



3515 E HARMON AVE

LAS VEGAS, NV 89103

STRATEGICALLY POSITIONED CENTRAL VALLEY OFFICE SPACE WITH AN INCREDIBLE PROMOTIONAL RATE

3515 E Harmon Avenue offers a ±4,200 SF professional office suite in one of the most accessible and business-friendly corridors of Las Vegas. Situated at the northeast corner of East Harmon Avenue and South Pecos Road, this ±6,110 SF single-story building combines visibility, functionality, and convenience.

Offered at a promotional base rent of \$1.00/SF NNN, this suite is ideal for medical, administrative, or professional users seeking a well-located, functional space with excellent access.

The site features ample parking, direct access to major arterial roads, and is located just minutes from the Las Vegas Strip, UNLV, and Harry Reid International Airport. Whether used for professional services, administration, or healthcare, this location supports long-term operational efficiency and visibility in the heart of the valley.

PROPERTY HIGHLIGHTS:

- **Abundant Parking:** Shared spacious parking lot ensures convenience for tenants and their visitors. *(Parking lot is scheduled for a summer 2025 surface coat & re-stripe)*
- **Accessibility:** Convenient access from South Pecos Road and East Harmon Ave, with direct connectivity to major east–west and north–south thoroughfares.
- **Proximity to Amenities:** Surrounded by a well-established mix of retail, dining, and daily services—ideal for off-site meetings, lunch breaks, or post-work errands.
- **Strategic Location:** Centrally located in the valley, offering tenants strong access to business, healthcare, and entertainment hubs throughout the Las Vegas metro area.

PROPERTY SUMMARY

FOR LEASE

STARTING BASE RENT
\$1.00 / SF, NNN

* PROMOTIONAL 6-MONTH STARTING RATE
FOR QUALIFIED LEASES / APPLICANTS.
CONDITIONS APPLY

NNN
±\$0.35 / SF est.

SPACE AVAILABLE
±4,200 SF

PROPERTY TYPE
OFFICE, 1-STORY

BUILDING SIZE (GLA)
±6,110 SF

ZONING
C-P, LAS VEGAS

YEAR BUILT
2000

PARKING
5.74 / 1,000 SF *(covered available)*

LOT SIZE & APN
±0.32 AC, 161-19-318-008

KEY AREA CONNECTIONS:

Strategically positioned to serve medical, professional, and administrative users in the heart of the Las Vegas valley.

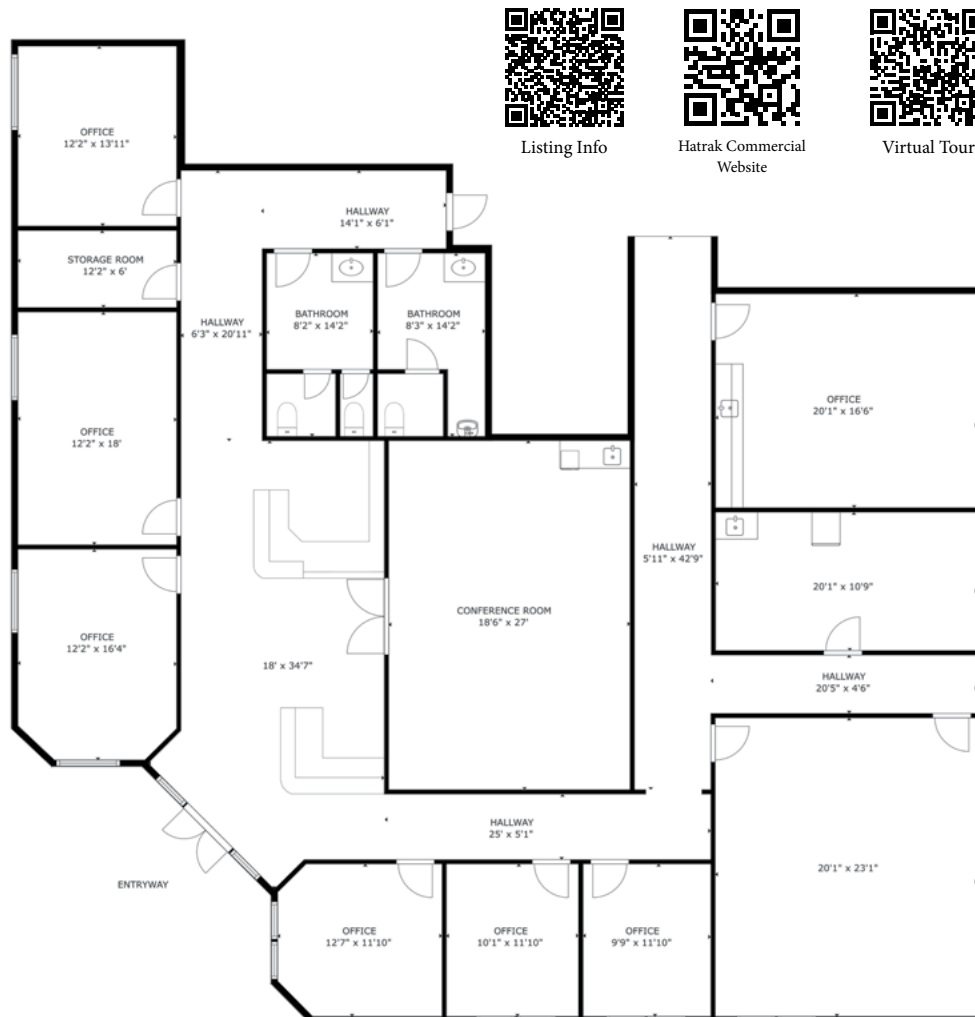
- 12 minutes / 3 miles to Harry Reid International Airport
- 20 minutes / 5 miles to Convention Center & Strip
- 20 minutes / 8 miles to The STRAT Hotel
- 11 minutes / 2 miles to Desert Springs Hospital
- 6 minutes / 1.6 miles to Paradise Recreation Center
- 16 minutes / 4 miles to Sunrise Hospital

SUITE HIGHLIGHTS:

A ±4,200 SF office suite with a move-in-ready layout designed for medical, professional, or administrative use.

- 9 Private Offices: Ideal for privacy and productivity
- Large Conference Room: Perfect for collaboration and team activities.
- Reception Area with Waiting Space
- Break Area with Sink and Cabinetry
- Two Multi-Stall Restrooms: Conveniently located within the suite for tenant use.
- Functional, Open Circulation
- Professional Setting: Enjoy peaceful co-tenancy with just one compatible office user.

The space offers strong utility for a variety of operators—including but not limited to medical, counseling, administrative, legal, or back-office functions—within a clean, professional environment.







Your Direct Point of Contact:



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