



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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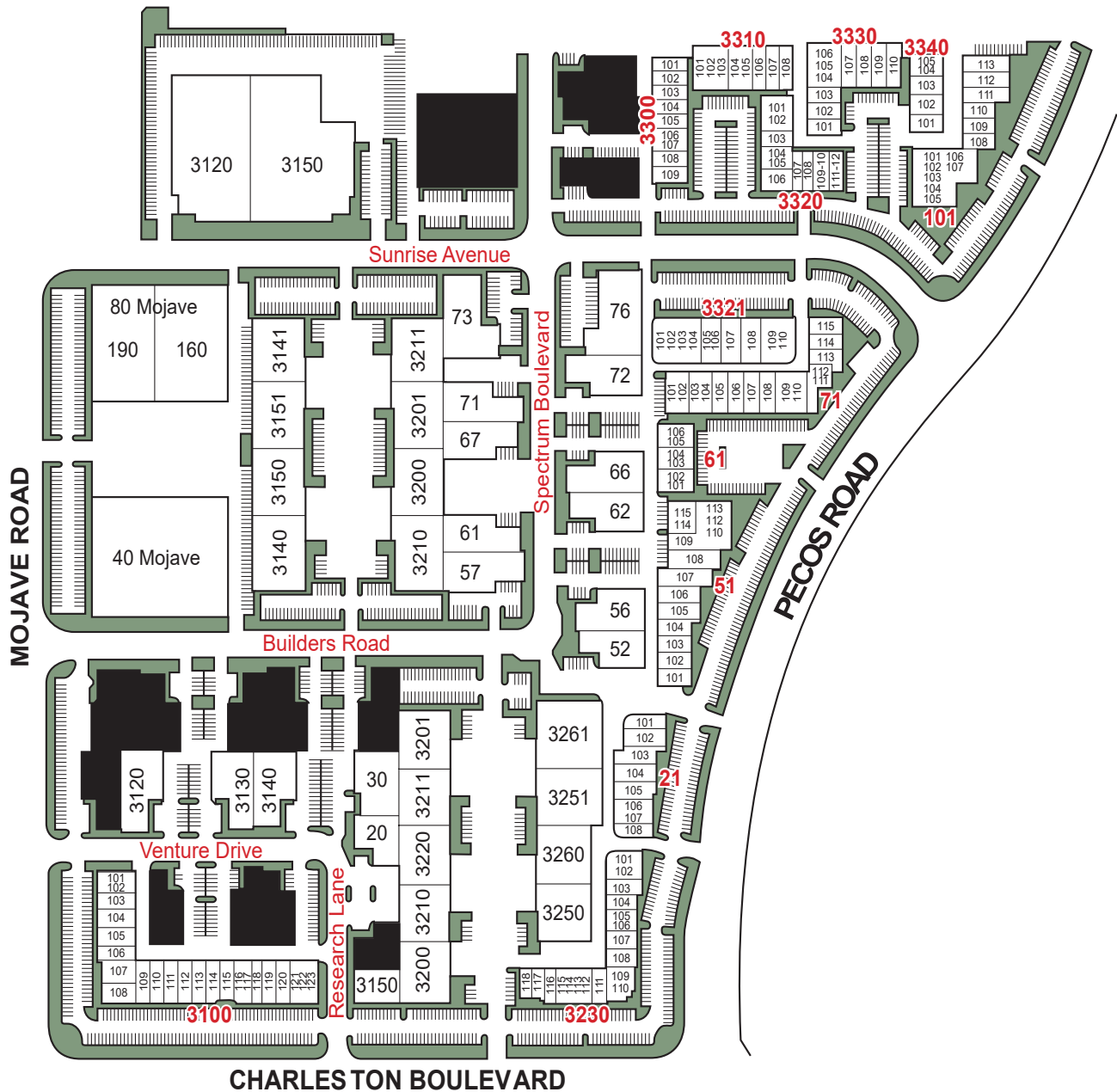


Formerly Harsch Investment Properties

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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
3300 Sunrise Ave., Suite 109	763	172	591	\$1.25	\$0.259	\$1,151	Immediately
71 N. Pecos Rd., Suite 113	1,339	834	505	\$0.90	\$0.259	\$1,552	Immediately
3300 Sunrise Ave., Suite 104	1,464	762	702	\$1.00	\$0.259	\$1,843	Immediately
71 N. Pecos Rd., Suite 105	1,573	553	1,020	\$1.00	\$0.259	\$1,980	Immediately
3300 Sunrise Ave., Suite 102	1,647	640	1,007	\$1.15	\$0.259	\$2,321	February 1, 2026
3300 Sunrise Ave., Suite 103	1,647	455	1,192	\$1.15	\$0.259	\$2,321	Immediately
21 N. Pecos Rd., Suite 108	1,668	498	1,170	\$0.85	\$0.259	\$1,850	Immediately
3100 E. Charleston Blvd., Suite 106	1,680	624	1,056	\$1.15	\$0.259	\$2,367	Immediately
3100 E. Charleston Blvd., Suite 111	1,680	648	1,032	\$1.20	\$0.259	\$2,451	Immediately
61 N. Pecos Rd., Suite 105-106	2,061	470	1,591	\$1.00	\$0.259	\$2,595	Immediately
21 N. Pecos Rd., Suite 101-102	4,578	1,223	3,355	\$0.95	\$0.259	\$5,535	Immediately

**Limited Time Specials*



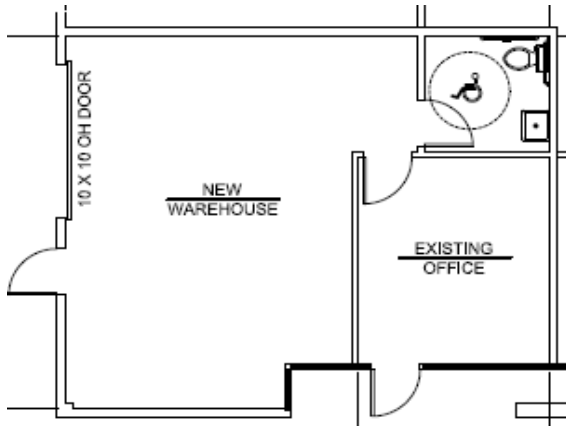
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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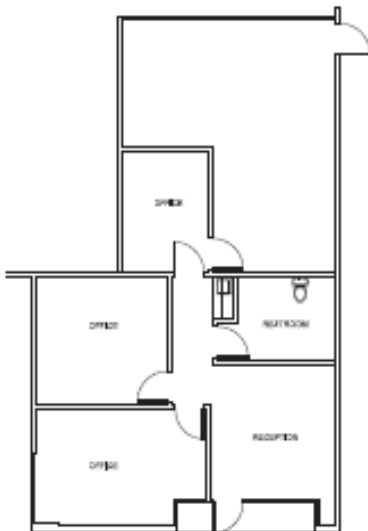
3300 SUNRISE AVE., SUITE 109



Total Square Feet ±763 SF

Available:	Immediately
Office SF:	±172
Warehouse SF:	±591
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:	\$1,151
Power:	120/240 Volt, 3 Phase, 100 Amps

71 N. PECOS RD., SUITE 113



Total Square Feet ±1,339 SF

Available:	Immediately
Office SF:	±834
Warehouse SF:	±505
Grade Loading Doors:	N/A
Clear Height:	N/A
Lease Rate:	\$0.90 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$1,552
Power:	120/208 Volt, 3 Phase, 100 Amps

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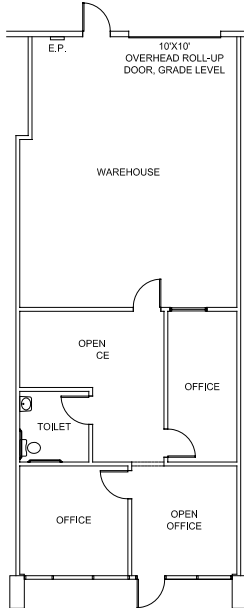


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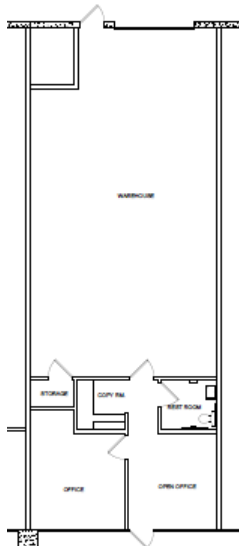
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3300 SUNRISE AVE., SUITE 104

Total Square Feet ±1,464 SF

Available:	Immediately
Office SF:	±762
Warehouse SF:	±702
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:	\$1,843
Power:	120/208 Volt, 3 Phase, 100 Amps



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:	\$1.00 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$1,980
Power:	120/208 Volt, 3 Phase, 100 Amps

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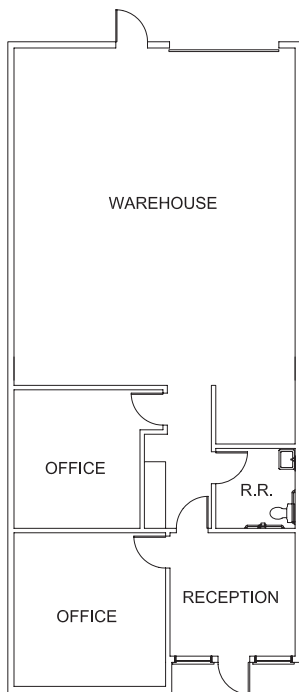


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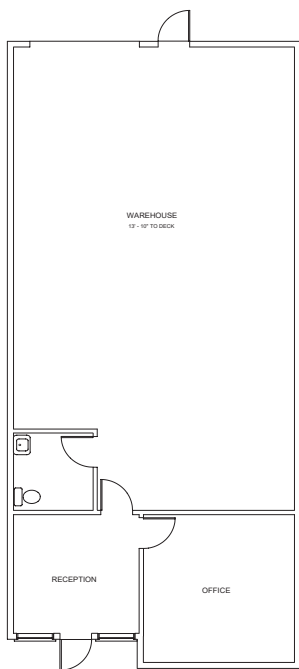
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3300 SUNRISE AVE., SUITE 102

Total Square Feet ±1,647 SF

Available:	February 1, 2026
Office SF:	±640
Warehouse SF:	±1,007
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:	\$2,321
Power:	TBD



3300 SUNRISE AVE., SUITE 103

Total Square Feet ±1,647 SF

Available:	Immediately
Office SF:	±455
Warehouse SF:	±1,192
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:	\$2,321
Power:	120/208 Volt, 3 Phase, 100 Amps

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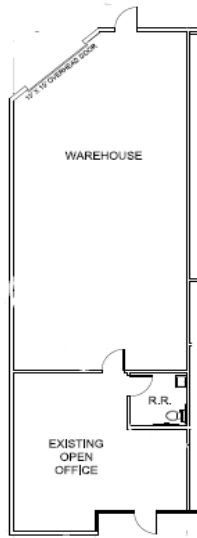


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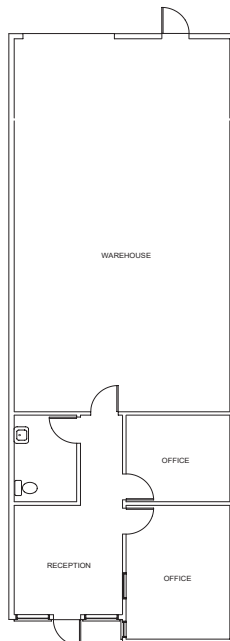


21 N. PECOS RD., SUITE 108

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:	\$0.85 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$1,850
Power:	120/208 Volt, 3 Phase, 100 Amps

****\$0.85 for the first 6 months; up to 3 months of
abated rent on a minimum three (3) year term.**



3100 E. CHARLESTON BLVD., SUITE 106

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±624
Warehouse SF:	±1,056
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,367
Power:	120/208 Volt, 3 Phase, 200 Amps

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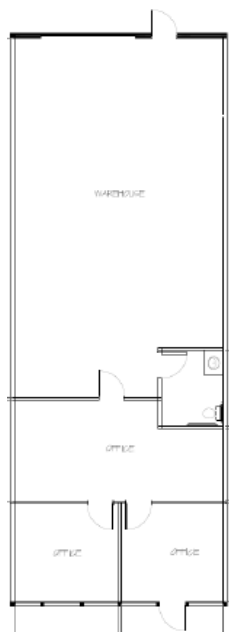


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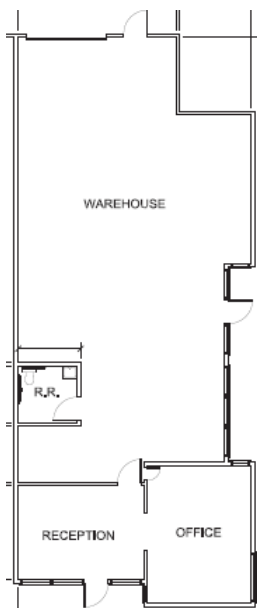
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3100 E. CHARLESTON BLVD., SUITE 111

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±648
Warehouse SF:	±1,032
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$2,451
Power:	TBD



61 N. PECOS RD., SUITE 105- 106

Total Square Feet ±2,061 SF

Available:	Immediately
Office SF:	±470
Warehouse SF:	±1,591
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:	\$2,595
Power:	120/208 Volt, 3 Phase, 100 Amps

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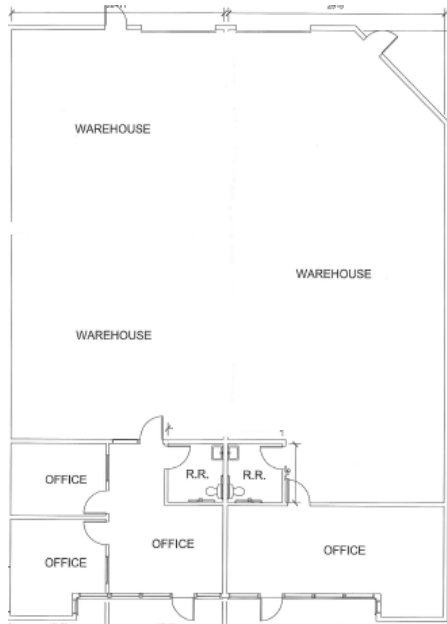


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21 N. PECOS RD., SUITE 101-102

Total Square Feet

±4,578 SF

Available:	Immediately
Office SF:	±1,223
Warehouse SF:	±3,355
Grade Loading Doors:	2 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$0.95 PSF/M
Cam Rate:	\$0.259 PSF/M
Total Monthly:	\$5,535
Power:	120/208 Volt, 3 Phase, 200 Amps

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