



**FOR
LEASE**

Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



PROPERTY HIGHLIGHTS

Location One Commerce Center is a 522,431 SF mixed use project consisting of retail frontage with office and warehouse units available. The project offers second story office suites ranging from ± 500 SF to $\pm 1,000$ SF and office/warehouse from ± 960 SF to $\pm 15,500$ SF. Located on the NW corner of Valley View Boulevard and Desert Inn Road, in the heart of Central Las Vegas, Location One offers excellent access to the Las Vegas Strip and I-15/Spring Mountain Interchange.

- On Site Leasing Office Monday-Friday 8AM-5PM
- Centrally Located for Easy Access to the entire Las Vegas Valley
- High Visibility; Frontage on Valley View Boulevard
- Flex, Office, Industrial and Distribution Warehouse Space
- Dock and/or Garage Loading Doors
- Excellent Access to the US-95 & I-15 Freeways
- CAM Includes HVAC/Evaporative Cooler Maintenance

CONTACT

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Sherry Bowerman • Property Manager
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AVAILABILITY

OFFICE

**Recently Reduced Pricing*

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite B-221	500	\$1.00	\$0.284	\$642	Immediately
3111 S. Valley View Blvd., Suite A-202	500	\$1.00	\$0.284	\$642	April 1, 2025
3111 S. Valley View Blvd., Suite B-216	500	\$1.00	\$0.284	\$642	Immediately
3111 S. Valley View Blvd., Suite B205/206	1,000	\$0.85	\$0.284	\$1,134	Immediately

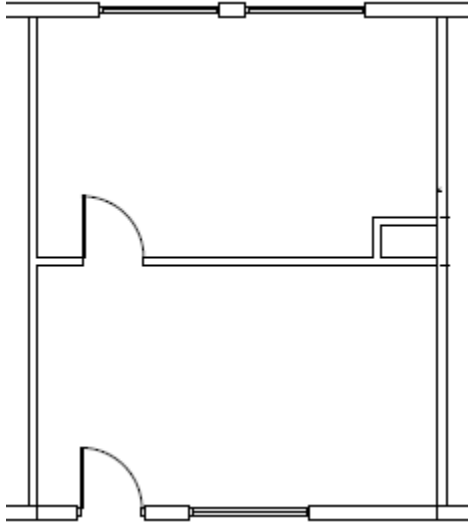
INDUSTRIAL

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite L-110	960	234	726	\$1.50	\$0.284	\$1,713	Immediately
3111 S. Valley View Blvd., Suite A-113	1,400	500	900	\$1.40	\$0.284	\$2,358	Immediately
3111 S. Valley View Blvd., Suite B-105	1,400	523	877	\$1.40	\$0.284	\$2,358	Immediately
3111 S. Valley View Blvd., Suite E-132	1,550	350	1,200	\$1.40	\$0.284	\$2,610	June 1, 2025
3111 S. Valley View Blvd., Suite U-107	1,594	236	1,358	\$1.40	\$0.284	\$2,684	April 1, 2025
3111 S. Valley View Blvd., Suite E-115	1,600	370	1,230	\$1.30	\$0.284	\$2,534	April 1, 2025
4080 W. Desert Inn Rd., Suite W-113	1,913	396	1,517	\$1.35	\$0.284	\$3,126	Immediately
3111 S. Valley View Blvd., Suite H-101	2,100	330	1,770	\$1.30	\$0.284	\$3,326	Immediately
3111 S. Valley View Blvd., Suite H-102	2,100	330	1,770	\$1.40	\$0.284	\$3,536	Immediately
3111 S. Valley View Blvd., Suite J-101	2,100	715	1,385	\$1.40	\$0.284	\$3,536	Immediately
4080 W. Desert Inn Rd., Suite W-109	2,220	406	1,814	\$1.40	\$0.284	\$3,849	Immediately
3111 S. Valley View Blvd., Suite V-102	2,333	406	1,927	\$1.35	\$0.284	\$3,812	Immediately
4080 W. Desert Inn Rd., Suite W-101	2,350	372	1,978	\$1.45	\$0.284	\$4,075	Immediately
3111 S. Valley View Blvd., Suite C-104	4,000	400	3,600	\$1.05	\$0.284	\$5,336	Immediately
3111 S. Valley View Blvd., Suite D-101	5,146	490	4,926	\$1.00	\$0.284	\$6,607	April 1, 2025

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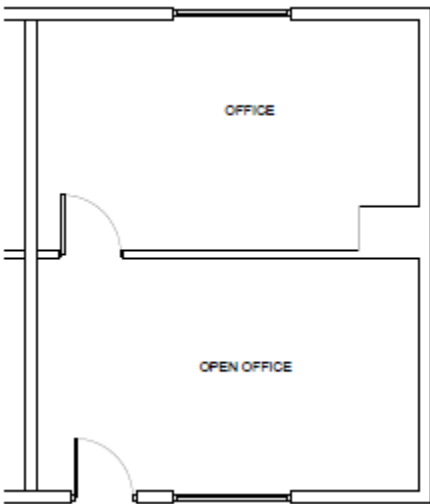
3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE A-202

Total Square Feet ±500 SF

Available:	April 1, 2025
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$642
Power:	120/240 Volt, Single Phase, 70 Amps



3111 S. VALLEY VIEW BLVD., SUITE B-221

Total Square Feet ±500 SF

Available:	Immediately
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$642
Power:	120/240 Volt, Single Phase, 70 Amps

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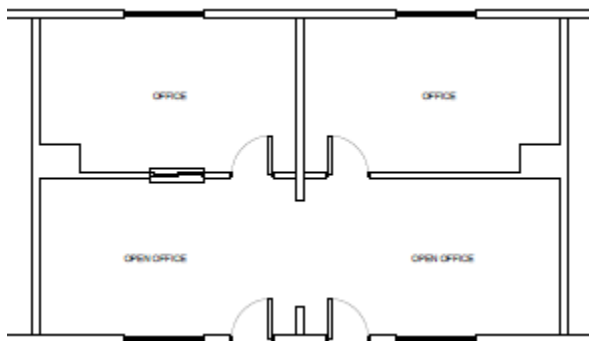
3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE B-216

Total Square Feet ±500 SF

Available:	Immediately
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$642
Power:	120/240 Volt, Single Phase, 70 Amps



3111 S. VALLEY VIEW BLVD., SUITE B205/206

Total Square Feet ±1,000 SF

Available:	Immediately
Lease Rate:	\$0.85 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$1,134
Power:	120/240 Volt, Single Phase, 70 Amps

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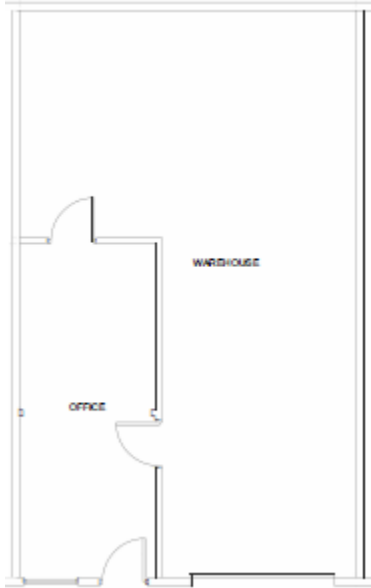


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3111 S. VALLEY VIEW BLVD., SUITE L-110

Total Square Feet ±960 SF

Available:	Immediately
Office SF:	±234
Warehouse SF:	±726
Grade Loading Doors:	(1) 10'x10' (8'x10' opening)
Warehouse Clear Height:	10'
Lease Rate:	\$1.50 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$1,713
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE A-113

Total Square Feet ±1,400 SF

Available:	Immediately
Office SF:	±500
Warehouse SF:	±900
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,358
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

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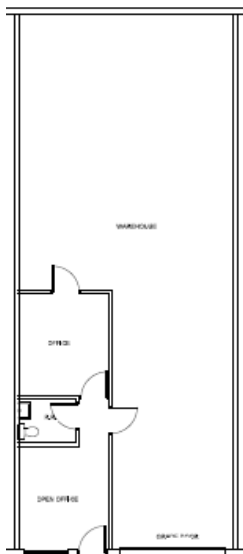


3111 S. VALLEY VIEW BLVD., SUITE B-105

Total Square Feet

±1,400 SF

Available:	Immediately
Office SF:	±523
Warehouse SF:	±877
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,358
Power:	120/240 Volt, Single Phase, 100 Amps



3111 S. VALLEY VIEW BLVD., SUITE E-132

Total Square Feet

±1,550 SF

Available:	June 1, 2025
Office SF:	±350
Warehouse SF:	±1,200
Grade Loading Doors:	(1) 12'x12'
Warehouse Clear Height:	13'6"
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,610
Power:	120/240 Volt, Single Phase, 200 Amps

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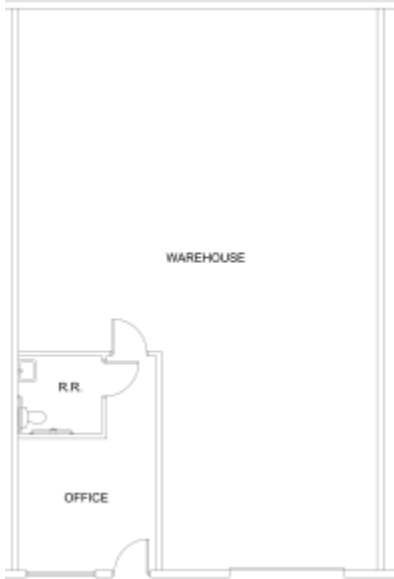


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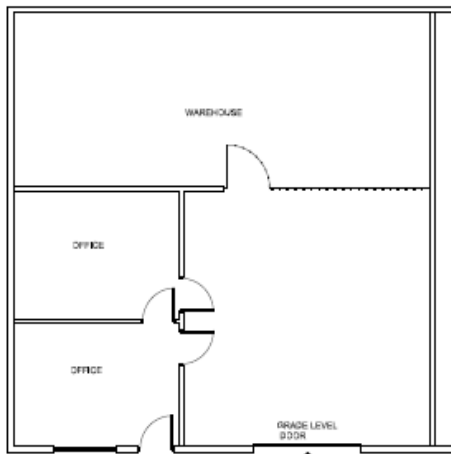


3111 S. VALLEY VIEW BLVD., SUITE U-107

Total Square Feet

±1,594 SF

Available:	April 1, 2025
Office SF:	±236
Warehouse SF:	±1,358
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'34" deck; 12' truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,684
Power:	120/240 Volt, Single Phase, 100 Amps



3111 S. VALLEY VIEW BLVD., SUITE E-115

Total Square Feet

±1,600 SF

Available:	April 1, 2025
Office SF:	±370
Warehouse SF:	±1,230
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'3"
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,534
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

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4080 W. DESERT INN RD., SUITE W-113

Total Square Feet ±1,913 SF

Available:	Immediately
Office SF:	±396
Warehouse SF:	±1,517
Grade Loading Doors:	(1) 10'x10' door (10' opening height)
Warehouse Clear Height:	14'7" deck; 13' truss
Lease Rate:	\$1.35 PSF/M
Cam Rate:	\$0.284 PSF/M
Total Monthly:	\$3,126
Power:	120/240, Volt, Single Phase, 100 Amps



3111 S. VALLEY VIEW BLVD., SUITE H-101

Total Square Feet ±2,100 SF

Available:	Immediately
Office SF:	±330
Warehouse SF:	±1,770
Grade Loading Doors:	(1) 10'x10' door
Warehouse Clear Height:	11'6"
Lease Rate:	\$1.30 PSF/M
Cam Rate:	\$0.284 PSF/M
Total Monthly:	\$3,326
Power:	120/240, Volt, Single Phase, 125 Amps

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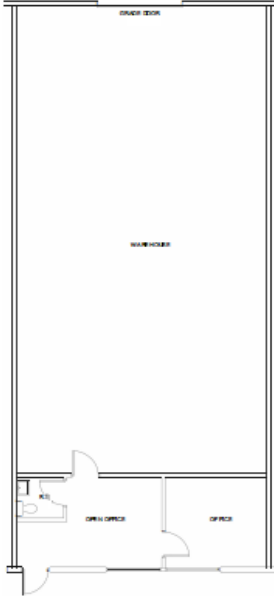


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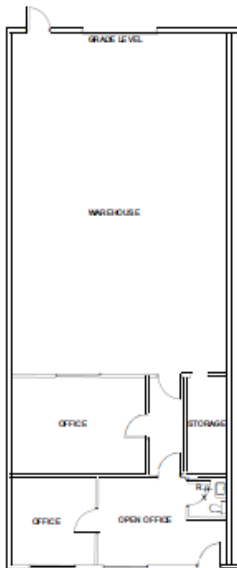
3111 S. VALLEY VIEW BLVD., SUITE H-102

Total Square Feet

±2,100 SF

Available:	Immediately
Office SF:	±330
Warehouse SF:	±1,770
Loading Doors:	(1) 10x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,536
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE J-101

Total Square Feet

±2,100 SF

Available:	Immediately
Office SF:	±715
Warehouse SF:	±1,385
Loading Doors:	(1) 10x10'
Warehouse Clear Height:	11'8"
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,536
Power:	120/240 Volt, Single Phase, 125 Amps

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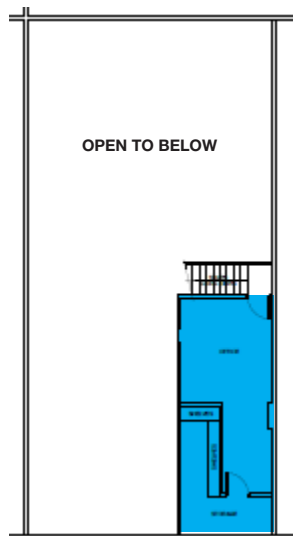
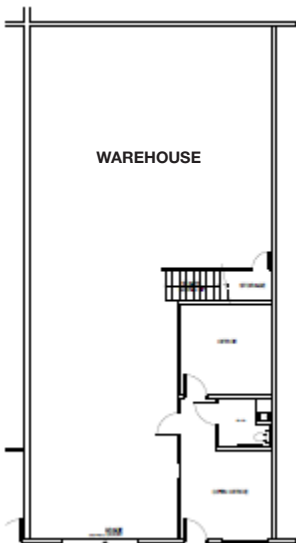


4080 W. DESERT INN RD., SUITE W-109

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±406
Warehouse SF:	±1,814
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	13'5" Deck; 12'5" Truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,849
Power:	120/240 Volt, Single Phase, 100 Amps



MEZZANINE LEVEL

3111 S. VALLEY VIEW BLVD., SUITE V-102

Total Square Feet

±2,333 SF

Available:	Immediately
Office SF:	±406
Warehouse SF:	±1,927
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	16'9"
Lease Rate:	\$1.35 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,812
Power:	120/240 Volt, Single Phase, 200 Amps

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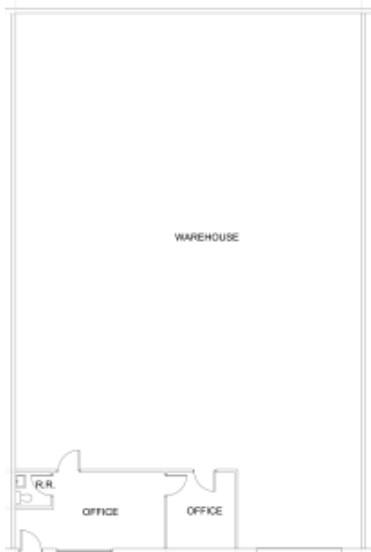


4080 W. DESERT INN RD., SUITE W-101

Total Square Feet

±2,350 SF

Available:	Immediately
Office SF:	±372
Warehouse SF:	±1,978
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'
Lease Rate:	\$1.45 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$4,075
Power:	120/240 Volt, Single Phase, 200 Amps



3111 S. VALLEY VIEW BLVD., SUITE C-104

Total Square Feet

±4,000 SF

Available:	Immediately
Office SF:	±400
Warehouse SF:	±3,600
Grade Loading Doors:	(1) 12'x12'
Warehouse Clear Height:	15'9"
Lease Rate:	\$1.05 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$5,336
Power:	120/240 Volt, Single Phase, 200 Amps

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3111 S. VALLEY VIEW BLVD., SUITE D-101

Total Square Feet

±5,146 SF

Available:	April 1, 2025
Office SF:	±490
Warehouse SF:	±4,926
Grade Loading Doors:	(1) 12'x12'
Warehouse Clear Height:	15'10"
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$6,607
Power:	(1) 120/240 Volt, Single Phase, 125 Amps (1) 400 Amps, Single Phase

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