



Ask Us About  
Our Specials  
Today!!\*

**FOR  
LEASE**

# 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

Greg Oliver III • Leasing Associate  
702.366.1097 • GregO@SchnitzerProperties.com

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



Formerly Harsch Investment Properties



**FOR  
LEASE**

# The Spectrum of Las Vegas

3150 East Charleston Boulevard, Las Vegas, Nevada 89104

## 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 110	1,320	397	923	\$1.15	\$0.272	\$1,878	June 1, 2026
3340 Sunrise Ave., Suite 102	1,440	431	1,009	\$1.15	\$0.272	\$2,048	June 1, 2026
71 N. Pecos Rd., Suite 110	1,550	839	711	\$1.15	\$0.272	\$2,205	Immediately
71 N. Pecos Rd., Suite 109	1,606	418	1,188	\$1.15	\$0.272	\$2,284	June 1, 2026
3300 Sunrise Ave., Suite 103	1,647	455	1,192	\$1.00	\$0.272	\$2,096	Immediately
<b>21 N. Pecos Rd., Suite 108</b>	<b>1,668</b>	<b>498</b>	<b>1,170</b>	<b>\$0.85</b>	<b>\$0.275</b>	<b>\$1,876</b>	<b>Immediately</b>
3100 E. Charleston Blvd., Suite 106	1,680	624	1,056	\$1.20	\$0.275	\$2,477	Immediately
3100 E. Charleston Blvd., Suite 111	1,680	648	1,032	\$1.20	\$0.275	\$2,477	Immediately
61 N. Pecos Rd., Suite 105-106	2,061	470	1,591	\$0.95	\$0.272	\$2,519	Immediately
3140 & 3150 Builders Rd.,	24,000	1,150	22,850	\$0.95	N/A	\$22,800	August 1, 2026

*\*Limited Time Specials*

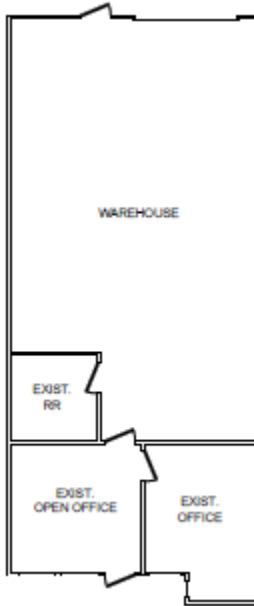


The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

**FOR  
LEASE**

# The Spectrum of Las Vegas

3150 East Charleston Boulevard, Las Vegas, Nevada 89104



## 101 N. PECOS RD., SUITE 110

Total Square Feet ±1,320 SF

Available:	June 1, 2026
Office SF:	±397
Warehouse SF:	±923
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:	120/208 Volt, 3 Phase, 100 Amps



## 3340 SUNRISE AVE., SUITE 102

Total Square Feet ±1,440 SF

Available:	June 1, 2026
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, 100 Amps

### CONTACT

**Greg Oliver III • Leasing Associate**  
702.366.1097 • [GregO@SchnitzerProperties.com](mailto:GregO@SchnitzerProperties.com)

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

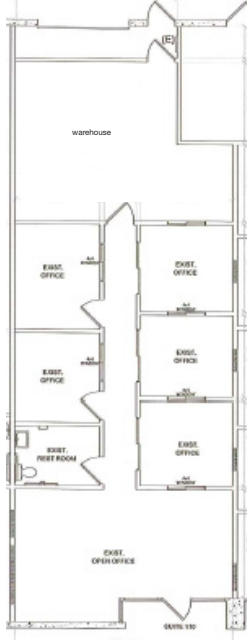


Formerly Harsch Investment Properties

**FOR  
LEASE**

# The Spectrum of Las Vegas

3150 East Charleston Boulevard, Las Vegas, Nevada 89104

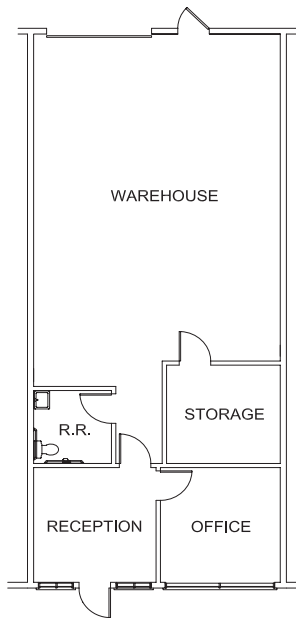


## 71 N. PECOS RD., SUITE 110

Total Square Feet ±1,550 SF

Available:	Immediately
Office SF:	±839
Warehouse SF:	±711
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:	\$2,205
Power:	120/208 Volt, 3 Phase, 100 Amps

**100% HVAC**



## 71 N. PECOS RD., SUITE 109

Total Square Feet ±1,606 SF

Available:	June 1, 2026
Office SF:	±418
Warehouse SF:	±1,188
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:	\$2,284
Power:	TBD

### CONTACT

**Greg Oliver III • Leasing Associate**  
702.366.1097 • [GregO@SchnitzerProperties.com](mailto:GregO@SchnitzerProperties.com)

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

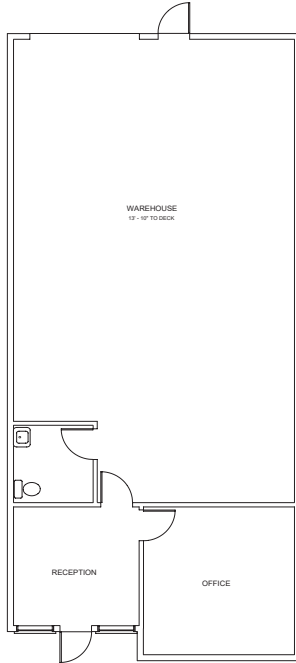


Formerly Harsch Investment Properties

**FOR  
LEASE**

# The Spectrum of Las Vegas

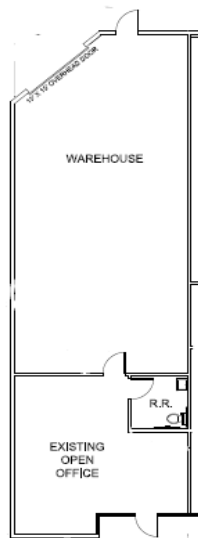
3150 East Charleston Boulevard, Las Vegas, Nevada 89104



## 3300 SUNRISE AVE., SUITE 103

Total Square Feet ±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:	\$1.00 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,096
Power:	120/208 Volt, 3 Phase, 100 Amps



## 21 N. PECOS RD., SUITE 108

Total Square Feet ±1,668 SF

Available:	Immediately
Office SF:	±498
Warehouse SF:	±1,170
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$0.85 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$1,876
Power:	120/208 Volt, 3 Phase, 100 Amps

**\*\*\$0.85 for the first 6 months; up to 3 months of abated rent on a minimum three (3) year term.**

### CONTACT

Greg Oliver III • Leasing Associate  
702.366.1097 • GregO@SchnitzerProperties.com

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

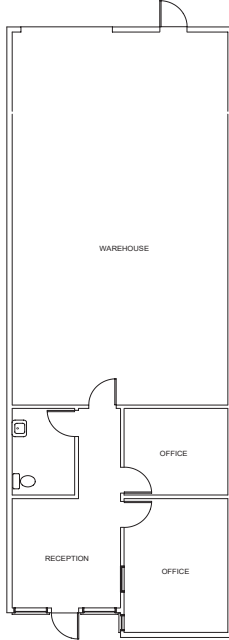


Formerly Harsch Investment Properties

**FOR  
LEASE**

# The Spectrum of Las Vegas

3150 East Charleston Boulevard, Las Vegas, Nevada 89104

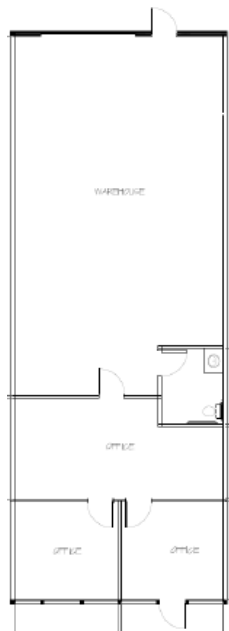


## 3100 E. CHARLESTON BLVD., SUITE 106

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±624
Warehouse SF:	±1,056
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$2,477
Power:	120/208 Volt, 3 Phase, 200 Amps

100% HVAC



## 3100 E. CHARLESTON BLVD., SUITE 111

Total Square Feet ±1,680 SF

Available:	Immediately
Office SF:	±648
Warehouse SF:	±1,032
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.20 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$2,477
Power:	120/208 Volt, 3 Phase, 200 Amps

100% HVAC

### CONTACT

Greg Oliver III • Leasing Associate  
702.366.1097 • GregO@SchnitzerProperties.com

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

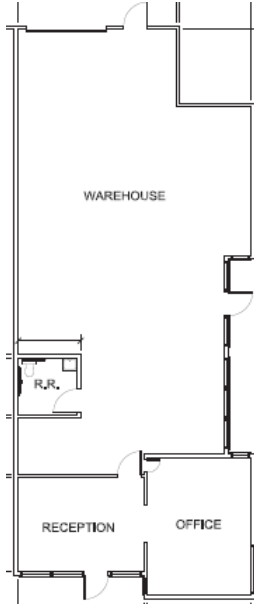


Formerly Harsch Investment Properties

**FOR  
LEASE**

# The Spectrum of Las Vegas

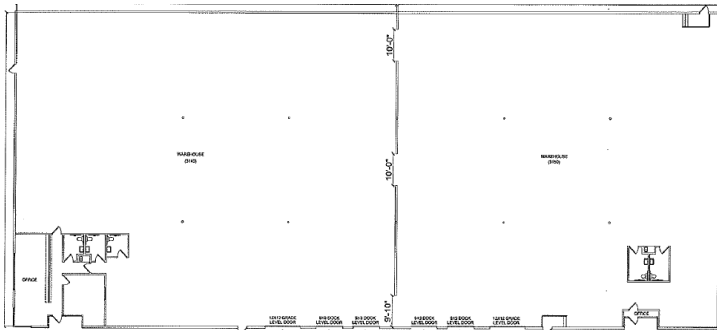
3150 East Charleston Boulevard, Las Vegas, Nevada 89104



## 61 N. PECOS RD., SUITE 105-106

Total Square Feet ±2,061 SF

Available:	Immediately
Office SF:	±470
Warehouse SF:	±1,591
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$0.95 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,519
Power:	120/208 Volt, 3 Phase, 100 Amps



## 3140 & 3150 BUILDERS RD.,

Total Square Feet ±24,000 SF

Available:	August 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
Total Monthly:	\$22,800
Power:	TBD

### CONTACT

Greg Oliver III • Leasing Associate  
702.366.1097 • GregO@SchnitzerProperties.com

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



Formerly Harsch Investment Properties