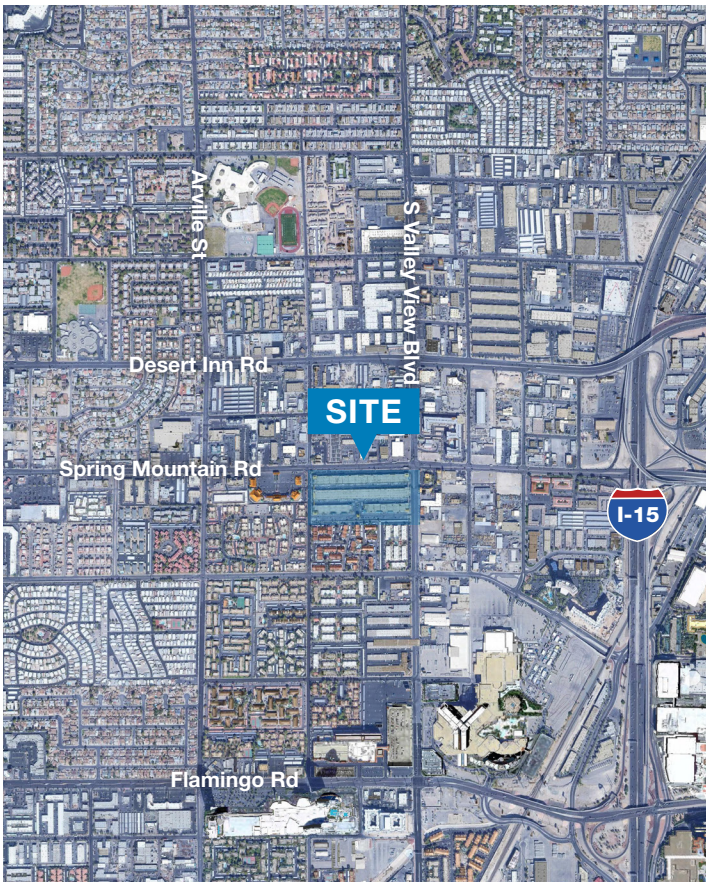




**FOR
LEASE**

The Center at Spring Mountain

3893 Spring Mountain Road, Las Vegas, Nevada 89102



PROPERTY HIGHLIGHTS

Located in Chinatown on the South Side of Spring Mountain Road, between Valley View Boulevard and Wynn Road, this Asian-themed Center has retail and restaurant spaces ranging from ± 800 SF to $\pm 8,000$ SF. In addition, The Center at Spring Mountain also offers office and warehouse spaces for storage, light distribution, and light manufacturing. With its convenient central location, this uniquely themed property that holds some of the world's best and famous restaurants gets over 74,000 cars per day passing by. The Center at Spring Mountain offers a great variety of space to fit any businesses' needs!

- On Site Property Management & Leasing Office Monday-Friday 8AM-5PM
- Just minutes away from the Las Vegas Strip and I-15 Freeway
- Frontage on Spring Mountain Road, Wynn Road and Valley View Boulevard
- Flex, Office, Industrial and Distribution Warehouse Space
- Pony Dock and/or Grade Level Loading
- 100% Warehouse Available
- 24/7 Security

CONTACT

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Brandy Dean • Senior Property Manager
702.366.1074 • brandyd@SchnitzerProperties.com

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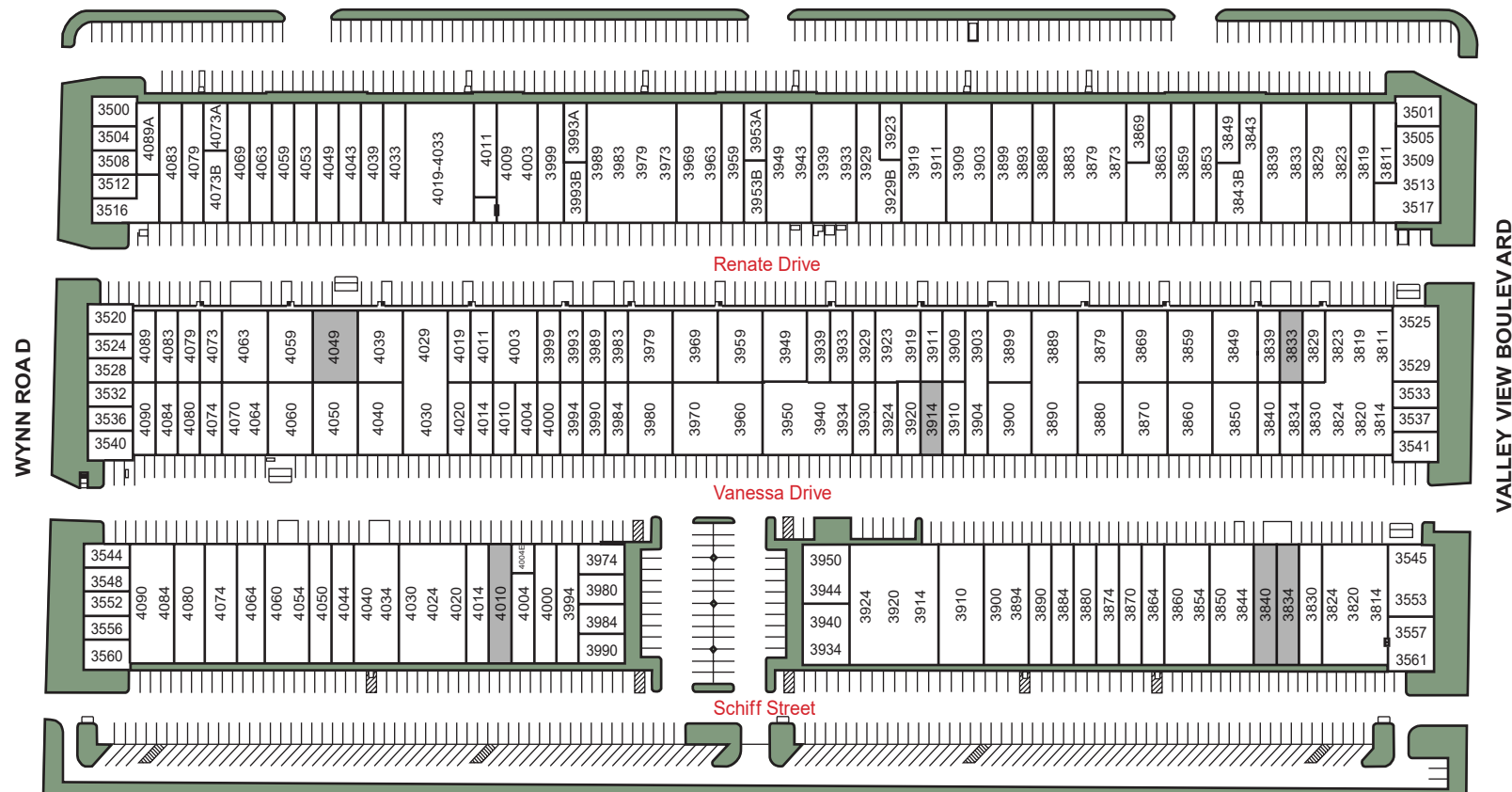
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SPRING MOUNTAIN ROAD



AVAILABLE

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AVAILABILITY

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3914 Vanessa Drive	1,200	N/A	1,200	\$1.35	\$0.33	\$2,016	Immediately
3833 Renate Drive	1,200	N/A	1,200	\$1.25	\$0.33	\$1,896	April 1, 2026
4010 Schiff Drive	2,000	600	1,400	\$1.40	\$0.33	\$3,460	April 1, 2026
4049 Renate Drive	2,400	N/A	2,400	\$1.25	\$0.33	\$3,792	February 1, 2026
3834-3840 Schiff Drive	4,000	1,285	2,715	\$1.3	\$0.33	\$6,520	Immediately

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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3914 VANESSA DRIVE

Total Square Feet

±1,200 SF

Available:	Immediately
Grade Loading Doors:	1
Clear Height:	10'-12'
Lease Rate:	\$1.35 PSF/M
CAM Rate:	\$0.3 SF/M
Total Monthly:	\$2,016
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC



3833 RENATE DRIVE

Total Square Feet

±1,200 SF

Available:	April 1, 2026
Loading Doors:	Pony Dock
Clear Height:	10'-12'
Lease Rate:	\$1.25 PSF/M
CAM Rate:	\$0.33 SF/M
Total Monthly:	\$1,896
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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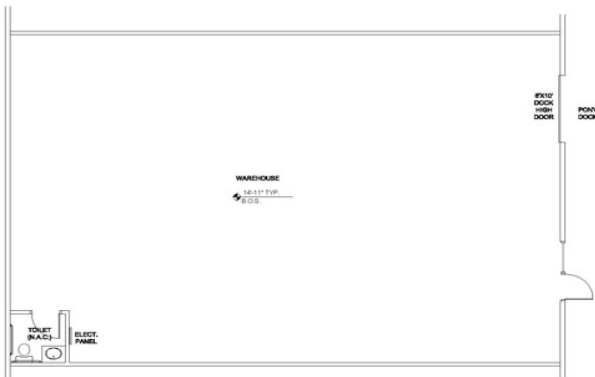
4010 SCHIFF DRIVE

Total Square Feet

±2,000 SF

Available:	April 1, 2026
Office SF:	±600
Warehouse SF:	±1,400
Grade Loading Doors:	1 (8'x10')
Clear Height:	10'-12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.33 SF/M
Total Monthly:	\$3,460
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC



4049 RENATE DRIVE

Total Square Feet

±2,400 SF

Available:	February 1, 2026
Loading Doors:	Pony Dock
Clear Height:	10'-12'
Lease Rate:	\$1.25 PSF/M
CAM Rate:	\$0.33 SF/M
Total Monthly:	\$3,792
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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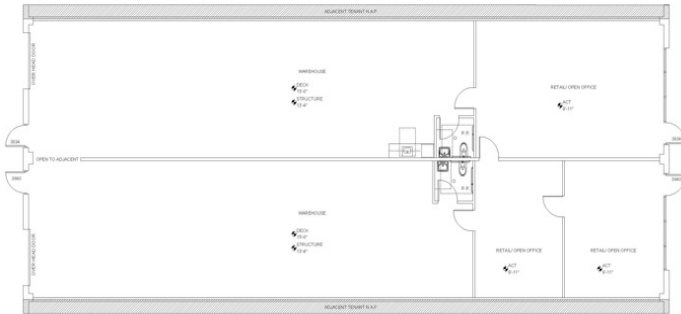
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3834-3840 SCHIFF DRIVE



Total Square Feet

±4,000 SF

Available:	Immediately
Office SF:	±1,285
Warehouse SF:	±2,715
Grade Loading Doors:	2 (8'x10')
Clear Height:	10'-12'
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.33 SF/M
Total Monthly:	\$6,520
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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