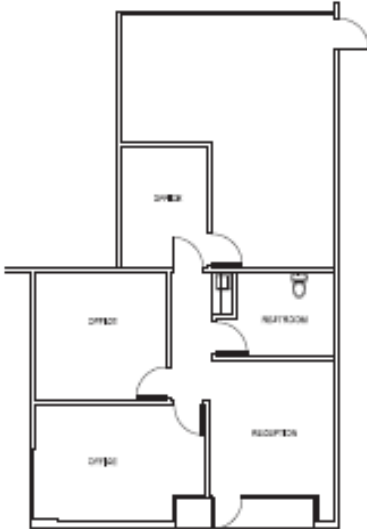


The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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71 N. PECOS RD., SUITE 113

Total Square Feet

±1,339 SF

Available:	Immediately
Office SF:	±834
Warehouse SF:	±505
Grade Loading Doors:	N/A
Clear Height:	N/A
Lease Rate:	\$0.90 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,570
Power:	120/208 Volt, 3 Phase, 100 Amps



71 N. PECOS RD., SUITE 110

Total Square Feet

±1,550 SF

Available:	March 1, 2026
Office SF:	±839
Warehouse SF:	±711
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,205
Power:	120/208 Volt, 3 Phase, 100 Amps

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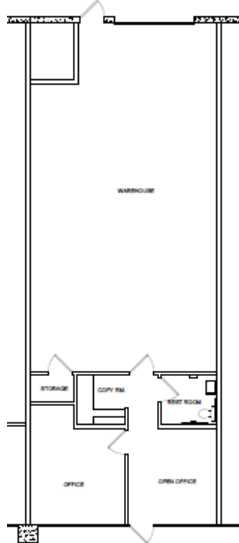


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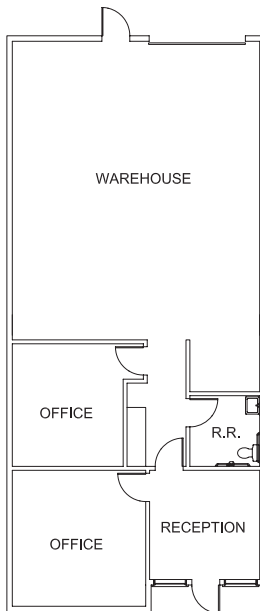


71 N. PECOS RD., SUITE 105

Total Square Feet

±1,573 SF

Available:	Immediately
Office SF:	±553
Warehouse SF:	±1,020
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.00 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$2,005
Power:	120/208 Volt, 3 Phase, 100 Amps



3300 SUNRISE AVE., SUITE 102

Total Square Feet

±1,647 SF

Available:	February 1, 2026
Office SF:	±640
Warehouse SF:	±1,007
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,343
Power:	TBD

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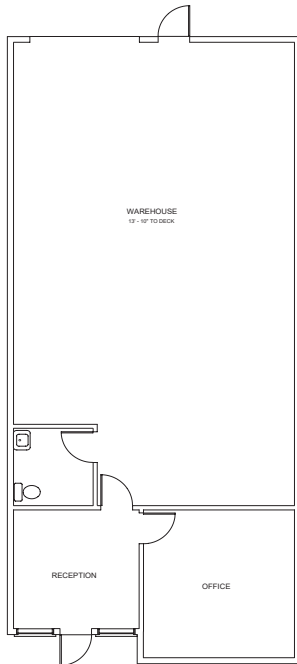


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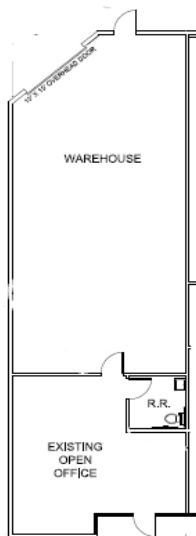


3300 SUNRISE AVE., SUITE 103

Total Square Feet

±1,647 SF

Available:	Immediately
Office SF:	±455
Warehouse SF:	±1,192
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,343
Power:	120/208 Volt, 3 Phase, 100 Amps



21 N. PECOS RD., SUITE 108

Total Square Feet

±1,668 SF

Available:	Immediately
Office SF:	±498
Warehouse SF:	±1,170
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$0.85 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$1,876
Power:	120/208 Volt, 3 Phase, 100 Amps

****\$0.85 for the first 6 months; up to 3 months of
abated rent on a minimum three (3) year term.**

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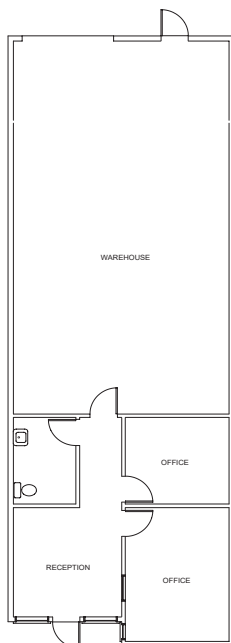


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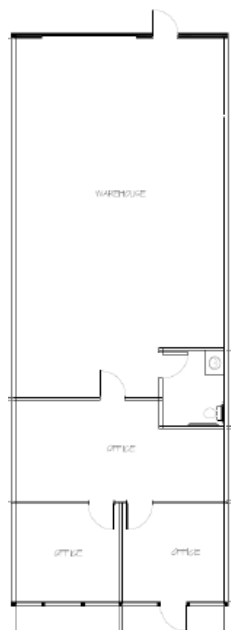
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3100 E. CHARLESTON BLVD., SUITE 106

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±624
Warehouse SF:	±1,056
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$2,477
Power:	120/208 Volt, 3 Phase, 200 Amps



3100 E. CHARLESTON BLVD., SUITE 111

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±648
Warehouse SF:	±1,032
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$2,477
Power:	TBD

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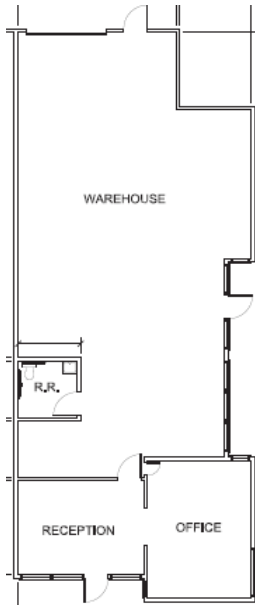


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61 N. PECOS RD., SUITE 105-106

Total Square Feet ±2,061 SF

Available:	Immediately
Office SF:	±470
Warehouse SF:	±1,591
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.00 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,622
Power:	120/208 Volt, 3 Phase, 100 Amps



101 N. PECOS RD., SUITE 111

Total Square Feet ±2,234 SF

Available:	April 1, 2026
Office SF:	±778
Warehouse SF:	±1,456
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.10 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$3,066
Power:	120/208 Volt, 3 Phase, 100 Amps

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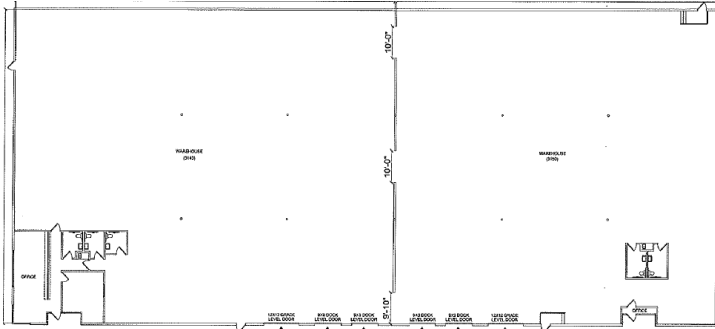


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3140 & 3150 BUILDERS RD.,

Total Square Feet

±24,000 SF

Available:	August 1, 2026
Office SF:	±1,150
Warehouse SF:	±22,850
Dock Loading Doors:	4 (9'x9')
Grade Loading Doors:	2 (12'x12')
Clear Height:	Deck 27' - Truss 25'8"
Lease Rate:	\$0.95 PSF/M
Total Monthly:	\$22,800
Power:	TBD

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