



**FOR  
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# 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

**Jake Souza • Leasing Associate**  
702.366.1072 • [JakeS@SchnitzerProperties.com](mailto:JakeS@SchnitzerProperties.com)

**[SchnitzerProperties.com](http://SchnitzerProperties.com)**

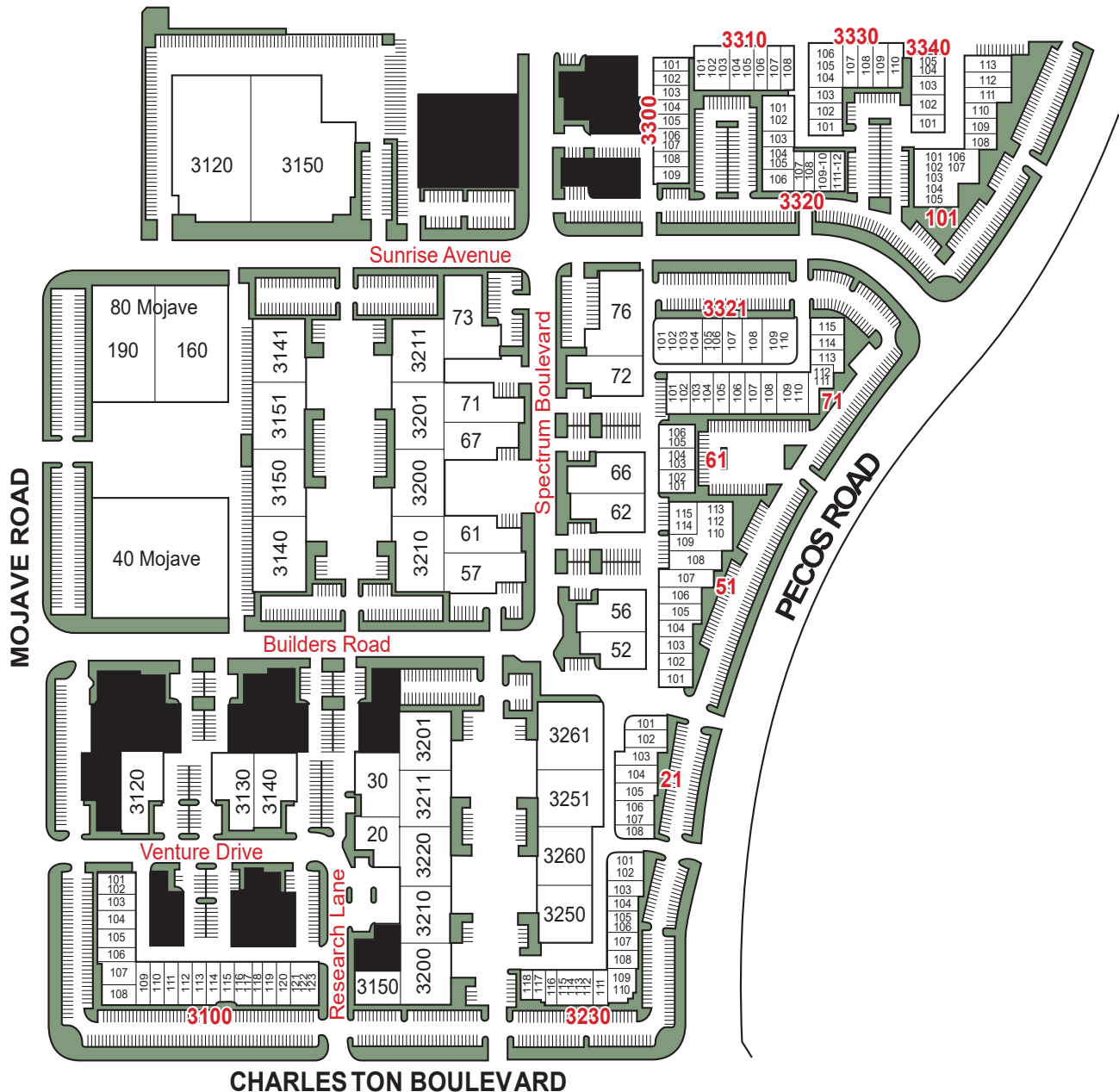


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## AVAILABILITY

### INDUSTRIAL

| BUILDING / SUITE                        | TOTAL SF     | OFFICE SF  | WAREHOUSE SF | LEASE RATE /SF/M | CAM /SF/M      | TOTAL COST PER MONTH | DATE AVAILABLE     |
|-----------------------------------------|--------------|------------|--------------|------------------|----------------|----------------------|--------------------|
| 101 N. Pecos Rd., Suite 108             | 1,320        | 811        | 509          | \$1.15           | \$0.272        | \$1,878              | Immediately        |
| 3230 E. Charleston Blvd., Suite 104     | 1,396        | 1,396      | N/A          | \$1.00           | \$0.272        | \$1,776              | December 1, 2026   |
| 3340 Sunrise Ave., Suite 102            | 1,440        | 431        | 1,009        | \$1.15           | \$0.272        | \$2,048              | Immediately        |
| 3300 Sunrise Ave., Suite 105            | 1,559        | 1,068      | 491          | \$1.15           | \$0.272        | \$2,217.00           | November 1, 2026   |
| 71 N. Pecos Rd., Suite 106              | 1,608        | 439        | 1,169        | \$1.15           | \$0.272        | \$2,287              | Immediately        |
| <b>3300 Sunrise Ave., Suite 103</b>     | <b>1,647</b> | <b>455</b> | <b>1,192</b> | <b>\$0.85</b>    | <b>\$0.272</b> | <b>\$1,849</b>       | <b>Immediately</b> |
| 3100 E. Charleston Blvd., Suite 113     | 1,680        | 742        | 938          | \$1.15           | \$0.272        | \$2,390              | December 1, 2026   |
| 51 N. Pecos Rd. Suite 108               | 1,783        | 861        | 922          | \$1.15           | \$0.272        | \$2,535              | Immediately        |
| 3330 Sunrise Ave., Suite 103            | 2,664        | 545        | 2,119        | \$1.15           | \$0.272        | \$3,789              | December 1, 2026   |
| 3320 Sunrise Ave., Suite 104-105        | 2,736        | 1,384      | 1,352        | \$1.15           | \$0.272        | \$3,891              | November 1, 2026   |
| 3100 E. Charleston Blvd., Suite 114-115 | 3,360        | 790        | 2,570        | \$1.15           | \$0.272        | \$4,778              | December 1, 2026   |
| 3140 & 3150 Builders Rd.,               | 24,000       | 1,150      | 22,850       | \$0.95           | \$0.253        | \$28,872             | November 1, 2026   |

*\*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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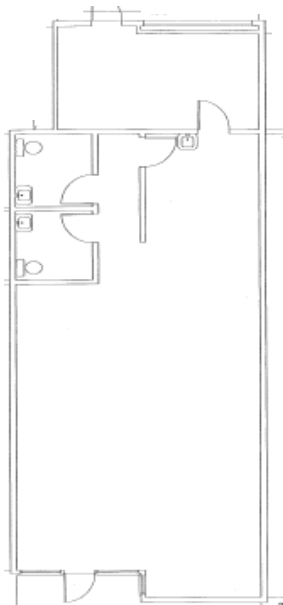
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## 101 N. PECOS RD., SUITE 108

Total Square Feet ±1,320 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | Immediately                        |
| Office SF:           | ±811                               |
| Warehouse SF:        | ±509                               |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$1,878                            |
| Power:               | 120/240 Volt, 3 Phase,<br>100 Amps |



## 3230 E. CHARLESTON BLVD., SUITE 104

Total Square Feet ±1,396 SF

|                |                                    |
|----------------|------------------------------------|
| Available:     | December 1, 2026                   |
| Clear Height:  | Deck 14' - Truss 12'               |
| Lease Rate:    | \$1.00 PSF/M                       |
| Cam Rate:      | \$0.272 PSF/M                      |
| Total Monthly: | \$1,776                            |
| Power:         | 120/240 Volt, 3 Phase,<br>200 Amps |

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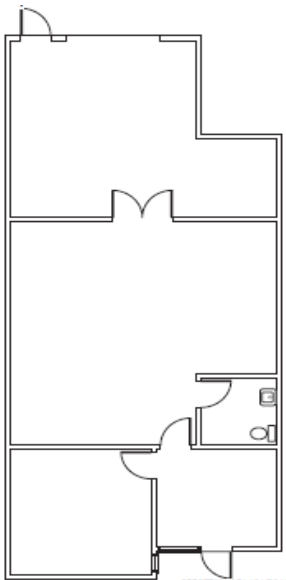
3150 East Charleston Boulevard, Las Vegas, Nevada 89104



## 3340 SUNRISE AVE., SUITE 102

Total Square Feet ±1,440 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | Immediately                        |
| Office SF:           | ±431                               |
| Warehouse SF:        | ±1,009                             |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Truss 12'                          |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$2,048                            |
| Power:               | 120/240 Volt, 3 Phase,<br>100 Amps |



## 3300 SUNRISE AVE., SUITE 105

Total Square Feet ±1,559 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | November 1, 2026                   |
| Office SF:           | ±1,068                             |
| Warehouse SF:        | ±491                               |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$2,217                            |
| Power:               | 120/208 Volt, 3 Phase,<br>200 Amps |

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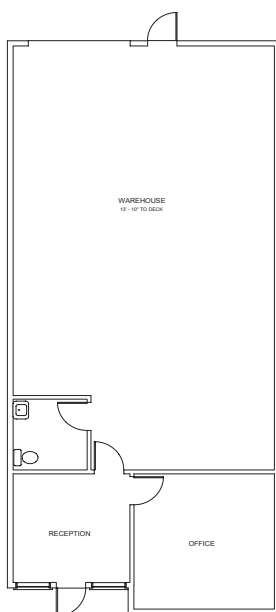
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±1,608 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | Immediately                        |
| Office SF:           | ±439                               |
| Warehouse SF:        | ±1,169                             |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$2,287                            |
| Power:               | 120/208 Volt, 3 Phase,<br>100 Amps |



±1,647 SF

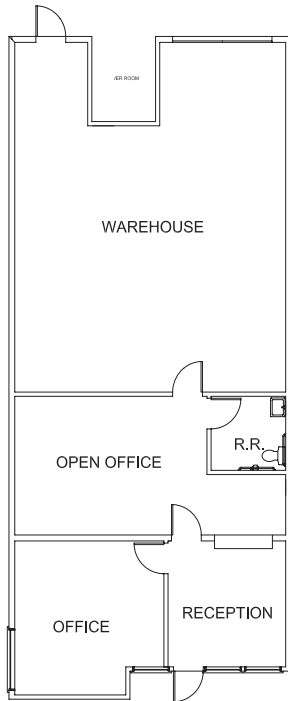
|                      |                                    |
|----------------------|------------------------------------|
| Available:           | Immediately                        |
| Office SF:           | ±455                               |
| Warehouse SF:        | ±1,192                             |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$0.85 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$1,848                            |
| Power:               | 120/208 Volt, 3 Phase,<br>100 Amps |

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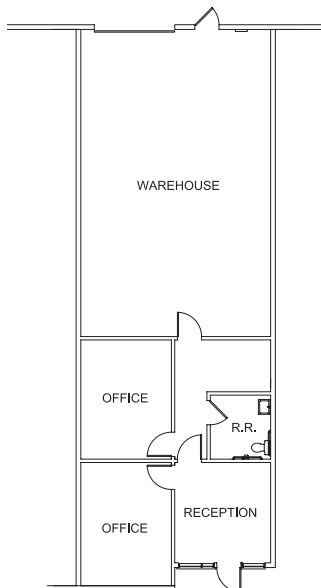


## 51 N. PECOS RD., SUITE 108

Total Square Feet

±1,783 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | Immediately                        |
| Office SF:           | ±861                               |
| Warehouse SF:        | ±922                               |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Truss 12'                          |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$2,535                            |
| Power:               | 120/240 Volt, 3 Phase,<br>100 Amps |



## 3100 E. CHARLESTON BLVD., SUITE 113

Total Square Feet

±1,680 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | December 1, 2026                   |
| Office SF:           | ±742                               |
| Warehouse SF:        | ±938                               |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Truss 12'                          |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$2,390                            |
| Power:               | 120/240 Volt, 3 Phase,<br>100 Amps |

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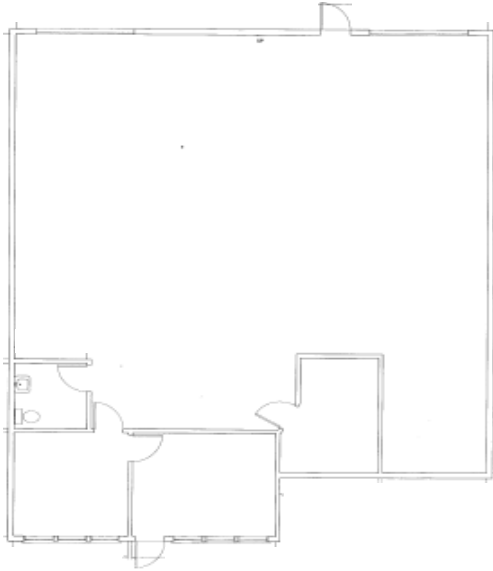


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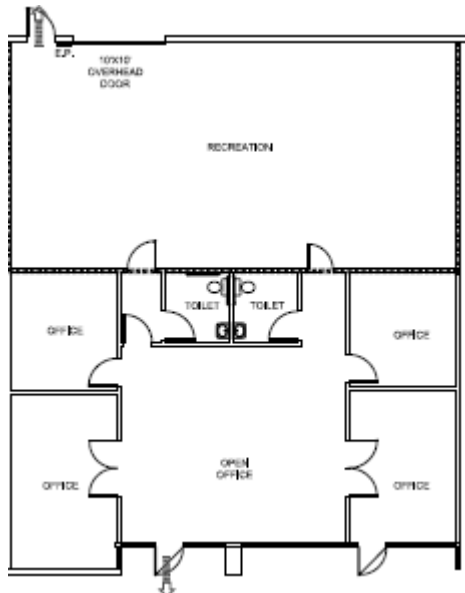
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## **3330 SUNRISE AVE., SUITE 103**

Total Square Feet ±2,664 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | December 1, 2026                   |
| Office SF:           | ±545                               |
| Warehouse SF:        | ±2,119                             |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$3,789                            |
| Power:               | 120/240 Volt, 3 Phase,<br>100 Amps |



## **3320 SUNRISE AVE., SUITE 104-105**

Total Square Feet ±2,736 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | November 1, 2026                   |
| Office SF:           | ±1,384                             |
| Warehouse SF:        | ±1,352                             |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$3,891                            |
| Power:               | 120/240 Volt, 3 Phase,<br>100 Amps |

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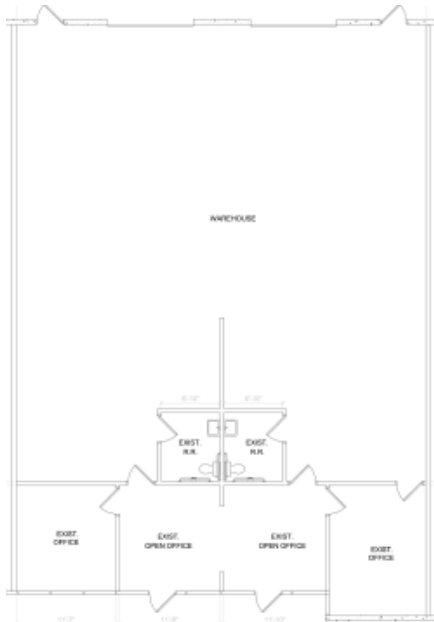


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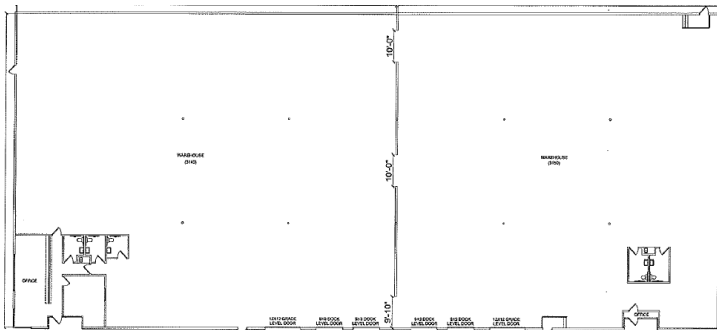


## 3100 E. CHARLESTON BLVD., SUITE 114-115

Total Square Feet

±3,360 SF

|                      |                                    |
|----------------------|------------------------------------|
| Available:           | December 1, 2026                   |
| Office SF:           | ±790                               |
| Warehouse SF:        | ±2,570                             |
| Grade Loading Doors: | 1 (10'x10')                        |
| Clear Height:        | Deck 14' - Truss 12'               |
| Lease Rate:          | \$1.15 PSF/M                       |
| Cam Rate:            | \$0.272 PSF/M                      |
| Total Monthly:       | \$4,778                            |
| Power:               | 120/240 Volt, 3 Phase,<br>200 Amps |



## 3140 & 3150 BUILDERS RD.,

Total Square Feet

±24,000 SF

|                      |                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available:           | November 1, 2026                                                                                                                                                     |
| Office SF:           | ±1,150                                                                                                                                                               |
| Warehouse SF:        | ±22,850                                                                                                                                                              |
| Dock Loading Doors:  | 4 (9'x9')                                                                                                                                                            |
| Grade Loading Doors: | 2 (12'x12')                                                                                                                                                          |
| Clear Height:        | Deck 27' - Truss 25'8"                                                                                                                                               |
| Lease Rate:          | \$0.95 PSF/M                                                                                                                                                         |
| Cam Rate:            | \$0.253 PSF/M                                                                                                                                                        |
| Total Monthly:       | \$28,872                                                                                                                                                             |
| Power:               | <b>(3150)</b> 3 Phase, 400 Amps<br>of 480/277 w/ 100 -amp<br>subpanel of 120/208<br><b>(3140)</b> 3 Phase, 600 Amps<br>of 480/277 w/ 225 -amp<br>subpanel of 120/208 |

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