



# 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.

## 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

### PROPERTY SUMMARY

## KEY AREA CONNECTIONS:

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

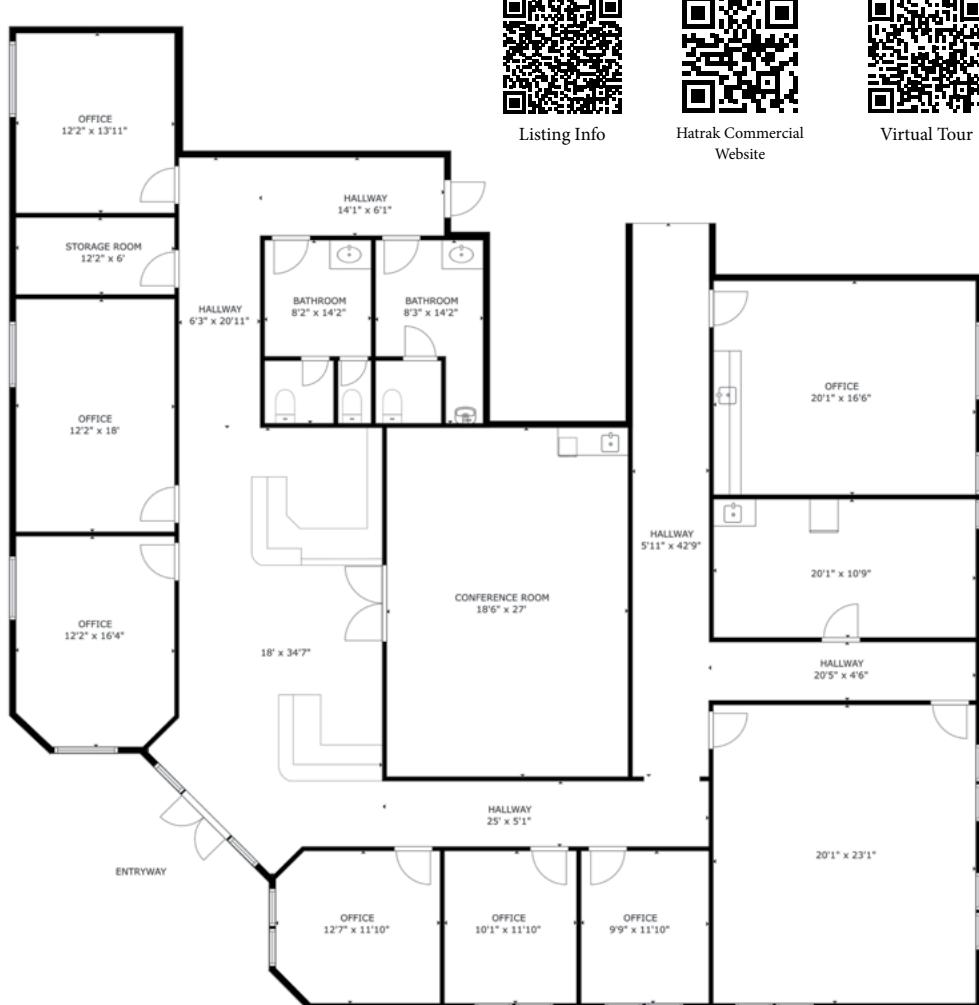
- 12 minutes / 3 miles to Harry Reid International Airport
- 20 minutes / 5 miles to Convention Center & Strip
- 20 minutes / 8 miles to The STRAT Hotel
- 11 minutes / 2 miles to Desert Springs Hospital
- 6 minutes / 1.6 miles to Paradise Recreation Center
- 16 minutes / 4 miles to Sunrise Hospital

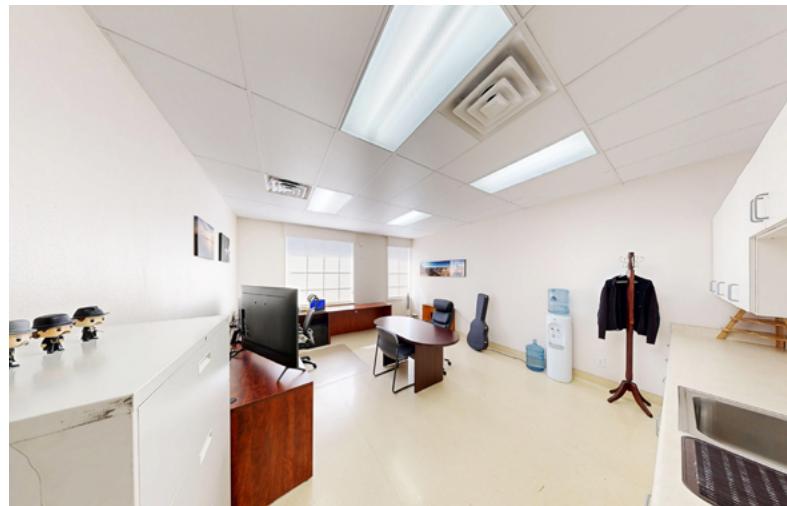
## SUITE HIGHLIGHTS:

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:*



**Rob Hatrak**

Owner | Broker • Hatrak Commercial  
NV LIC #: B.144920.CORP, PM.168447.BKR

---

**702.271.3520 • [rob@hatrak.com](mailto:rob@hatrak.com)**

Hatrak Commercial  
626 S 3<sup>rd</sup> St, Ste 100, Las Vegas, NV 89101 702-826-0050

Follow us on social media:



**DISCLAIMER:** The information contained herein has been obtained from sources deemed reliable but has not been verified for accuracy or completeness. No guarantee, warranty, or representation, either express or implied, is made with respect to such information. Terms of lease, rental rates, and availability are subject to change or withdrawal without notice. Prospective tenants are encouraged to conduct their own independent investigation of the property, including but not limited to zoning, permitting, building codes, and suitability for their intended use. No representation is made regarding the financial condition, business operations, or lease renewal intentions of any tenant. The property owner and broker make no warranties regarding the condition of the premises, the presence of environmental hazards, or compliance with local, state, or federal regulations, including but not limited to the Americans with Disabilities Act (ADA), zoning, permitting, or building codes. All logos, trademarks, and images contained herein are the property of their respective owners. Use of these materials without express written consent is prohibited. By receiving or reviewing these materials, you acknowledge and agree to the terms of this disclaimer. © 2025 Hatrak Commercial. All rights reserved.