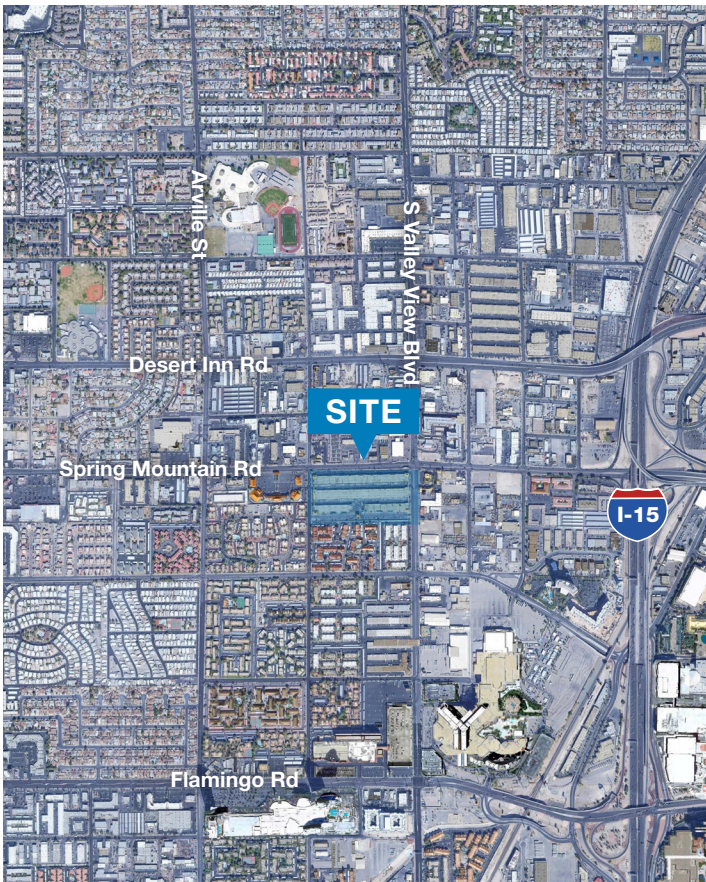




**FOR
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The Center at Spring Mountain

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 ±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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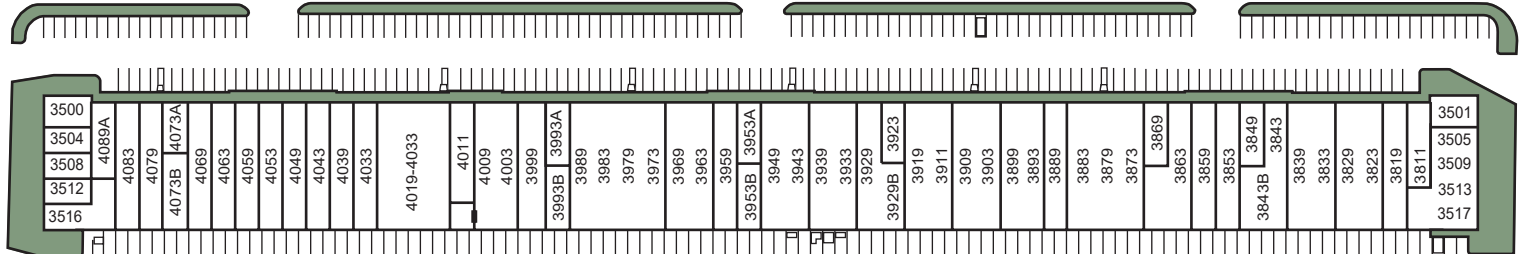
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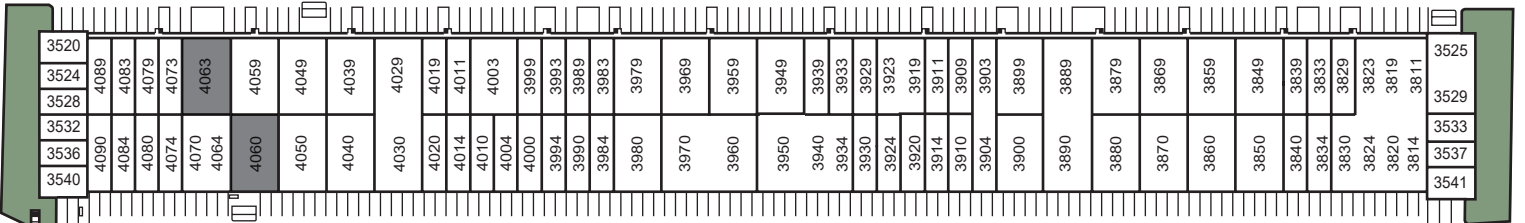
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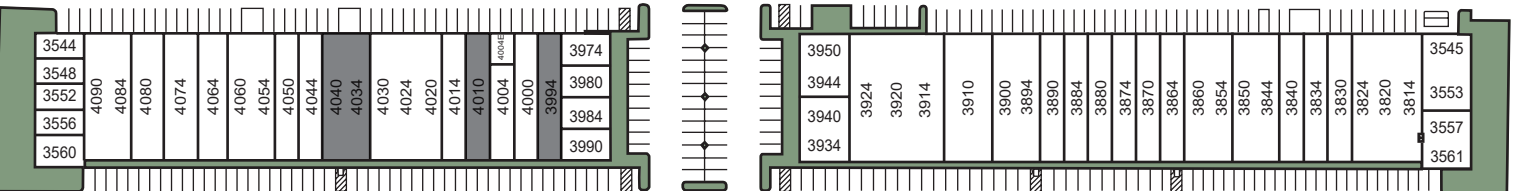
SPRING MOUNTAIN ROAD



Renate Drive



Vanessa Drive



Schiff Street



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
4010 Schiff Drive	2,000	600	1,400	\$1.35	\$0.32	\$3,340	July 1, 2025
3994 Schiff Drive	2,000	600	1,400	\$1.75	\$0.50	\$4,500	May 1, 2025
4060 Vanessa Drive	2,400	N/A	2,400	\$1.30	\$0.32	\$3,888	April 15, 2025
4063 Renate Drive	2,400	N/A	2,328	\$1.15	\$0.32	\$3,528	Immediately
4034-4040 Schiff Drive	4,000	1,284	2,816	\$1.30	\$0.32	\$6,480	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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The Center at Spring Mountain

3893 Spring Mountain Road, Las Vegas, Nevada 89102



4010 SCHIFF DRIVE

Total Square Feet

±2,000 SF

Available:	July 1, 2025
Office SF:	±600
Warehouse SF:	±1,400
Dock Loading Doors:	1 (8'x10')
Clear Height:	10'-12'
Lease Rate:	\$1.35 PSF/M
CAM Rate:	\$0.32 SF/M
Total Monthly:	\$3,340
Power:	120/240 Volt, Single Phase, 125 Amps

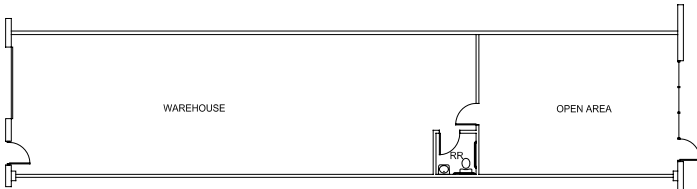
100% HVAC

3994 SCHIFF DRIVE

Total Square Feet

±2,000 SF

Available:	May 1, 2025
Office SF:	±600
Warehouse SF:	±1,400
Grade Loading Doors:	1 (8'x10')
Clear Height:	10'-12'
Lease Rate:	\$1.75 PSF/M
CAM Rate:	\$0.50 SF/M
Total Monthly:	\$4,500
Power:	120/240 Volt, Single Phase, 125 Amps



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The Center at Spring Mountain

3893 Spring Mountain Road, Las Vegas, Nevada 89102



4060 VANESSA DRIVE

Total Square Feet

±2,400 SF

Available:	Immediately
Grade Loading Doors:	1
Clear Height:	10'-12'
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.32 SF/M
Total Monthly:	\$3,888
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC



4063 RENATE DRIVE

Total Square Feet

±2,400 SF

Available:	Immediately
Grade Loading Doors:	2 (8'x10' Pony Door)
Clear Height:	10'-12'
Lease Rate:	\$1.15 PSF/M
CAM Rate:	\$0.32 SF/M
Total Monthly:	\$3,528
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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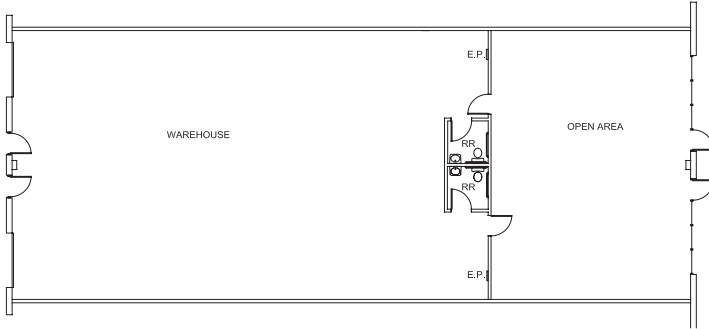
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4034-4040 SCHIFF DRIVE



Total Square Feet

±4,000 SF

Available:	Immediately
Office SF:	±1,284
Warehouse SF:	±2,816
Grade Loading Doors:	2 (8'x10')
Clear Height:	10'-12'
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.32 SF/M
Total Monthly:	\$6,480
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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