

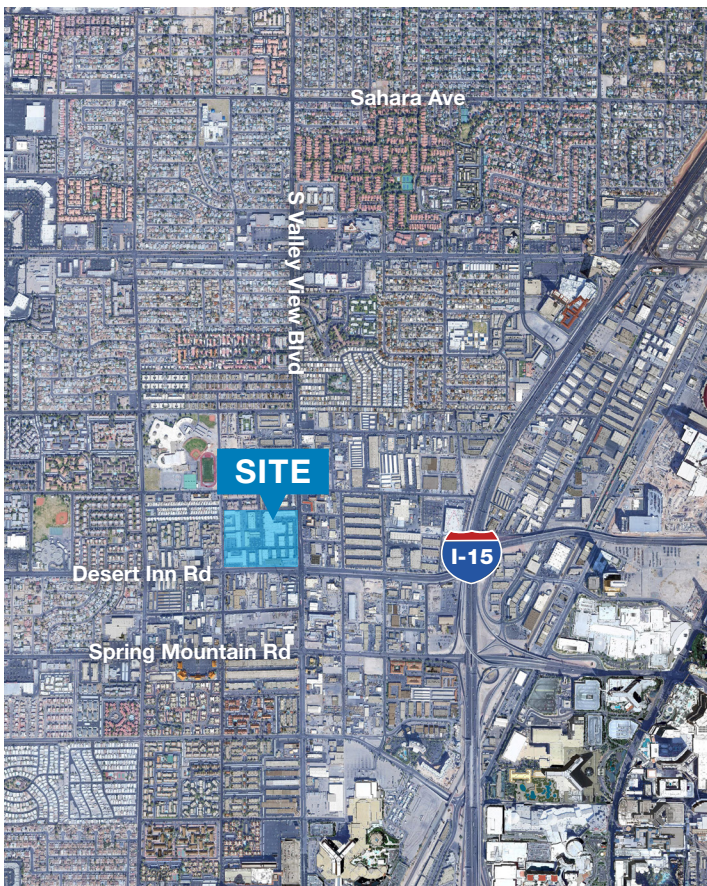


Ask Us About
Our Limited
Time Specials
Today!!*

**FOR
LEASE**

Location One Commerce Center

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



PROPERTY HIGHLIGHTS

Location One Commerce Center offers 522,431 SF of versatile mixed-use space designed for businesses that want visibility, flexibility, and convenience. Featuring prominent retail frontage along with a variety of office and warehouse options, the project provides second-story office suites from approximately 500–1,000 SF and office/warehouse units ranging from roughly 960–15,500 SF. Ideally positioned at the high-traffic northwest corner of Valley View Boulevard and Desert Inn Road, in the heart of Central Las Vegas, Location One Commerce Center delivers exceptional access to the Las Vegas Strip and the I-15/Spring Mountain interchange—making it a strategic hub for companies looking to grow in one of the city's most connected corridors.

- On Site Leasing Office Monday-Friday 8AM-5PM
- Centrally Located for Easy Access to the entire Las Vegas Valley
- High Visibility; Frontage on Valley View Boulevard
- Flex, Office, Industrial and Distribution Warehouse Space
- Dock and/or Garage Loading Doors
- Excellent Access to the US-95 & I-15 Freeways
- CAM Includes HVAC/Evaporative Cooler Maintenance

CONTACT

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Formerly Harsch Investment Properties

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OFFICE

BUILDING / SUITE	TOTAL SF	OFFICE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite B-214	500*	500	\$1.20	\$0.299	\$750	Immediately

INDUSTRIAL

BUILDING / SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	LEASE RATE /SF/M	CAM /SF/M	TOTAL COST PER MONTH	DATE AVAILABLE
3111 S. Valley View Blvd., Suite L-103	960*	220	740	\$1.40	\$0.299	\$1,631	Immediately
3111 S. Valley View Blvd., Suite E-108	960	400	560	\$1.60	\$0.299	\$1,823	June 1, 2026
3111 S. Valley View Blvd., Suite A-118	1,400*	475	925	\$1.40	\$0.299	\$2,379	Immediately
3111 S. Valley View Blvd., Suite B-109	1,400*	480	920	\$1.20	\$0.299	\$2,099	Immediately
3111 S. Valley View Blvd., Suite L-101	1,440	641	799	\$1.40	\$0.299	\$2,447	May 1, 2026
3111 S. Valley View Blvd., Suite Y-102	1,500*	242	1,258	\$1.30	\$0.299	\$2,399	Immediately
3111 S. Valley View Blvd., Suite X-103	1,520*	242	1,278	\$1.30	\$0.299	\$2,430	Immediately
3111 S. Valley View Blvd., Suite Y-104	1,560	237	1,323	\$1.40	\$0.299	\$2,650	June 1, 2026
3111 S. Valley View Blvd., Suite U-103	1,594	236	1,358	\$1.40	\$0.299	\$2,708	June 1, 2026
3111 S. Valley View Blvd., Suite J-102	2,100*	333	1,767	\$1.30	\$0.299	\$3,358	Immediately
4080 W. Desert Inn Rd., Suite W-106	2,220*	390	1,830	\$1.20	\$0.299	\$3,328	Immediately
4080 W. Desert Inn Rd., Suite W-108	2,220	390	1,830	\$1.40	\$0.299	\$3,772	Immediately
3111 S. Valley View Blvd., Suite T-101	15,225	1,923	13,302	\$0.70**	\$0.299	\$15,210	Immediately

**Additional same square foot spaces available*

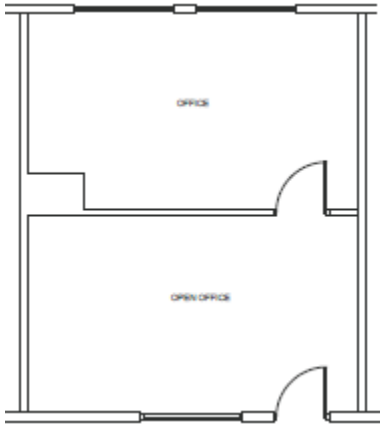
**Limited Time Specials*

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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3111 S. VALLEY VIEW BLVD., SUITE B-214

Total Square Feet

±500 SF

Available:	Immediately
Lease Rate:	\$1.20 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$750
Power:	120/240 Volt, Single Phase, 70 Amps

**Additional 500 sf space(s) available*



3111 S. VALLEY VIEW BLVD., SUITE L-103

Total Square Feet

±960 SF

Available:	Immediately
Office SF:	±220
Warehouse SF:	±740
Grade Loading Doors:	(1) 10'x10' door w/ 8'x10' opening
Warehouse Clear Height:	10'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$1,631
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

**Additional 960 sf space(s) available*

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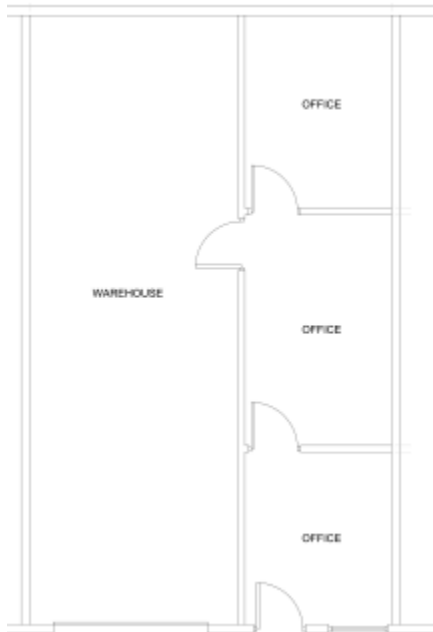


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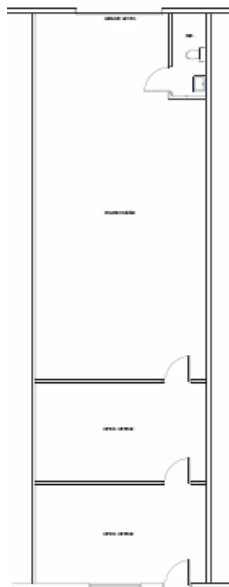
3111 S. VALLEY VIEW BLVD., SUITE E-103

Total Square Feet

±960 SF

Available:	June 1, 2026
Office SF:	±400
Warehouse SF:	±560
Grade Loading Doors:	(1) 10'x10' door w/ 8'x10' opening height
Warehouse Clear Height:	10'
Lease Rate:	\$1.60 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$1,823
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC



3111 S. VALLEY VIEW BLVD., SUITE A-118

Total Square Feet

±1,400 SF

Available:	Immediately
Office SF:	±475
Warehouse SF:	±925
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,379
Power:	120/240 Volt, Single Phase, 100 Amps

100% HVAC

**Additional 1,400 sf space(s) available*

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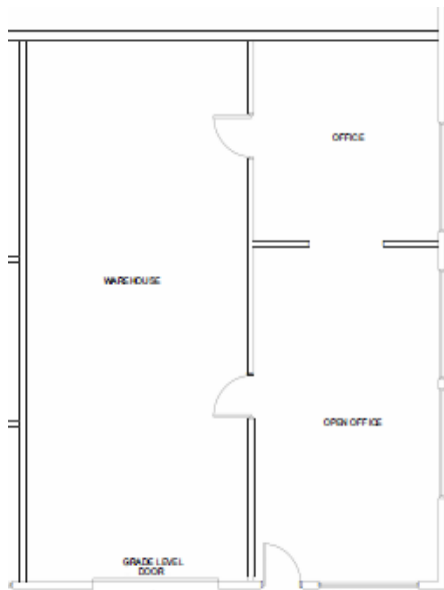
3111 S. VALLEY VIEW BLVD., SUITE B-109

Total Square Feet

±1,400 SF

Available:	Immediately
Office SF:	±480
Warehouse SF:	±920
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	12'
Lease Rate:	\$1.20 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,099
Power:	120/240 Volt, Single Phase, 100 Amps

*Limited Time
Special*



3111 S. VALLEY VIEW BLVD., SUITE L-101

Total Square Feet

±1,440 SF

Available:	May 1, 2026
Office SF:	±641
Warehouse SF:	±799
Grade Loading Doors:	(1) 10'x10' (8'x10' opening)
Warehouse Clear Height:	10'
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,447
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

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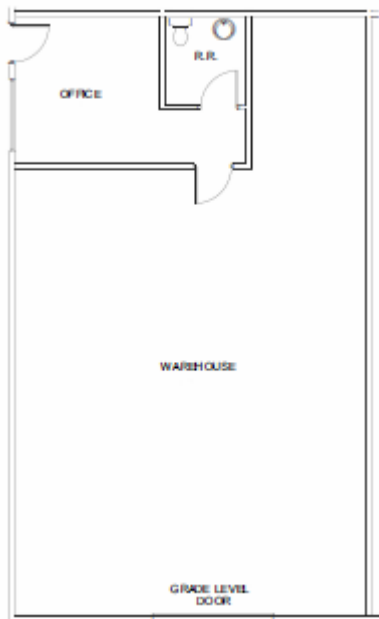


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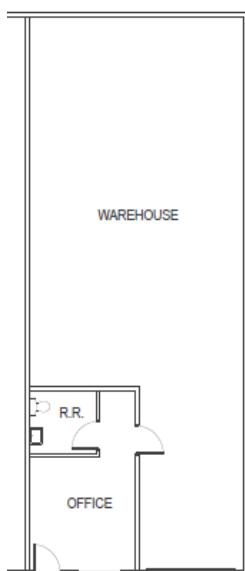
3111 S. VALLEY VIEW BLVD., SUITE Y-102

Total Square Feet

±1,500 SF

Available:	Immediately
Office SF:	±242
Warehouse SF:	±1,258
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	13'8" Deck; 12' Truss
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,399
Power:	120/240 Volt, Single Phase, 100 Amps

**Additional 1,500 sf space(s) available*



3111 S. VALLEY VIEW BLVD., SUITE X-103

Total Square Feet

±1,520 SF

Available:	Immediately
Office SF:	±242
Warehouse SF:	±1,278
Grade Loading Doors:	(1) 10'x10' Door (10' opening height)
Warehouse Clear Height:	14'
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,430
Power:	120/240 Volt, Single Phase, 200 Amps

**Additional 1,520 sf space(s) available*

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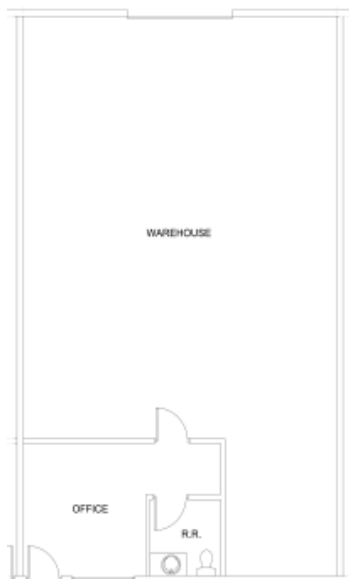


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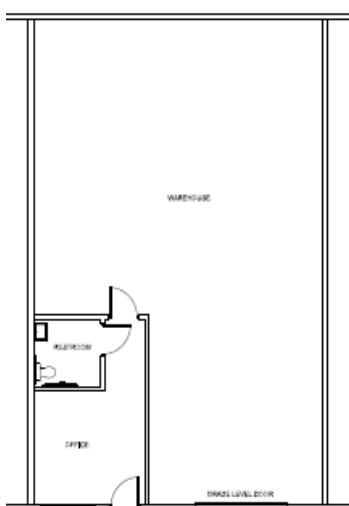


3111 S. VALLEY VIEW BLVD., SUITE Y-104

Total Square Feet

±1,560 SF

Available:	June 1, 2026
Office SF:	±237
Warehouse SF:	±1,323
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	13'8" Deck; 13' Truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,650
Power:	120/240 Volt, Single Phase, 100 Amps



3111 S. VALLEY VIEW BLVD., SUITE U-103

Total Square Feet

±1,594 SF

Available:	June 1, 2026
Office SF:	±236
Warehouse SF:	±1,358
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'4" Deck; 12' Truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$2,708
Power:	120/240 Volt, Single Phase, 100 Amps

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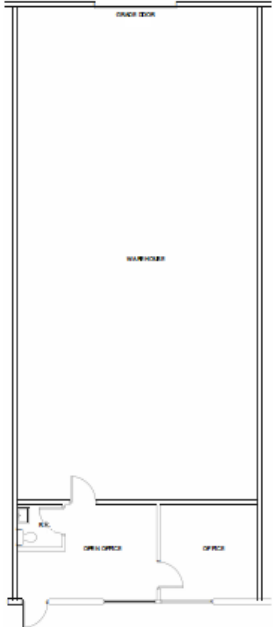


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3111 S. VALLEY VIEW BLVD., SUITE J-102

Total Square Feet

±2,100 SF

Available:	Immediately
Office SF:	±333
Warehouse SF:	±1,767
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	11'-8"
Lease Rate:	\$1.30 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,358
Power:	120/240 Volt, Single Phase, 125 Amps; 120/240 3 Phase 4 Wire Delta, 125 Amps

**Additional 2,100 sf space(s) available*



4080 W. DESERT INN RD., SUITE W-106

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±390
Warehouse SF:	±1,830
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14' deck; 12' truss
Lease Rate:	\$1.20 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,328
Power:	120/240 Volt, Single Phase, 100 Amps

**Additional 2,220 sf space(s) available*

*Limited Time
Special*

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4080 W. DESERT INN RD., SUITE W-108

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±390
Warehouse SF:	±1,830
Grade Loading Doors:	(1) 10'x10'
Warehouse Clear Height:	14'Deck; 12" Truss
Lease Rate:	\$1.40 PSF/M
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$3,772
Power:	120/240 Volt, Single Phase, 100 Amps



3111 S. VALLEY VIEW BLVD., SUITE T-101

Total Square Feet

±15,225 SF

Available:	Immediately
Office SF:	±1,923
Warehouse SF:	±13,302
Grade Loading Doors:	(1) 14'x12'
Warehouse Clear Height:	18'5" Deck; 15'5" Truss
Lease Rate:	\$0.70 PSF/M**
CAM Rate:	\$0.299 SF/M
Total Monthly:	\$15,210
Power:	(2) 120/240 Volt, Single Phase, 600 Amps; (1) 120/240, Single Phase, 400 Amps; (1) 600 Amps, 3 Phase

**\$0.70 psf for first 6 months on a minimum 3 year term

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