



**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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 702.366.1030 • RileyC@SchnitzerProperties.com
Sherry Bowerman • Property Manager
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AVAILABILITY

OFFICE

BUILDING / SUITE	TOTAL SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite B-113	350	\$1.50	\$0.284	\$624	Immediately
3111 S. Valley View Blvd., Suite A-205	500	\$1.00	\$0.284	\$642	Immediately
3111 S. Valley View Blvd., Suite A-208	500	\$1.00	\$0.284	\$642	Immediately
3111 S. Valley View Blvd., Suite B-216	500	\$1.00	\$0.284	\$642	February 1, 2025
3111 S. Valley View Blvd., Suite B-221	500	\$1.00	\$0.284	\$642	Immediately
3111 S. Valley View Blvd., Suite B205/206	1,000	\$0.95	\$0.284	\$1,234	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-114	735	N/A	735	\$1.50	\$0.284	\$1,311	Immediately
3111 S. Valley View Blvd., Suite L-102	960	240	720	\$1.60	\$0.284	\$1,809	January 1, 2025
3111 S. Valley View Blvd., Suite L-110	960	234	726	\$1.60	\$0.284	\$1,809	Immediately
3111 S. Valley View Blvd., Suite A-119	1,400	475	925	\$1.40	\$0.284	\$2,358	January 15, 2024
3111 S. Valley View Blvd., Suite E-126	1,550	210	1,340	\$1.40	\$0.284	\$2,610	Immediately
3111 S. Valley View Blvd., Suite U-103	1,594	236	1,358	\$1.40	\$0.284	\$2,684	Immediately
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	\$1.40	\$0.284	\$3,536	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 B-108	2,100	1,160	940	\$1.30	\$0.284	\$3,326	February 1, 2025
4080 W. Desert Inn Rd., Suite W-109	2,220	406	1,814	\$1.40	\$0.284	\$3,849	January 1, 2025
3111 S. Valley View Blvd., Suite V-102	2,333	406	1,927	\$1.40	\$0.284	\$3,929	Immediately
4080 W. Desert Inn Rd., Suite W-101	2,350	372	1,978	\$1.45	\$0.284	\$4,075	February 1, 2025

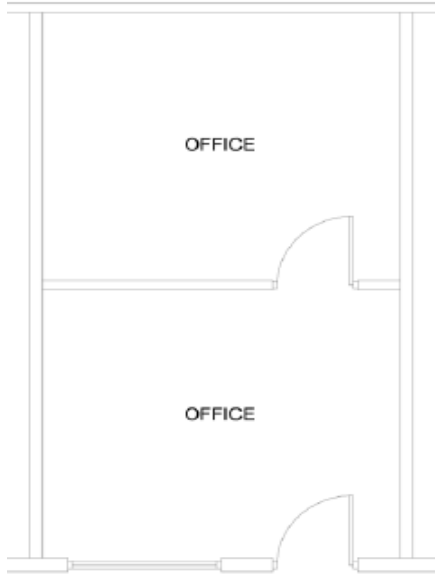
**Recently Reduced Pricing*

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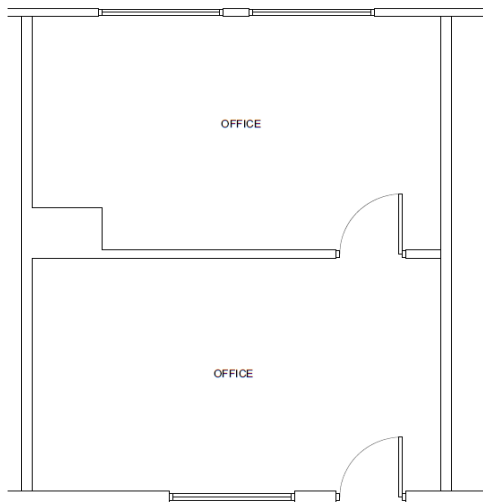
3111 S. VALLEY VIEW BLVD., SUITE B-113

Total Square Feet

±350 SF

Available:	Immediately
Lease Rate:	\$1.50 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$624
Power:	120/240 Volt, Single Phase, 70 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE A-205

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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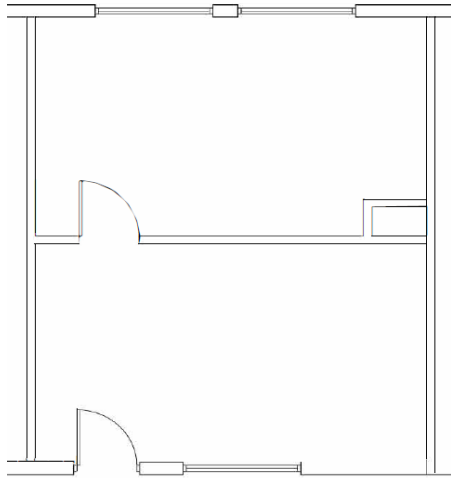


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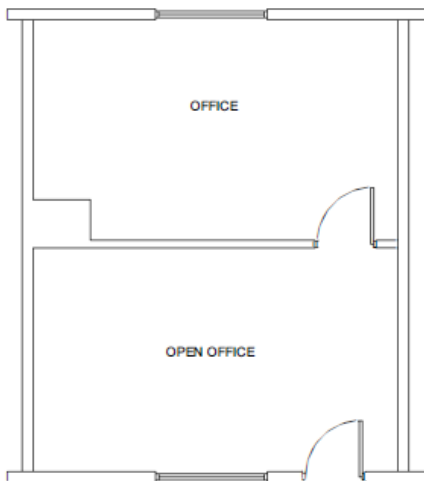
3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE A-208

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 B-216

Total Square Feet ±500 SF

Available:	February 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

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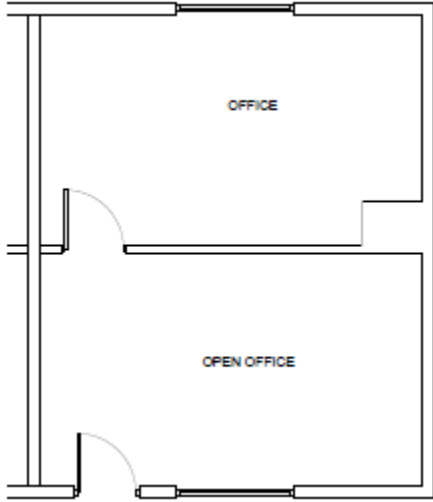


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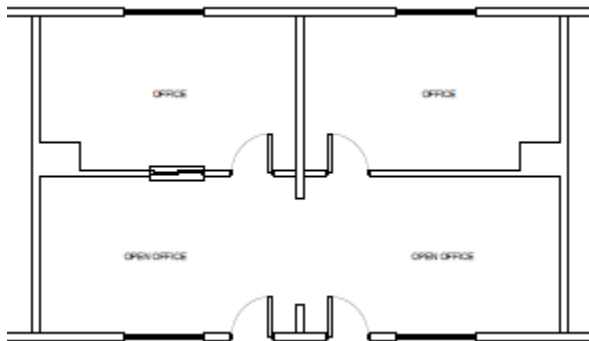
3111 South Valley View Boulevard, Las Vegas, Nevada 89102



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



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

Total Square Feet ±1,000 SF

Available:	Immediately
Lease Rate:	\$0.95 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$1,234
Power:	TBD

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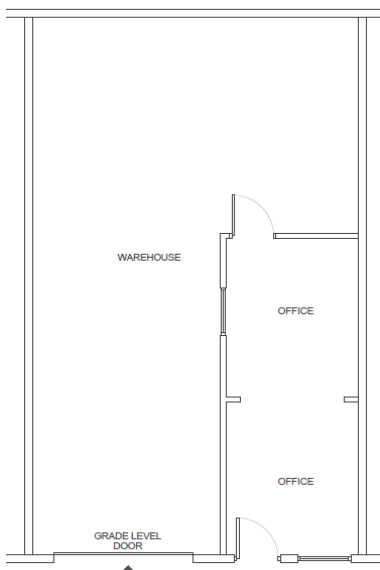
3111 S. VALLEY VIEW BLVD., SUITE L-114

Total Square Feet

±735 SF

Available:	Immediately
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:	\$1,311
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC



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

Total Square Feet

±960 SF

Available:	January 1, 2025
Office SF:	±240
Warehouse SF:	±720
Grade Loading Doors:	(1) 10'x10' (8'x10' opening)
Warehouse Clear Height:	10'
Lease Rate:	\$1.60 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$1,809
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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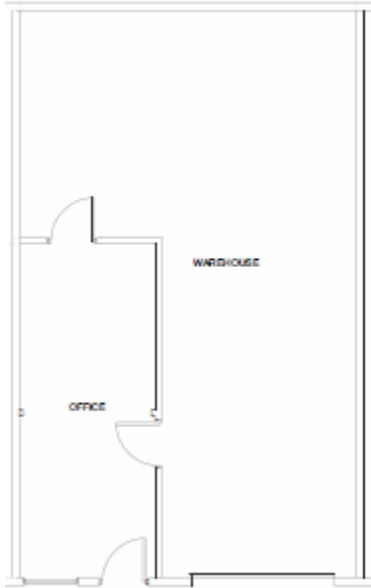


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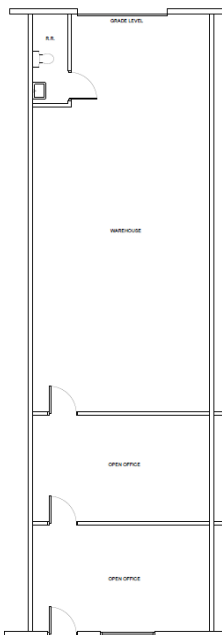
3111 S. VALLEY VIEW BLVD., SUITE L-110

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:	\$1.60 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$1,809
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE A-119

Total Square Feet

±1,400 SF

Available:	January 15, 2025
Office SF:	±475
Warehouse SF:	±925
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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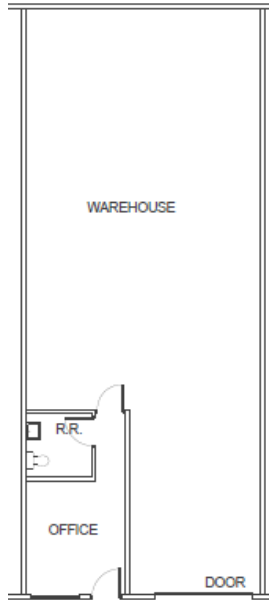


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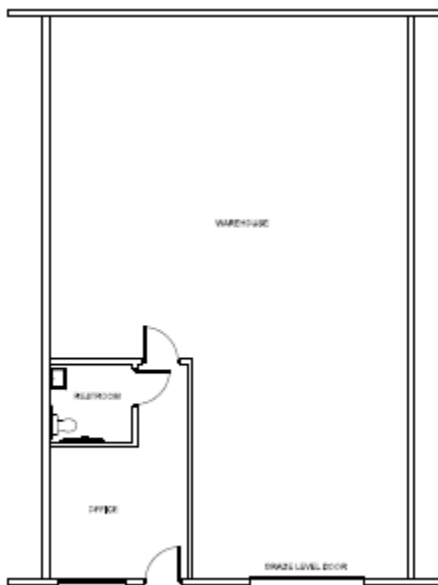


3111 S. VALLEY VIEW BLVD., SUITE E-126

Total Square Feet ±1,550 SF

Available:	Immediately
Office SF:	±210
Warehouse SF:	±1,340
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,610
Power:	120/240 Volt, Single Phase, 200 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE U-103

Total Square Feet ±1,594 SF

Available:	Immediately
Office SF:	±236
Warehouse SF:	±1,358
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'4" 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

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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
Loading Doors:	(1) 10x10'
Warehouse Clear Height:	11'6"
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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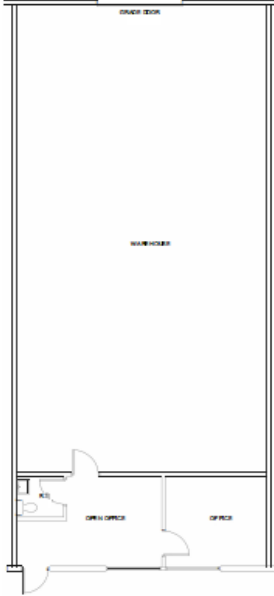


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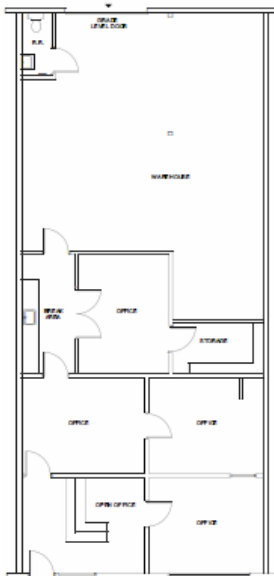
3111 S. VALLEY VIEW BLVD., SUITE H-102

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 B-108

Total Square Feet

±2,100 SF

Available:	February 1, 2025
Office SF:	±1,160
Warehouse SF:	±940
Loading Doors:	(1) 10x12'
Warehouse Clear Height:	12'
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,326
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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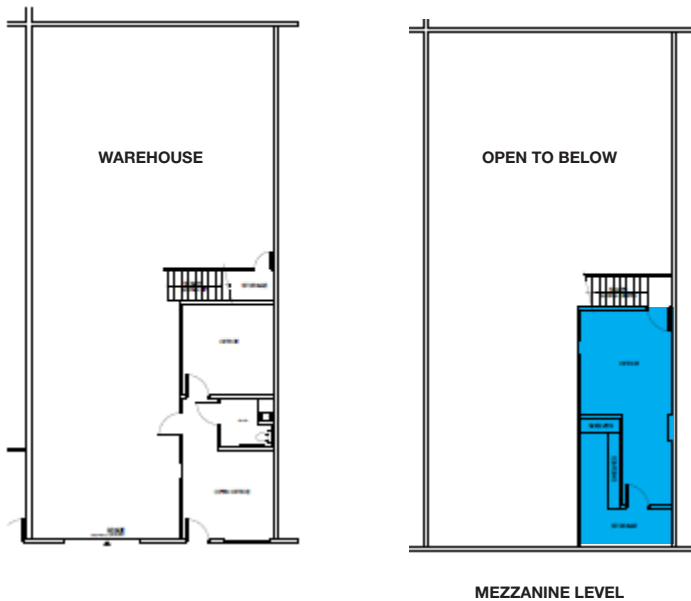


4080 W. DESERT INN RD., SUITE W-109

Total Square Feet

±2,220 SF

Available:	January 1, 2025
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



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:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,929
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:	February 1, 2025
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

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