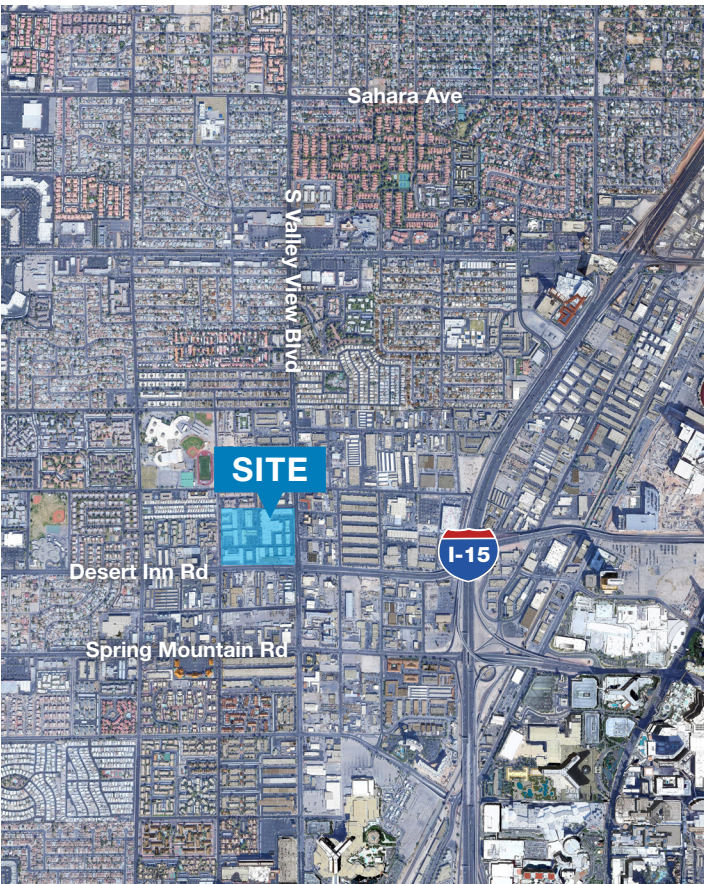




**FOR
LEASE**

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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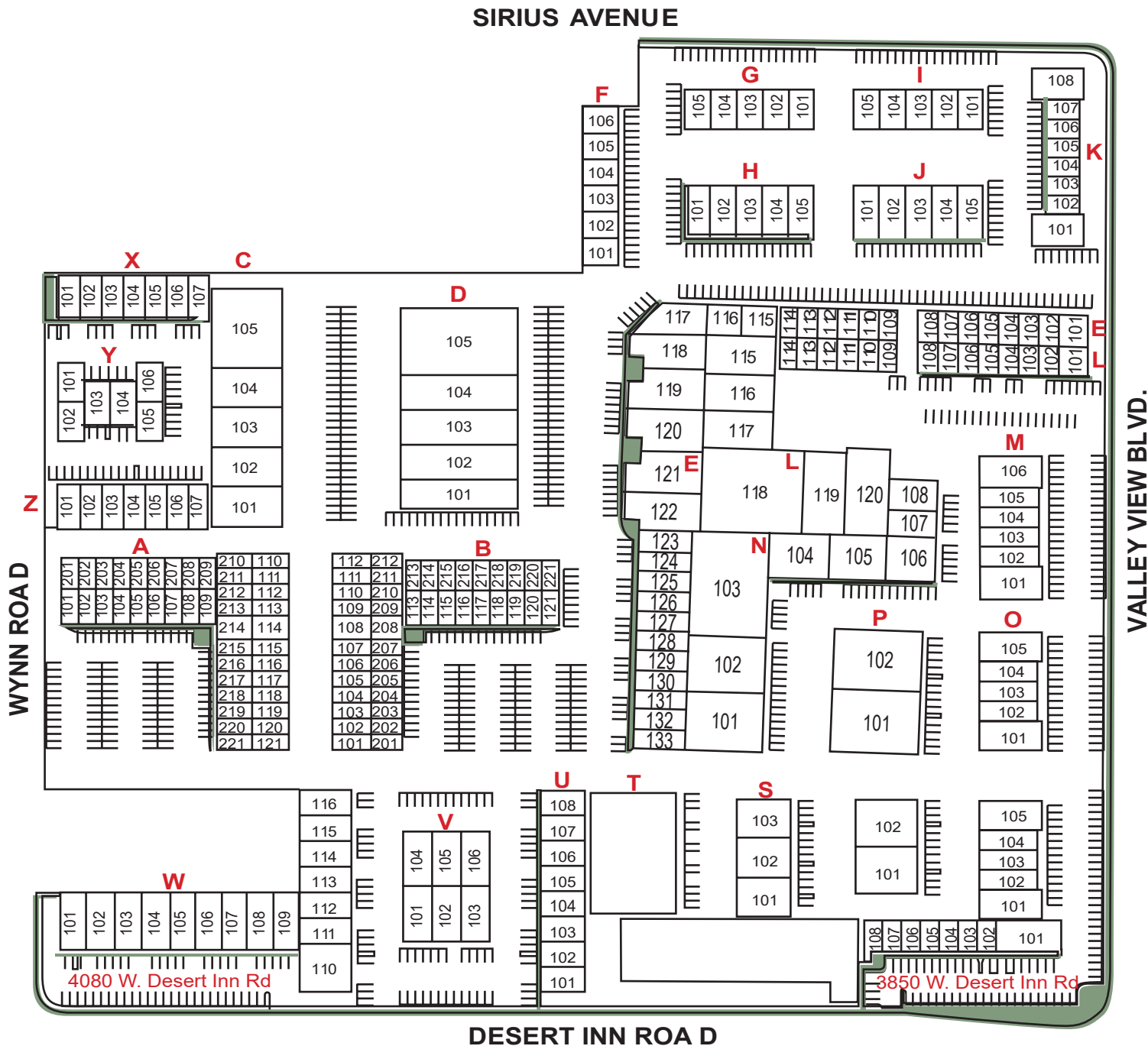


Formerly Harsch Investment Properties

**FOR
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Location One Commerce Center

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RETAIL

BUILDING / SUITE	TOTAL SF	OFFICE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite G-104	1,500	500	\$1.40	\$0.284	\$2,526	January 1, 2026

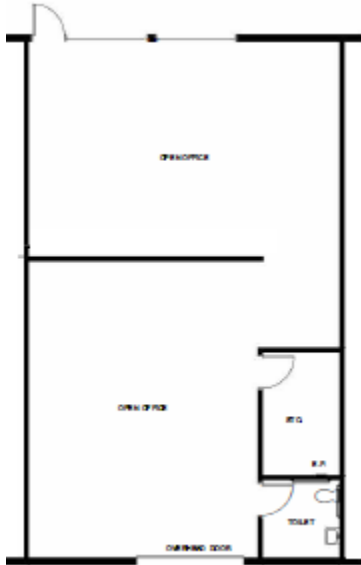
INDUSTRIAL

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 E-103	960	100	860	\$1.60	\$0.284	\$1,809	December 1, 2025
3111 S. Valley View Blvd., Suite L-103	960	220	740	\$1.60	\$0.284	\$1,809	January 1, 2026
3111 S. Valley View Blvd., Suite A-112	1,400	470	930	\$1.40	\$0.284	\$2,358	Immediately
3111 S. Valley View Blvd., Suite A-120	1,400	475	925	\$1.40	\$0.284	\$2,358	Immediately
3111 S. Valley View Blvd., Suite B-110	1,400	480	920	\$1.40	\$0.284	\$2,358	January 1, 2026
3111 S. Valley View Blvd., Suite E-101	1,400	778	622	\$1.40	\$0.284	\$2,358	December 1, 2025
3111 S. Valley View Blvd., Suite Z-104	1,495	383	1,112	\$1.40	\$0.284	\$2,518	Immediately
3111 S. Valley View Blvd., Suite X-103	1,520	242	1,278	\$1.40	\$0.284	\$2,560	December 1, 2025
3111 S. Valley View Blvd., Suite E-115	1,600	370	1,230	\$1.40	\$0.284	\$2,694	Immediately
3111 S. Valley View Blvd., Suite J-104	2,100	361	1,739	\$1.30	\$0.284	\$3,326	January 1, 2026
4080 W. Desert Inn Rd., Suite W-106	2,220	390	1,830	\$1.40	\$0.284	\$3,738	Immediately
4080 W. Desert Inn Rd., Suite W-109	2,220	406	1,814	\$1.30	\$0.284	\$3,516	Immediately
3111 S. Valley View Blvd., Suite V-105	2,333	421	1,912	\$1.40	\$0.284	\$3,929	Immediately
3111 S. Valley View Blvd., Suite C-104	4,000	400	3,600	\$1.00	\$0.284	\$5,136	Immediately
3111 S. Valley View Blvd., Suite E-119	4,245	685	3,560	\$1.00	\$0.284	\$5,451	February 1, 2026
3111 S. Valley View Blvd., Suite C-105	8,000	1,236	6,746	\$0.95	\$0.284	\$9,872	May 1, 2026
3111 S. Valley View Blvd., Suite T-101	15,225	1,923	13,302	\$0.90	\$0.284	\$18,026	Immediately

**FOR
LEASE**

Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



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

Total Square Feet

±1,500 SF

Available:	January 1, 2026
Grade Loading Doors:	(1) 10'x10'
Clear Height:	11'9"
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,526
Power:	TBD

100% HVAC



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

Total Square Feet

±960 SF

Available:	December 1, 2025
Office SF:	±100
Warehouse SF:	±860
Grade Loading Doors:	(1) 10'x10' door w/ 8' opening height
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

CONTACT

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**FOR
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Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



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

Total Square Feet **±960 SF**

Available:	January 1, 2026
Office SF:	±220
Warehouse SF:	±740
Grade Loading Doors:	(1) 10'x10' door w/ 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-112

Total Square Feet **±1,400 SF**

Available:	Immediately
Office SF:	±470
Warehouse SF:	±930
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 and 200 Amps; 3 Phase Delta

100% HVAC

CONTACT

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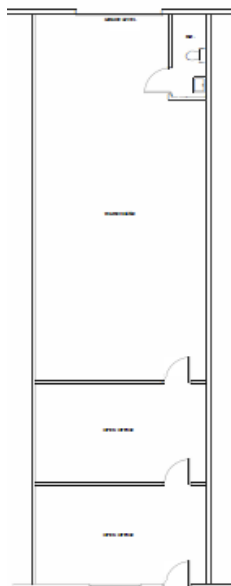


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**FOR
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Location One Commerce Center

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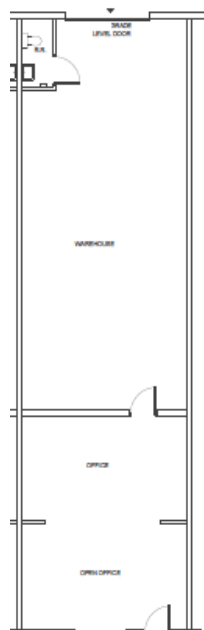
3111 S. VALLEY VIEW BLVD., SUITE A-120

Total Square Feet

±1,400 SF

Available:	Immediately
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, 200 Amps

100% HVAC



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

Total Square Feet

±1,400 SF

Available:	January 1, 2026
Office SF:	±480
Warehouse SF:	±920
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

CONTACT

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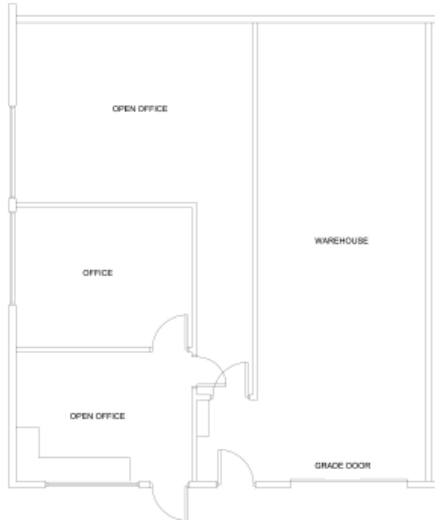


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**FOR
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Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



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

Total Square Feet

±1,400 SF

Available:	December 1, 2025
Office SF:	±778
Warehouse SF:	±622
Grade Loading Doors:	(1) 10'x10' door w/ 8' opening height
Warehouse Clear Height:	10'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,358
Power:	TBD

100% HVAC



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

Total Square Feet

±1,495 SF

Available:	Immediately
Office SF:	±383
Warehouse SF:	±1,112
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'7" deck; 13'3" truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,518
Power:	120/240 Volt, Single Phase, 100 Amps

CONTACT

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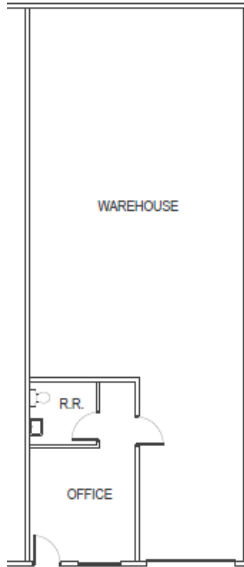


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**FOR
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Location One Commerce Center

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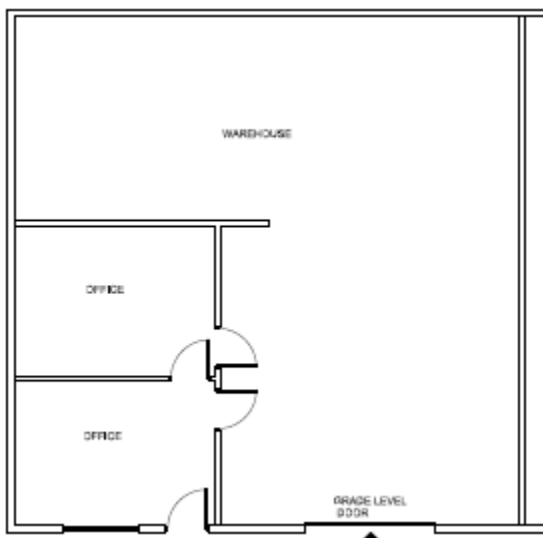


3111 S. VALLEY VIEW BLVD., SUITE X-103

Total Square Feet

±1,520 SF

Available:	December 1, 2025
Office SF:	±242
Warehouse SF:	±1,278
Grade Loading Doors:	(1) 10'x10' Door (10' opening height)
Warehouse Clear Height:	14'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,560
Power:	120/240 Volt, Single Phase, 200 Amps



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

Total Square Feet

±1,600 SF

Available:	Immediately
Office SF:	±370
Warehouse SF:	±1,230
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'3"
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$2,694
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

CONTACT

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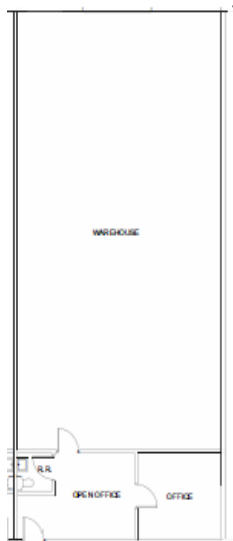


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**FOR
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Location One Commerce Center

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

Total Square Feet

±2,100 SF

Available:	January 1, 2026
Office SF:	±361
Warehouse SF:	±1,739
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	TBD
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,326
Power:	TBD



4080 W. DESERT INN RD., SUITE W-106

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±390
Warehouse SF:	±1,830
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14' deck; 12' truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,738
Power:	120/240 Volt, Single Phase, 100 Amps

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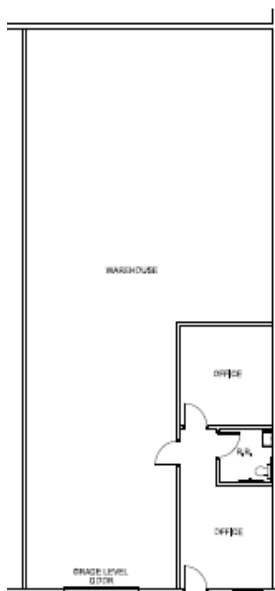


4080 W. DESERT INN RD., SUITE W-109

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:	\$1.30 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,516
Power:	120/240 Volt, Single Phase, 100 Amps



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

Total Square Feet

±2,333 SF

Available:	Immediately
Office SF:	±421
Warehouse SF:	±1,912
Grade Loading Doors:	(1) 12'x10'
Warehouse Clear Height:	16'10" deck; 15' truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$3,929
Power:	120/240 Volt, Single Phase, 100 Amps

CONTACT

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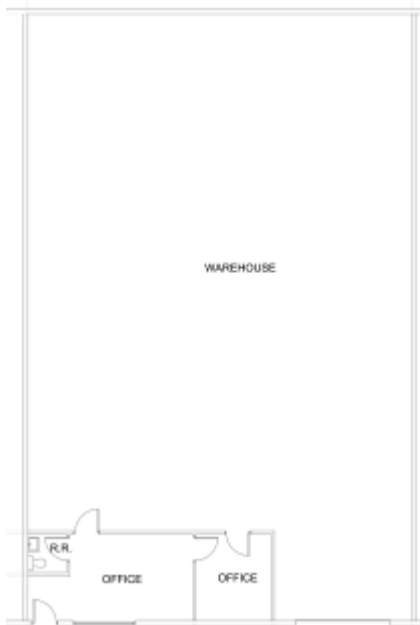


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**FOR
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Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



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:	\$1.00 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$5,136
Power:	120/240 Volt, Single Phase, 200 Amps



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

Total Square Feet

±4,245 SF

Available:	February 1, 2026
Office SF:	±685
Warehouse SF:	±3,560
Grade Loading Doors:	(1) 12'9"H x 12'6"W roll-up door opening
Warehouse Clear Height:	14'
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$5,451
Power:	120/240 Volt, Single Phase, 100 Amps

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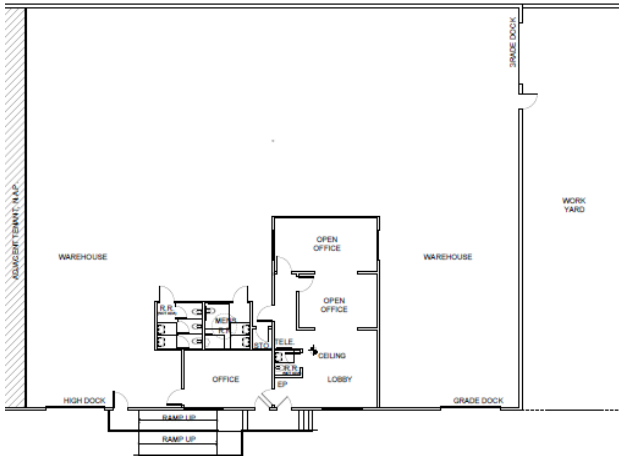
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Location One Commerce Center

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



Total Square Feet

±8,000 SF

Available:	May 1, 2026
Office SF:	±1,236
Warehouse SF:	±6,746
Grade Loading Doors:	(1) 12'x12'
Dock Loading Doors:	(2) 12'x12'
Clear Height:	Warehouse 15'9"; Office 8'
Lease Rate:	\$0.95 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$9,872
Power:	(1) 125 Amps, Single Phase, (1) 400 Amps, 3 Phase

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



Total Square Feet

±15,225 SF

Available:	Immediately
Office SF:	±1,923
Warehouse SF:	±13,302
Grade Loading Doors:	(1) 14'x12'
Warehouse Clear Height:	18'5" Deck; 15'5" Truss
Lease Rate:	\$0.90 PSF/M
CAM Rate:	\$0.284 SF/M
Total Monthly:	\$18,026
Power:	(2) 120/240 Volt, Single Phase, 600 Amps; (1) 120/240, Single Phase, 400 Amps; (1) 600 Amps, 3 Phase

CONTACT

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