



Ask Us About
Our Specials
Today!!*

**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

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Brenda Alvarado • Property Manager

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Formerly Harsch Investment Properties

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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
3230 E. Charleston Blvd., Suite 108	1,440	737	703	\$1.25	\$0.259	\$2,173	TBD
3320 Sunrise Ave., Suite 110	1,533	369	1,184	\$1.15	\$0.259	\$2,160	Immediately
71 N. Pecos Rd., Suite 105	1,573	553	1,020	\$1.15	\$0.259	\$2,216	Immediately
21 N. Pecos Rd., Suite 108	1,668	498	1,170	\$1.15	\$0.259	\$2,350	Immediately
3100 E. Charleston Blvd., Suite 118	1,680	423	1,257	\$1.20	\$0.259	\$2,451	Immediately
3100 E. Charleston Blvd., Suite 104	1,680	402	1,278	\$1.20	\$0.259	\$2,451	May 1, 2025
3330 Sunrise Ave., Suite 108	1,752	362	1,390	\$1.15	\$0.259	\$2,469	February 1, 2025
3321 Sunrise Ave., Suite 107	1,820	659	1,161	\$1.00	\$0.259	\$2,291	Immediately
21 N. Pecos Rd., Suite 105	1,847	385	1,462	\$1.15	\$0.259	\$2,602	Immediately
51 N. Pecos Rd., Suite 106	2,261	663	1,598	\$1.15	\$0.259	\$3,186	TBD
51 N. Pecos Rd., Suite 105	2,269	598	1,671	\$1.15	\$0.259	\$3,197	February 1, 2025
21 N. Pecos Rd., Suite 101-102	4,578	1,223	3,355	\$1.05	\$0.259	\$5,993	February 1, 2025
3140 Venture Drive	8,564	1,386	7,178	\$1.05	\$0.239	\$11,039	Immediately
3201 Sunrise Avenue	11,000	640	10,360	\$1.10	\$0.239	\$14,729	Immediately

**Limited Time Winter
Specials*

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3230 SUNRISE AVE., SUITE 108

Total Square Feet ±1,440 SF

Available:	TBD
Office SF:	±737
Warehouse SF:	±703
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.25 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,173
Power:	120/208 Volt, 3 Phase, 125 Amps



3320 SUNRISE AVE., SUITE 110

Total Square Feet ±1,533 SF

Available:	Immediately
Office SF:	±369
Warehouse SF:	±1,184
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,122
Power:	120/208 Volt, 3 Phase, 100 Amps

100% HVAC

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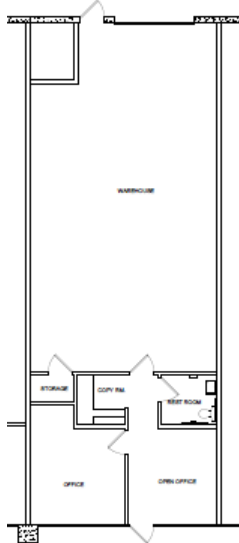


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71 N. PECOS RD., SUITE 105

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:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,216
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:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,350
Power:	120/208 Volt, 3 Phase, 100 Amps

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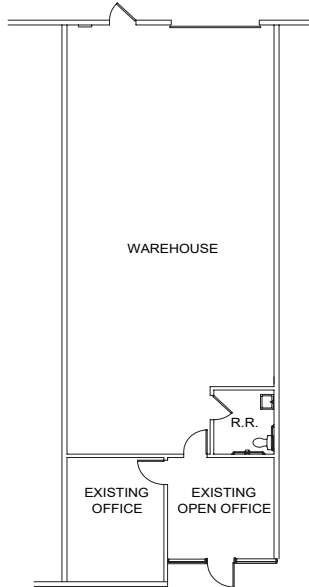


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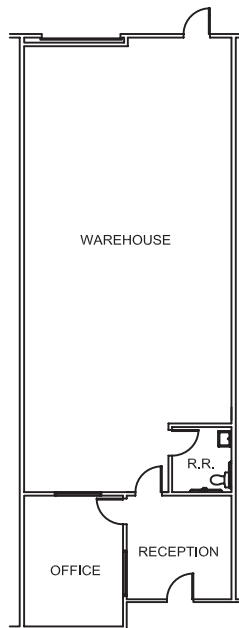
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3100 E. CHARLESTON BLVD., SUITE 118

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±423
Warehouse SF:	±1,257
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,451
Power:	120/208 Volt, 3 Phase, 200 Amps



3100 E. CHARLESTON BLVD., SUITE 104

Total Square Feet ±1,680 SF

Available:	May 1, 2025
Office SF:	±402
Warehouse SF:	±1,278
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,451
Power:	120/208 Volt, 3 Phase, 200 Amps

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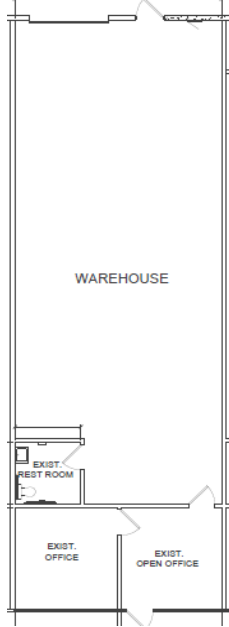


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3330 SUNRISE AVE., SUITE 108

Total Square Feet ±1,752 SF

Available:	February 1, 2025
Office SF:	±362
Warehouse SF:	±1,390
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,469
Power:	120/208 Volt, 3 Phase, 100 Amps



3321 SUNRISE AVE., SUITE 107

Total Square Feet ±1,820 SF

Available:	Immediately
Office SF:	±659
Warehouse SF:	±1,161
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.00 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,219
Power:	120/208 Volt, 3 Phase, 100 Amps

100% HVAC

*Winter
Special*

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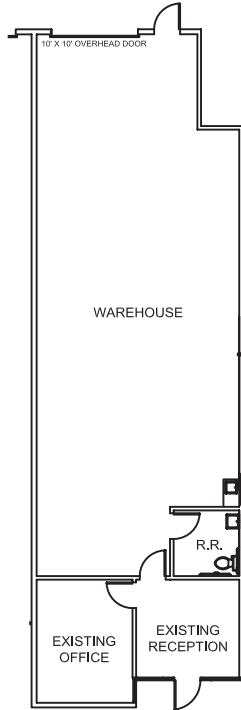


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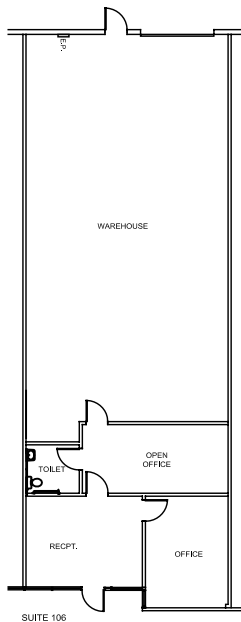


21 N. PECOS RD., SUITE 105

Total Square Feet ±1,847 SF

Available:	Immediately
Office SF:	±385
Warehouse SF:	±1,462
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,602
Power:	120/208 Volt, 3 Phase, 200 Amps

100% HVAC



51 N. PECOS RD., SUITE 106

Total Square Feet ±2,261 SF

Available:	TBD
Office SF:	±663
Warehouse SF:	±1,598
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$3,186
Power:	TBD

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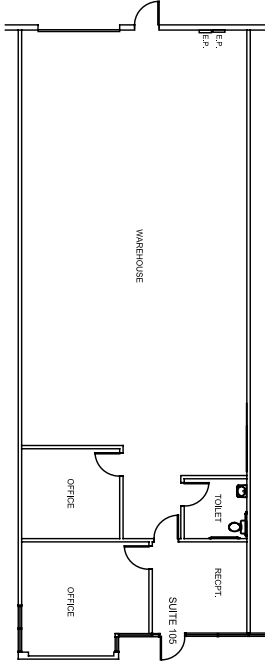


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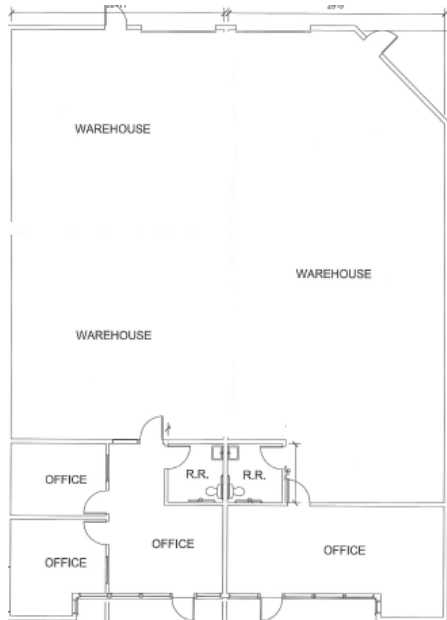
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51 N. PECOS RD., SUITE 105

Total Square Feet ±2,269 SF

Available:	February 1, 2025
Office SF:	±598
Warehouse SF:	±1,671
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$3,197
Power:	120/208 Volt, 3 Phase, 200 Amps



21 N. PECOS RD., SUITE 101-102

Total Square Feet ±4,578 SF

Available:	February 1, 2025
Office SF:	±1,223
Warehouse SF:	±3,355
Grade Loading Doors:	2 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.05 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$5,993
Power:	120/208 Volt, 3 Phase, 200 Amps

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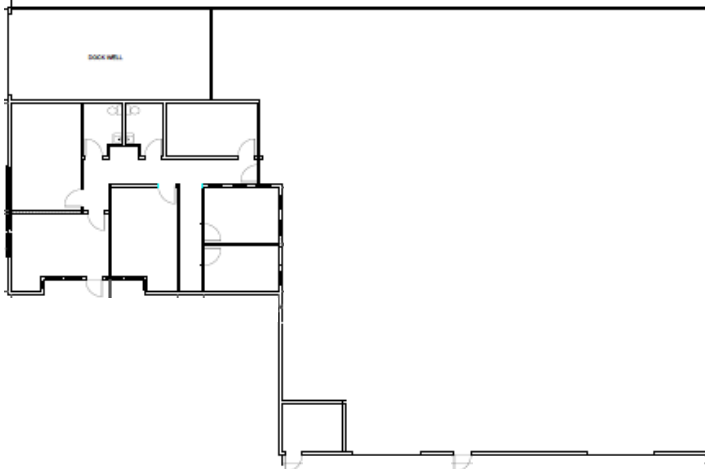


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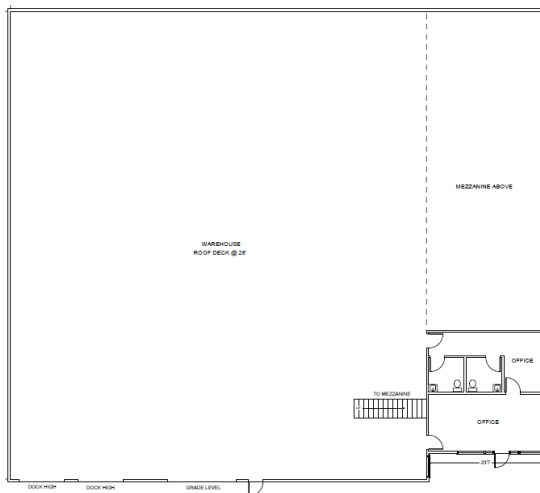


3140 VENTURE DRIVE

Total Square Feet ±8,564 SF

Available:	Immediately
Office SF:	±1,386
Warehouse SF:	±7,178
Grade Loading Doors:	2 (12'x12')
Dock Loading Doors:	1 (14'x14')
Clear Height:	Deck 27'6"-Truss 16'
Lease Rate:	\$1.05 PSF/M
Cam Rate:	\$0.239 PSF/M
Total Monthly:	\$11,039
Power:	120/208 Volt, 3 Phase, 400 Amps

±3,150 SF Yard Space



3201 SUNRISE AVENUE

Total Square Feet ±11,000 SF

Available:	Immediately
Office SF:	±640
Warehouse SF:	±10,360
Grade Loading Doors:	1 (14" x 14')
Dock Loading Doors:	2 (10.6' x 9')
Clear Height:	Deck 27'6" - Truss 25'9"
Lease Rate:	\$1.10 PSF/M
Cam Rate:	\$0.239 PSF/M
Total Monthly:	\$14,729
Power:	(1) 400 Amps, 480 Volt, 3 Phase Panel ; (1) 45 KVA Transformer (1) 120/208 Volt, 3 Phase, 100 Amps Panel

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