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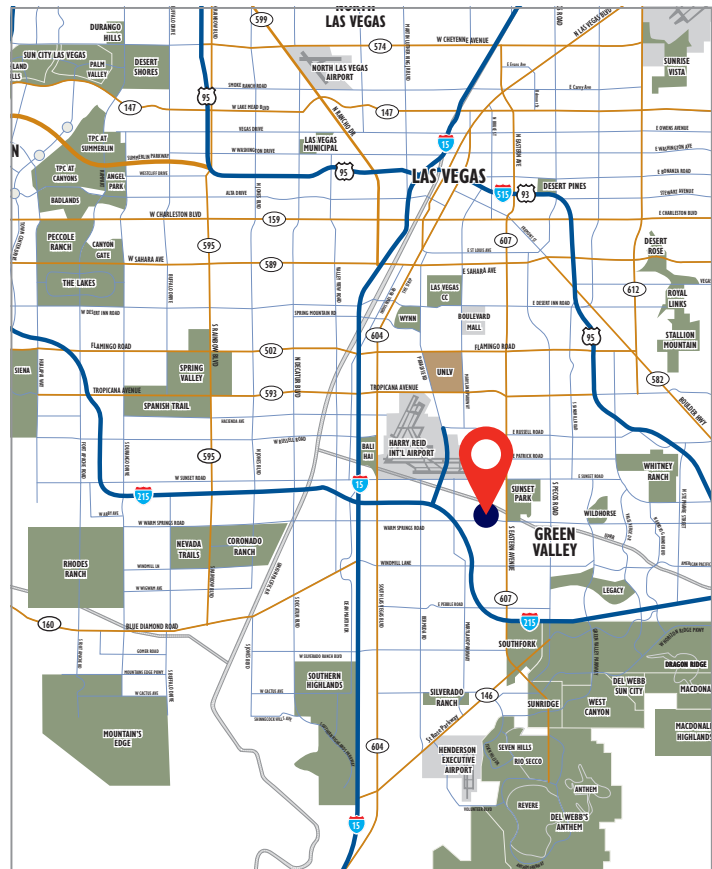
NWC of Spencer Street & Helm Drive, Las Vegas, NV | For Lease

Spencer & Helm Business Center

Multi-Tenant Warehouse, Office & Showroom

PROPERTY DETAILS

- Prime airport location
- 3 buildings totaling ±205,830 SF
- Situated on ±13.59 Acres
- Corporate image
- Divisible to ±5,280 SF
- Great freeway access
- Excellent truck circulation
- Glass storefront entries
- 8' x 10' dock high doors
- 12' x 14' dock high doors
- Skylights in warehouse
- 20' to 22' clear height
- Evaporative cooling in warehouse
- Insulation in warehouse ceilings
- Fully fire sprinklered - ESFR
- 200 amp, 277/480 volt, 3-phase power
- Parking ratio up to 2.76/1,000 SF (450 spaces total) per unit



Spencer Pinter

Executive Vice President

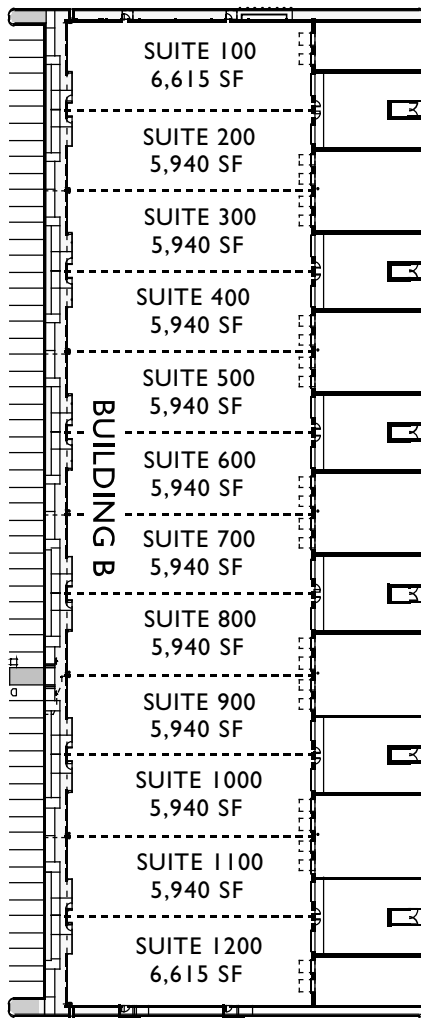
+1 702 836 3776 | spencer.pinter@colliers.com

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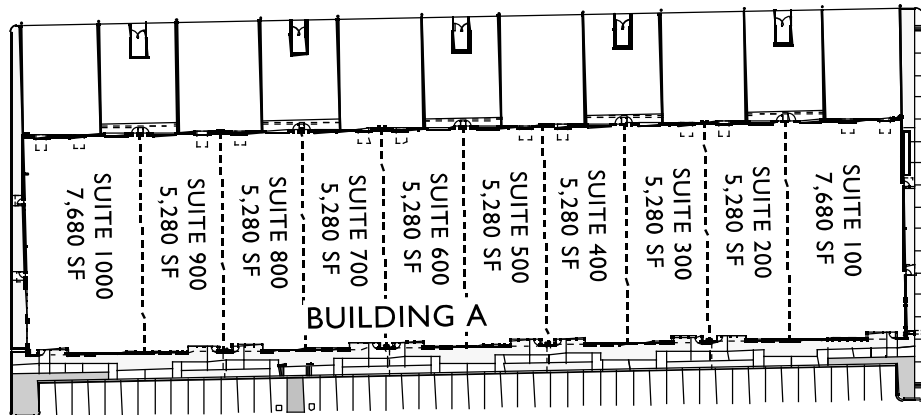
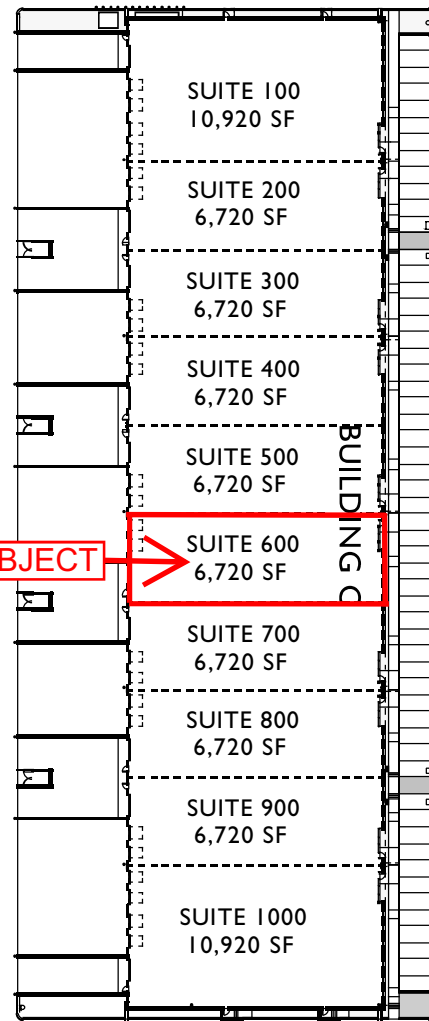


Accelerating success.

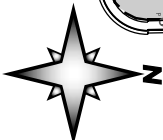
Helm Drive



SUBJECT



Spencer Street





FOR LEASE

+/- 6,720 square feet – Light Industrial 100% HVAC Warehouse Space

Listing Agent(s): **Spencer Pinter**

Phone: 702.836-3776
 Fax: 702.731.5709
 Address: 6795 Agilysys Way
 Suite 210
 Las Vegas, Nevada 89113

Last Updated: January 1, 2026

Property Name: **Spencer & Helm Business Center**
 Address: 1660 Helm Drive, Suite 600
 Las Vegas, Nevada 89119
 County: Clark
 Zoning: IP
 Lot Size: +/- 13.59 Acres
 Project Size: +/- 205,830 SF
 Cross Streets: NWC Spencer Street & Helm Drive

LEASABLE PREMISE DETAIL

Divisibility:	+/- 6,720 SF
Office Area:	+/- 825 SF
Sprinklers:	ESFR
Dock High:	2 – 8'6"x10'
Grade Level:	1 - 12'x14'
Truss Height:	+/- 22' min.
Power:	+/- 250 amps 3-Phase

Spencer & Helm Business Center is a 13.59-acre office/industrial park centrally located with excellent proximity to "The Las Vegas Strip" and McCarran International Airport along with convenient access to the I-15 or I-215 freeways. Currently available for lease is a +/- 6,720 square foot unit that includes approximately 825 square feet of existing office space and approximately 494 square feet of tech space. This unit is serviced by 4 dock loading doors and 2 grade loading doors, is equipped with an ESFR fire sprinklers, evaporative cooling in the warehouse, high bay warehouse lighting and an approximate 250 amps of 277/480 volt, 3-phase power. Please see the attached floor plan for details.

PARKING AND UTILITIES

Spencer & Helm Business Center is serviced by municipal water and sewer. Tenant is responsible for distribution of power throughout the warehouse area, if required. Tenant will also be responsible for electrical, gas, janitorial and trash removal services. Suite 600 includes 9 parking spaces allocated for the use of tenant and its visitors.

TERMS AND TAX DATA

Rent Per Square Foot / Mo:	\$10,080 (NNN) or approximately \$1.50/SF
NNN, Modified Gross or Gross:	NNN
Estimated NNN Fee / Psf /Mo:	\$0.2804 or \$1,884/mo for the year 2026
Total Rent / Mo.:	\$11,964 (this figure includes the estimated NNN Expenses)
Least Term:	5 years – Available April 2026

PROMOTIONAL FEATURES / DISCLOSURES

Spencer & Helm Business Center offers a variety of buildings (two of which enjoy direct street exposure) to fit the growing demand of users in the Las Vegas valley.

The Landlord of this project, EJM Development Co., owns and has constructed over 4,000,000 square feet of industrial product within the Las Vegas valley. The Landlord continues to strive for excellence by offering local, professional, and responsive property management services.

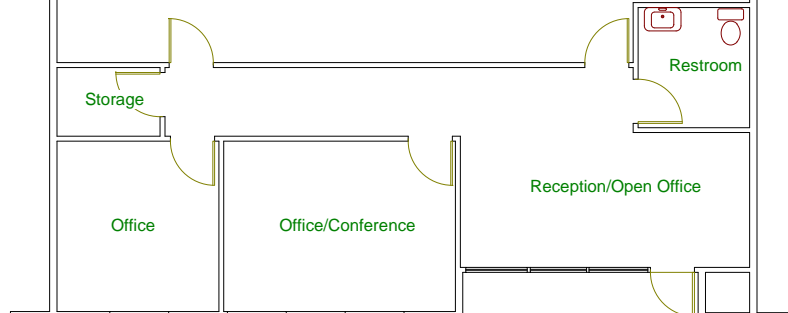
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

12'x14' Grade Loading Door

2 - 8'x10' Dock Loading Doors

1660 Helm Drive, Suite 600
+/- 6,720 Sq. Ft. - Total

Warehouse Area



Storage

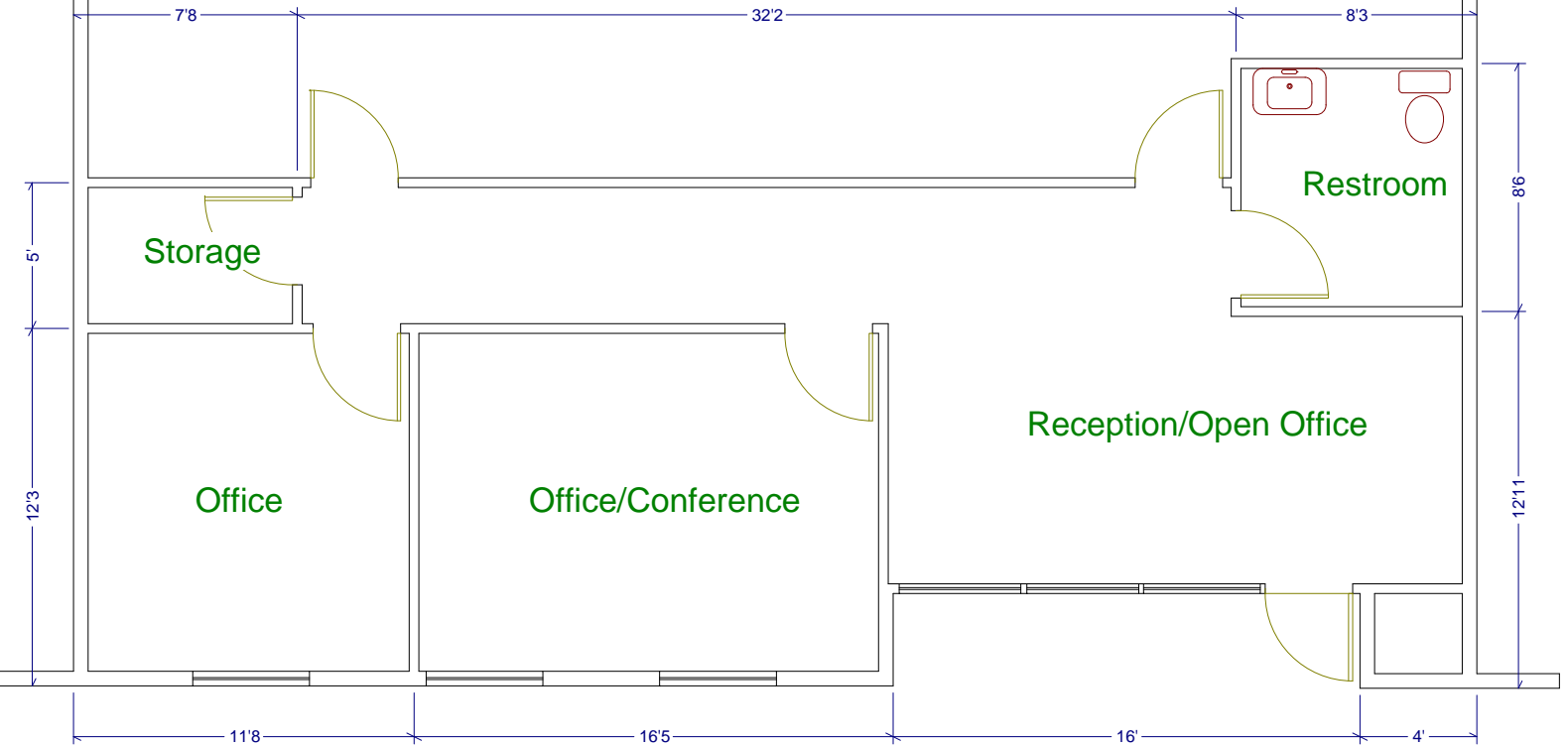
Office

Office/Conference

Reception/Open Office

Restroom

+/- 825 Sq. Ft. - Office



Note: The dimensions illustrated herein are not exact and will vary from the actual dimensions.