



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

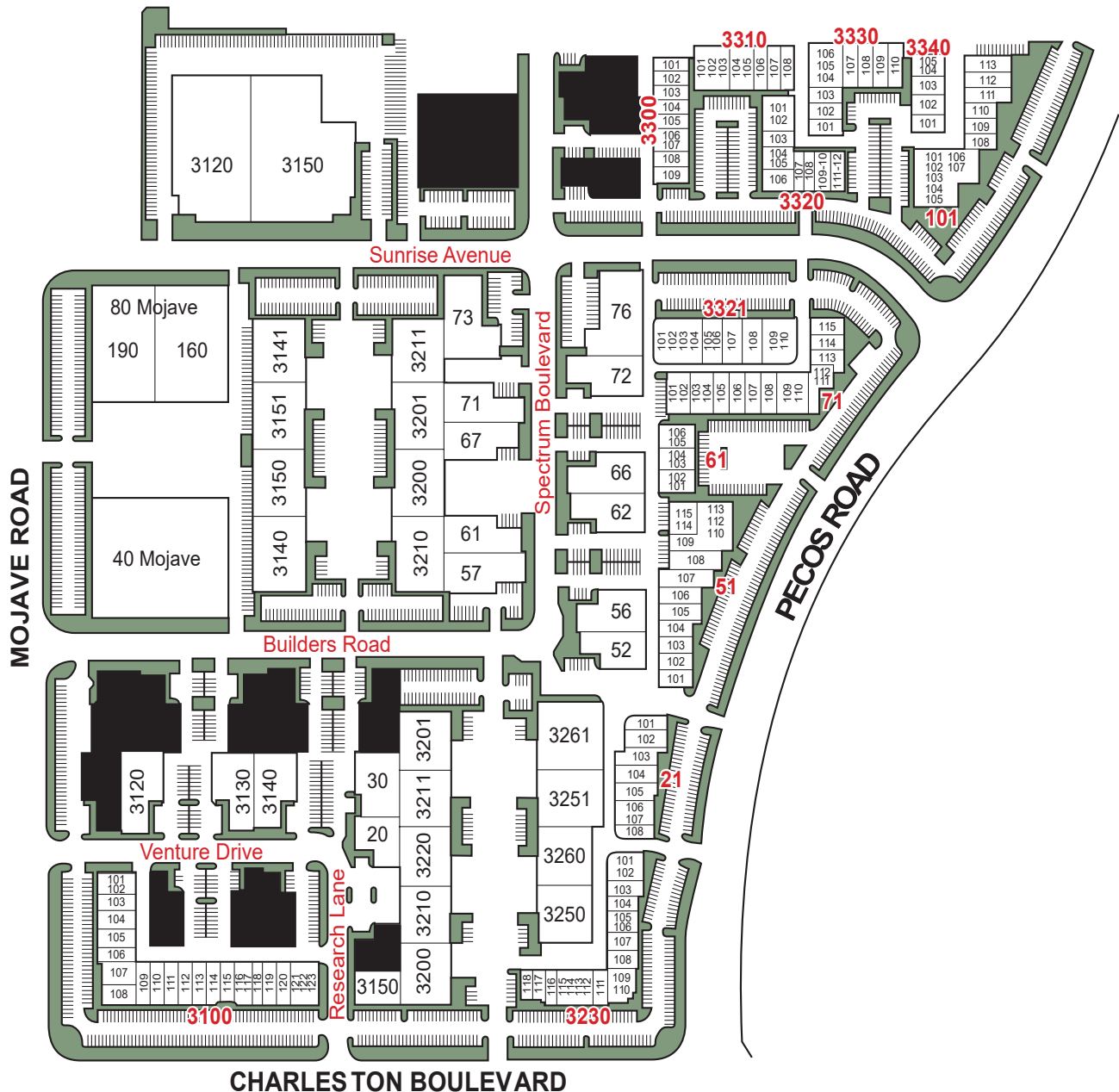


Formerly Harsch Investment Properties

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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 110	1,320	397	923	\$1.15	\$0.272	\$1,878	Immediately
101 N. Pecos Rd., Suite 108	1,320	811	509	\$1.15	\$0.272	\$1,878	September 1, 2026
101 N. Pecos Rd., Suite 109	1,320	372	948	\$1.15	\$0.272	\$1,878	August 1, 2026
3340 Sunrise Ave., Suite 102	1,440	431	1,009	\$1.15	\$0.272	\$2,048	Immediately
71 N. Pecos Rd., Suite 110	1,550	839	711	\$1.05	\$0.272	\$2,050	Immediately
71 N. Pecos Rd., Suite 106	1,608	439	1,169	\$1.15	\$0.272	\$2,287	September 1, 2026
3300 Sunrise Ave., Suite 103	1,647	455	1,192	\$0.85	\$0.272	\$1,849	Immediately
3100 E. Charleston Blvd., Suite 111	1,680	648	1,032	\$0.90	\$0.275	\$1,973	Immediately
21 N. Pecos Rd., Suite 103	1,896	475	1,421	\$1.15	\$0.275	\$2,702	August 1, 2026
101 N. Pecos Rd., Suite 106-107	2,470	934	1,536	\$1.15	\$0.272	\$3,512	November 1, 2026
51 N. Pecos Rd., Suite 114-115	2,564	792	1,772	\$1.15	\$0.272	\$3,646	July 1, 2026
3140 & 3150 Builders Rd.,	24,000	1,150	22,850	\$0.95	N/A	\$22,800	November 1, 2026

**Limited Time Specials*

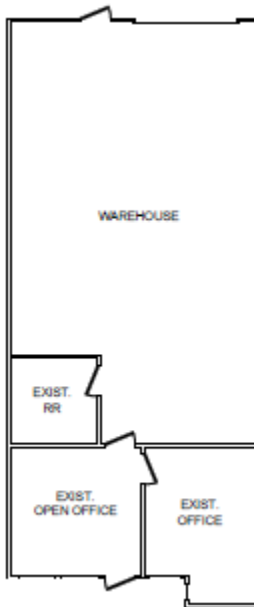


The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Schnitzer Properties has no reason to doubt its accuracy, we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase,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

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101 N. PECOS RD., SUITE 110

Total Square Feet ±1,320 SF

Available:	Immediately
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



101 N. PECOS RD., SUITE 108

Total Square Feet ±1,320 SF

Available:	September 1, 2026
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, 100 Amps

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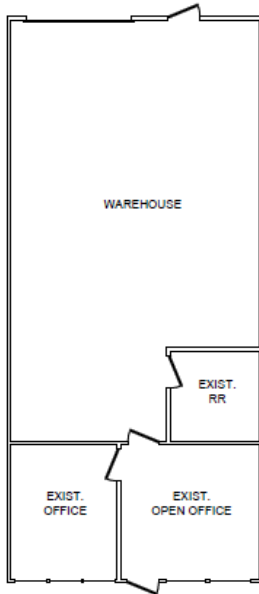


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101 N. PECOS RD., SUITE 109

Total Square Feet

±1,320 SF

Available:	August 1, 2026
Office SF:	±372
Warehouse SF:	±948
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, 100 Amps



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, 100 Amps

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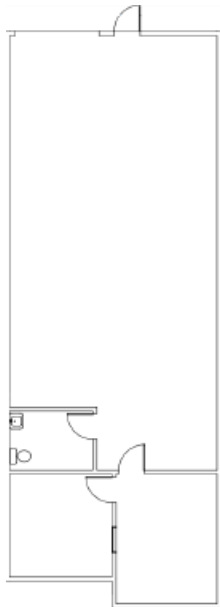


71 N. PECOS RD., SUITE 110

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:	\$1.05 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$2,050
Power:	120/208 Volt, 3 Phase, 100 Amps

100% HVAC



71 N. PECOS RD., SUITE 106

Total Square Feet ±1,608 SF

Available:	September 1, 2026
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, 100 Amps

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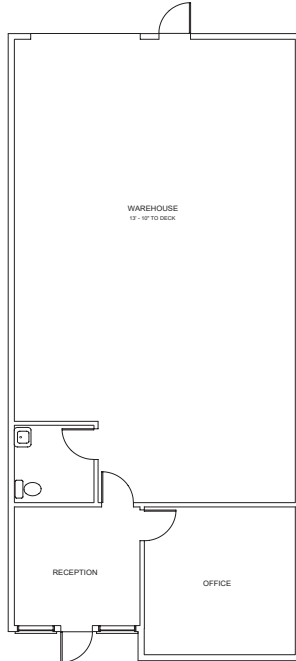


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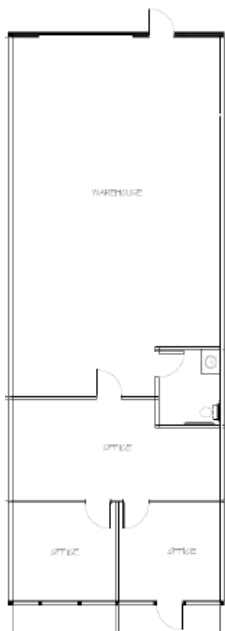


3300 SUNRISE AVE., SUITE 103

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:	\$0.85 PSF/M
Cam Rate:	\$0.272 PSF/M
Total Monthly:	\$1,848
Power:	120/208 Volt, 3 Phase, 100 Amps



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:	\$0.90 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$1,973
Power:	120/208 Volt, 3 Phase, 200 Amps

100% HVAC

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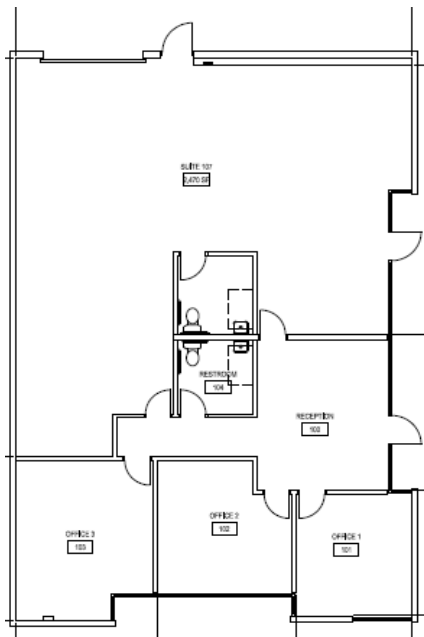


21 N. PECOS RD., SUITE 103

Total Square Feet ±1,896 SF

Available:	August 1, 2026
Office SF:	±475
Warehouse SF:	±1,421
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Cam Rate:	\$0.275 PSF/M
Total Monthly:	\$2,702
Power:	120/208 Volt, 3 Phase, 200 Amps

100% HVAC



101 N. PECOS RD., SUITE 106-107

Total Square Feet ±2,470 SF

Available:	November 1, 2026
Office SF:	±934
Warehouse SF:	±1,536
Grade Loading Doors:	1 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Total Monthly:	\$3,512
Power:	120/208 Volt, 3 Phase, 200 Amps

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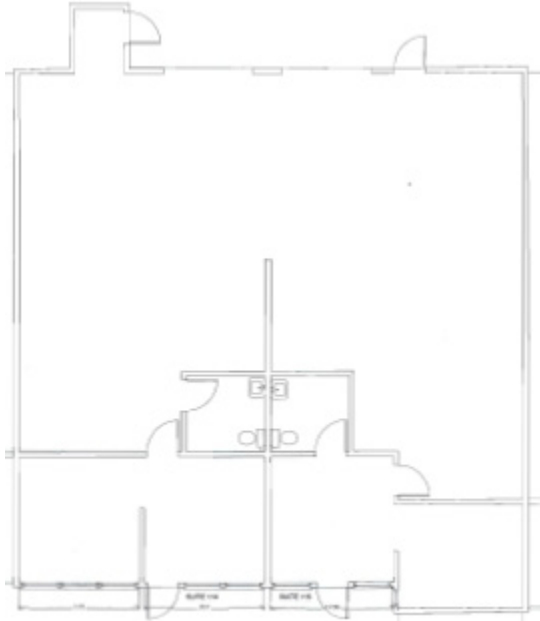


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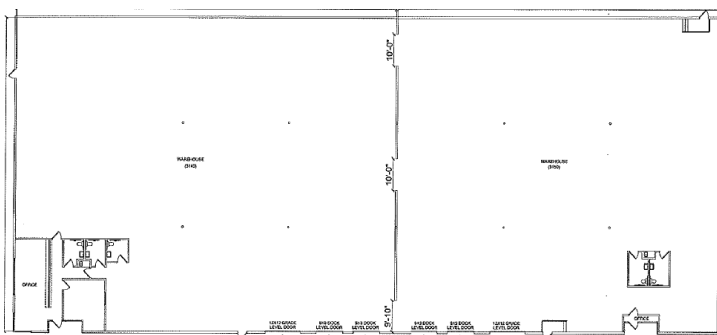


51 N. PECOS RD., SUITE 114-115

Total Square Feet

±2,564 SF

Available:	July 1, 2026
Office SF:	±792
Warehouse SF:	±1,772
Grade Loading Doors:	2 (10'x10')
Clear Height:	Deck 14' - Truss 12'
Lease Rate:	\$1.15 PSF/M
Total Monthly:	\$3,646
Power:	(114) 120/208 Volt, 3 Phase, 100 Amps (115) 120/208 Volt, 3 Phase, 100 Amps



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
Total Monthly:	\$22,800
Power:	(3150) 3 Phase, 400 Amps of 480/277 w/ 100 -amp subpanel of 120/208 (3140) 3 Phase, 600 Amps of 480/277 w/ 225 -amp subpanel of 120/208

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