

LOCATION ONE COMMERCE | WEST LAS VEGAS SUBMARKET

3111 S Valley View Dr
LAS VEGAS, NV 89102



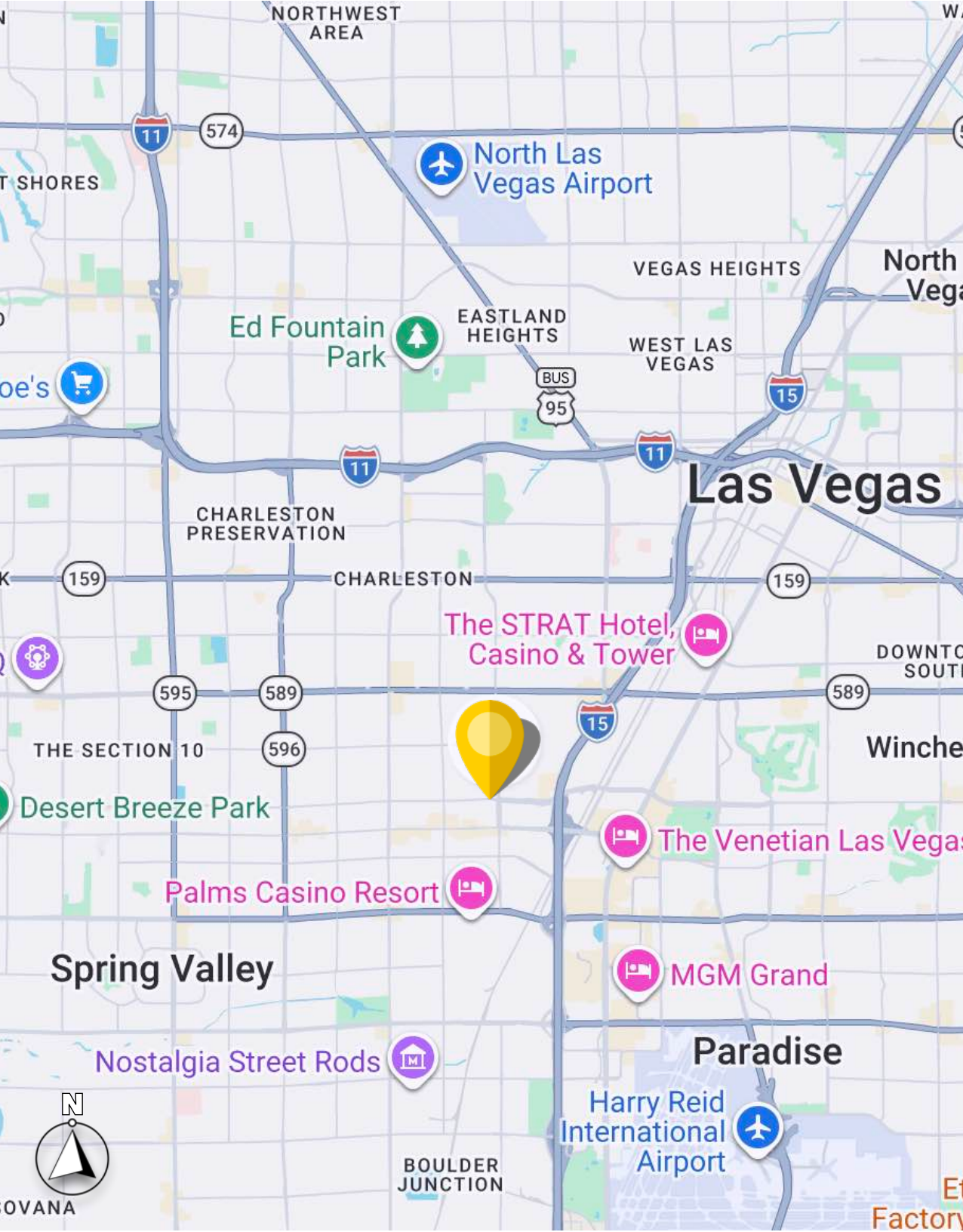
FLEX SPACE SUBLEASE ±5,416 SF NEAR I-15 & STRIP | LEASE EXPIRES NOVEMBER 2028

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592

RENA AREE
NV LIC# S.0197997
C: (702) 530-8383
E: RenaAree@gmail.com

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COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100 | Las Vegas, NV





PROPERTY SUMMARY

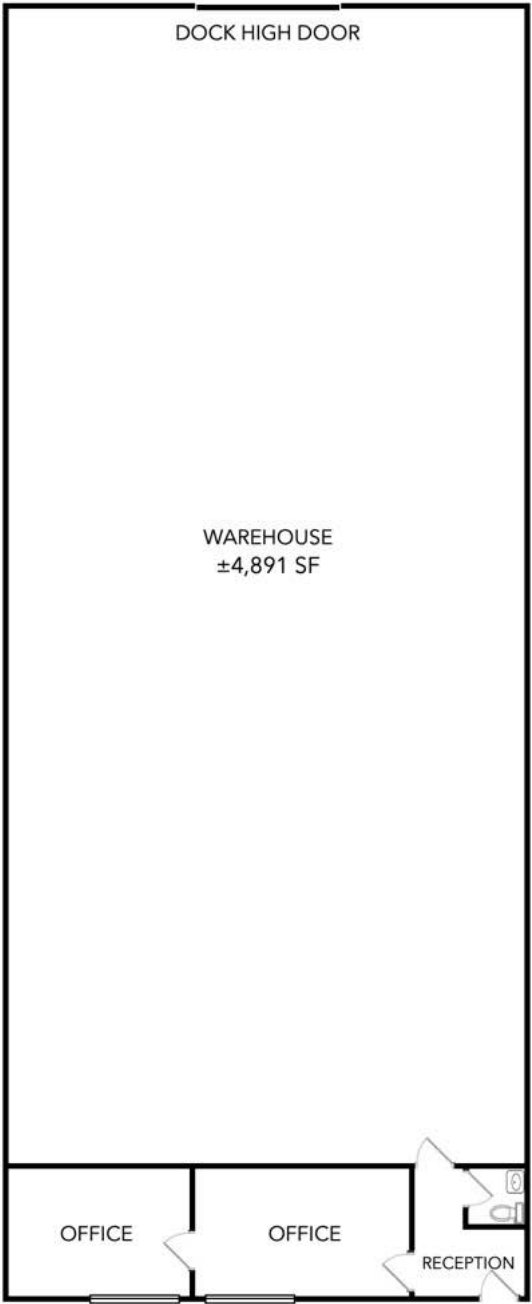
SUBMARKET:	West Las Vegas
APN:	162-07-802-013
ZONING:	Industrial Light (I-L)
JURISDICTION:	Clark County
BUILT :	1974
CENTER:	Location One Commerce
PARKING RATIO:	3.1/1,000 SF

PROPERTY HIGHLIGHTS

- 522,431 SF Mixed-use/Flex center
- Centrally located in the West Las Vegas Submarket
- Quick access to I-15 and the Las Vegas Strip
- Multiple ingress/egress points via Desert Inn Rd, Valley View Blvd, Sirius Ave, and Wynn Rd

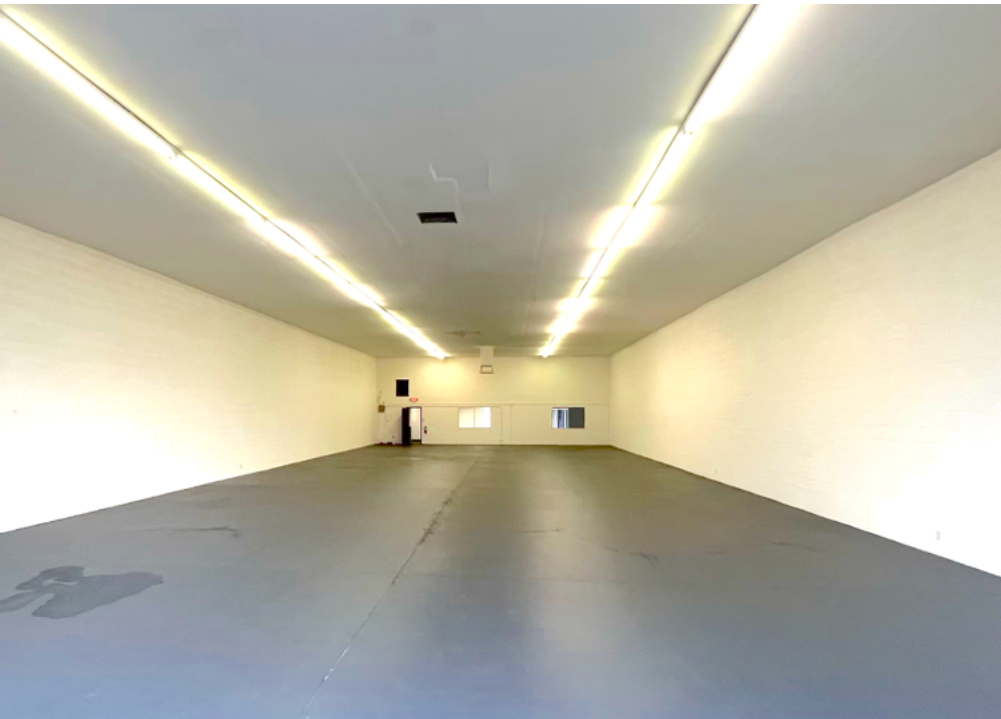
SUITE D-103 SUBLEASE

SIZE	±5,416 SF
RATE	\$1.082 PSF/mo (\$5,858/mo)
CAM	\$0.299 PSF/mo (\$1,622/mo)
TOTAL MONTHLY	\$7,480/mo
MASTER LEASE EXP	November 30, 2028
ANNUAL INCREASE	4%
CLEAR HEIGHT	15'9"
DOCK LOADING DOOR	12'x12'
POWER	120/240V, Single phase, 125 Amps
SPACE DETAILS	• 2 offices (PTAC) • Reception area • Private restroom • Warehouse (evaporative cooled)

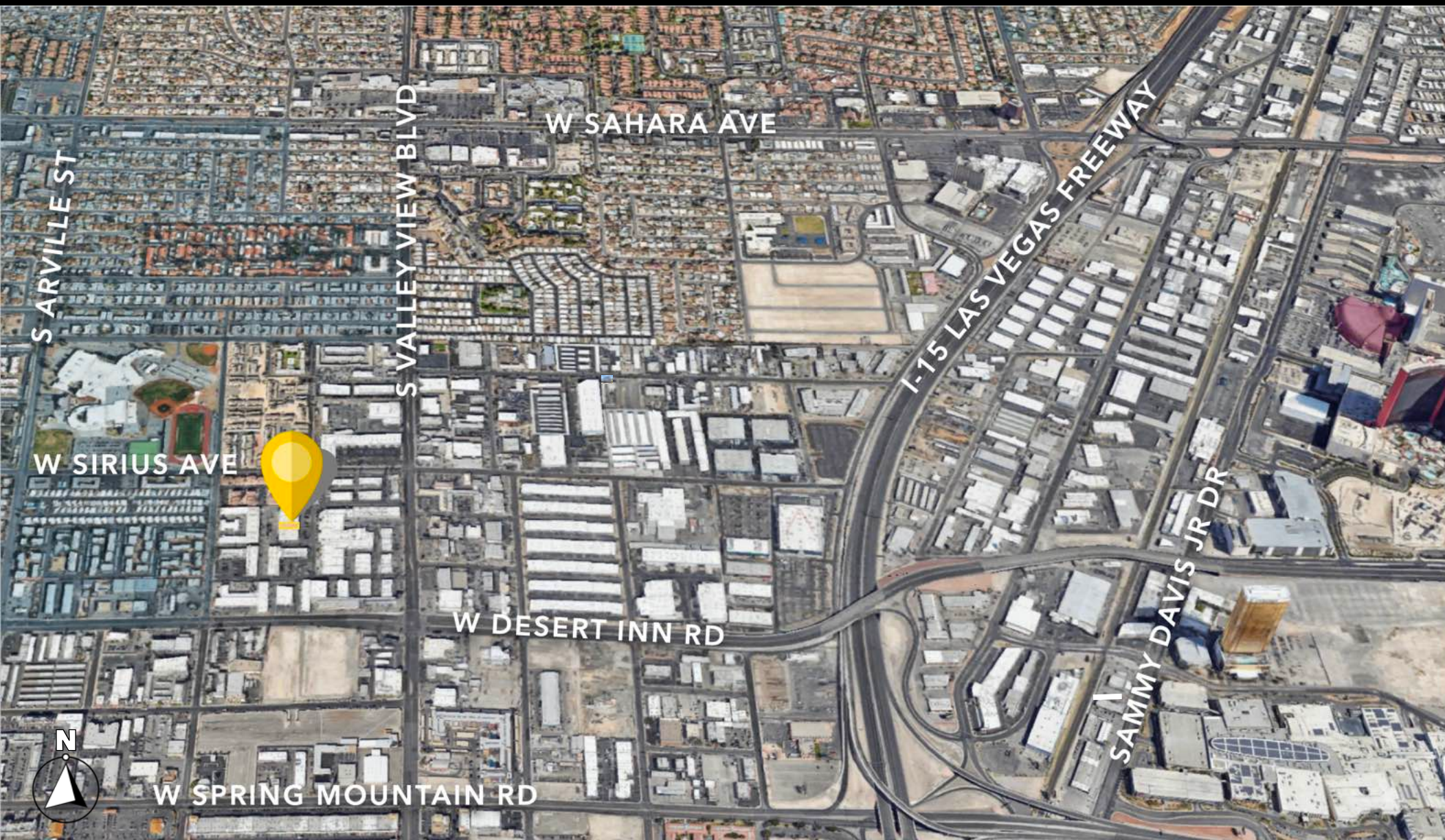


* Floor plan is not to exact scale. Intended for general information purposes only.

PHOTOS



MAP



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