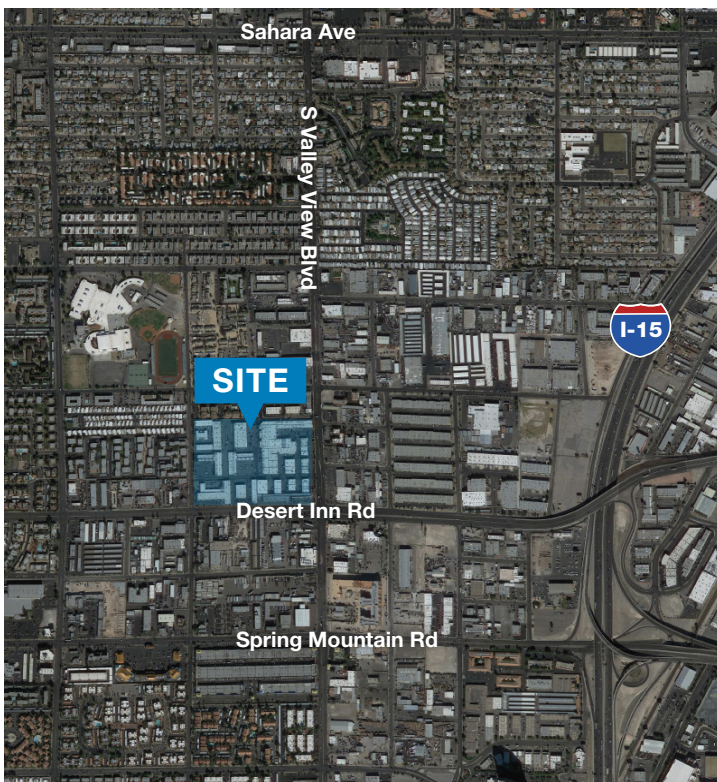


FOR LEASE

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



PROPERTY HIGHLIGHTS

Location One Commerce Center is a 522,431 SF mixed use project consisting of retail frontage with office and warehouse units available. The project offers second story office suites ranging from ± 500 SF to $\pm 1,000$ SF and office/warehouse from ± 960 SF to $\pm 15,500$ SF. Located on the NW corner of Valley View Boulevard and Desert Inn Road, in the heart of Central Las Vegas, Location One offers excellent access to the Las Vegas Strip and I-15/Spring Mountain Interchange.

- 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

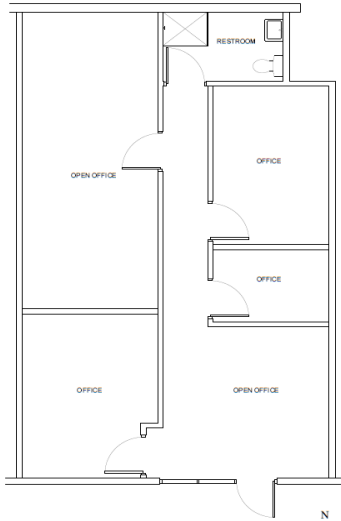
LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



LOCATION ONE COMMERCE CENTER

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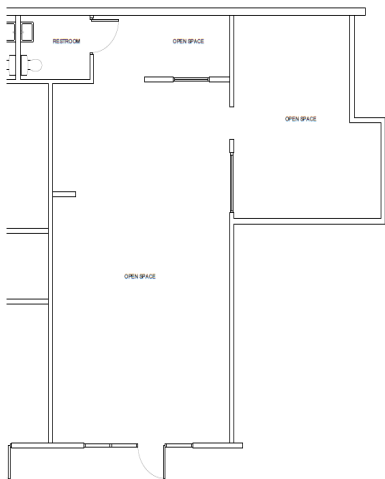


3850 W. DESERT INN ROAD, SUITE 108

Total Square Feet

±960 SF

Available:	Immediately
Lease Rate:	\$1.90 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$2,023
Power:	120/240 Volt, Single Phase, 100 Amps



3850 W. DESERT INN ROAD, SUITE 107

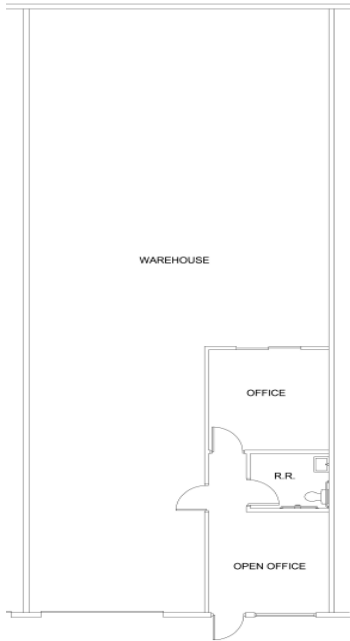
Total Square Feet

±1,102 SF

Available:	TBD
Lease Rate:	\$1.90 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$2,322
Power:	120/240 Volt, Single Phase, 125 Amps

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



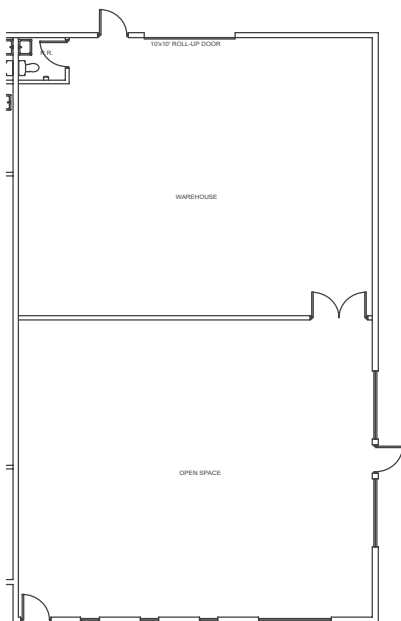
4080 W. DESERT INN ROAD, SUITE W-106

Total Square Feet

±2,220 SF

Available:	Immediately
Office SF:	±390
Warehouse SF:	±1,830
Grade Level Loading:	1 (10'x10')
Clear Height:	12'
Lease Rate:	\$0.80 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$2,236
Power:	120/240 Volt, Single Phase, 100 Amps

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



3111 S. VALLEY VIEW BLVD., SUITE O-105

Total Square Feet

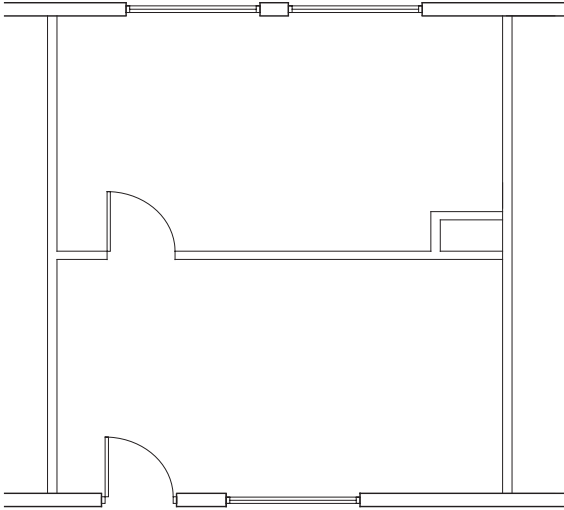
±2,812 SF

Available:	Immediately
Grade Level Loading:	1 (8'x10')
Clear Height:	TBD
Lease Rate:	\$1.00 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$3,394
Power:	120/240 Volt, Single Phase, 400 Amps

100% HVAC

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



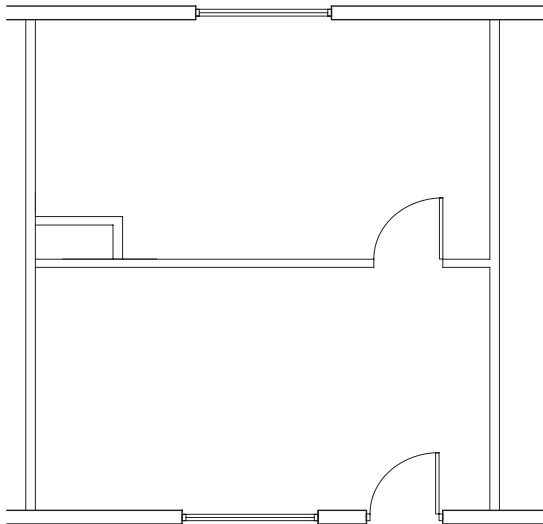
3111 S. VALLEY VIEW BLVD., SUITE B-215

Total Square Feet

±500 SF

Available:	Immediately
Lease Rate:	\$0.61 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$409
Power:	120/240 Volt, Single Phase, 70 Amps

**Additional 500 SF space(s) available*



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

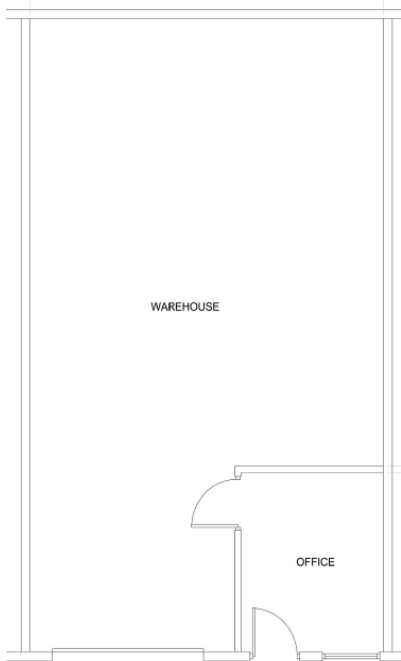
Total Square Feet

±750 SF

Available:	Immediately
Lease Rate:	\$0.61 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$613
Power:	120/240 Volt, Single Phase, 70 Amps

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



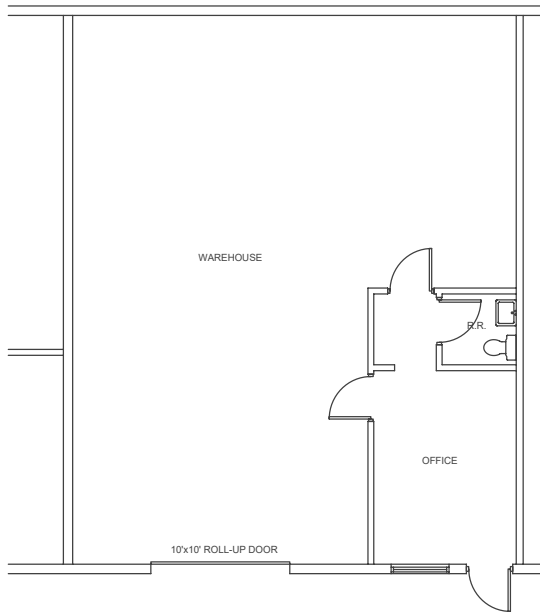
3111 S. VALLEY VIEW BLVD., SUITE E-102

Total Square Feet

±960 SF

Available:	TBD
Office SF:	±100
Warehouse SF:	±860
Grade Level Loading:	1 (8'x10')
Clear Height:	10'
Lease Rate:	\$0.90 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,063
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC



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

Total Square Feet

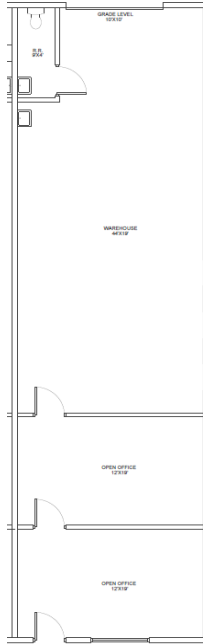
±1,307 SF

Available:	TBD
Office SF:	±208
Warehouse SF:	±1,099
Grade Level Loading:	1 (10'x10')
Clear Height:	10'
Lease Rate:	\$0.80 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,316
Power:	120/240 Volt, Single Phase, 125 Amps

100% HVAC

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102

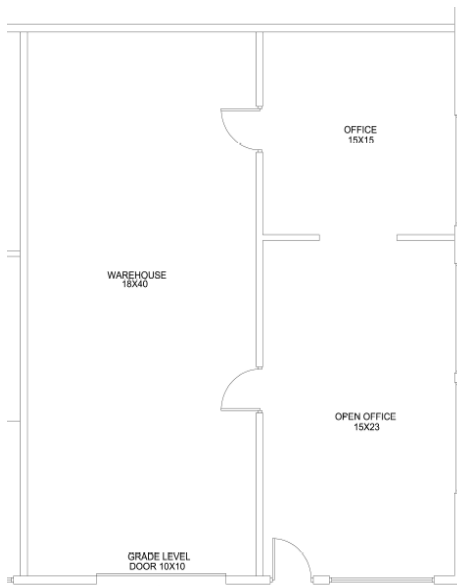


3111 S. VALLEY VIEW BLVD., SUITE A-121

Total Square Feet **±1,400 SF**

Available:	TBD
Office SF:	±500
Warehouse SF:	±900
Grade Level Loading:	1 (10'x10')
Clear Height:	12'
Lease Rate:	\$0.80 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,410
Power:	120/240 Volt, Single Phase, 100 Amps

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



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

Total Square Feet **±1,440 SF**

Available:	TBD
Office SF:	±601
Warehouse SF:	±799
Grade Level Loading:	1 (10'x10')
Clear Height:	12'
Lease Rate:	\$0.85 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,522
Power:	TBD

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102

3111 S. VALLEY VIEW BLVD., SUITE N-107

Total Square Feet

±1,526 SF

Available:	TBD
Office SF:	TBD
Warehouse SF:	TBD
Grade Level Loading:	TBD
Clear Height:	TBD
Lease Rate:	\$0.75 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,460
Power:	TBD

Floorplan Pending



3111 S. VALLEY VIEW BLVD., SUITE J-105

Total Square Feet

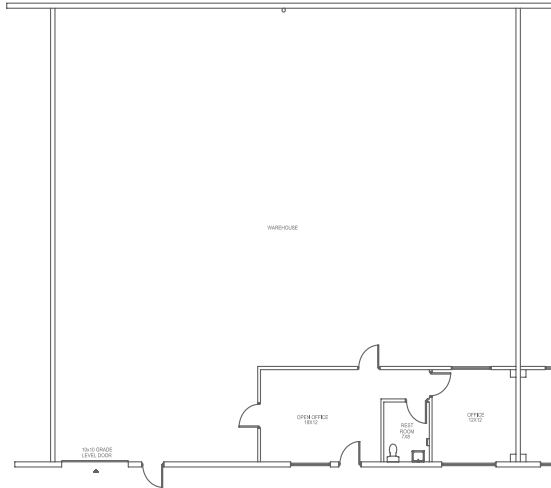
±2,100 SF

Available:	Immediately
Office SF:	±340
Warehouse SF:	±1,760
Grade Level Loading:	1 (10'x10')
Clear Height:	12'
Lease Rate:	\$0.70 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$1,905
Power:	120/240 Volt, Single Phase, 125 Amps

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

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102



3111 S. VALLEY VIEW BLVD., SUITE N-105

Total Square Feet

±4,201 SF

Available:	TBD
Office SF:	±440
Warehouse SF:	±3,761
Grade Level Loading:	1 (12'x12')
Clear Height:	14'
Lease Rate:	\$0.75 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$4,020
Power:	120/240 Volt, Single Phase, 400 Amps



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

Total Square Feet

±5,416 SF

Available:	TBD
Office SF:	±490
Warehouse SF:	±4,926
Grade Level Loading:	1 (12'x12')
Clear Height:	12'-15'
Lease Rate:	\$0.55 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$4,100
Power:	(1) 120/240 Volt, Single Phase, 125 Amps and (1) 120/240 Volt, Single Phase, 400 Amps

**Additional 5,416 SF space(s) available*

LOCATION ONE COMMERCE CENTER

3111 South Valley View Boulevard, Las Vegas, Nevada 89102

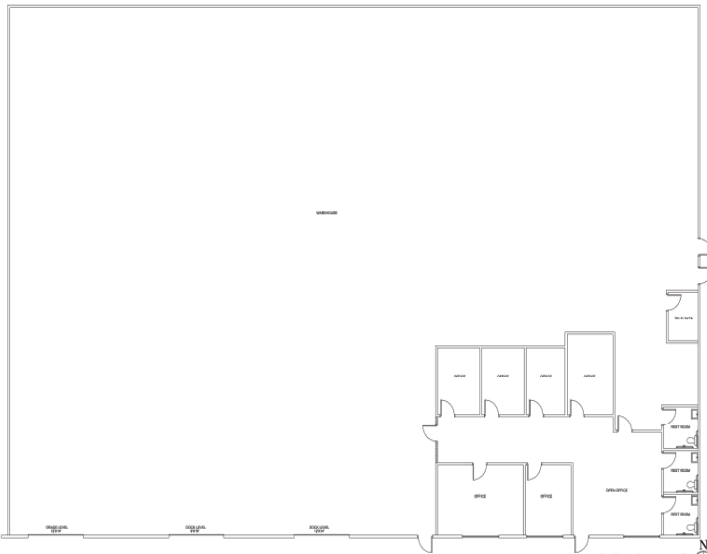
3111 S. VALLEY VIEW BLVD., SUITE C-105

Floorplan Pending

Total Square Feet

±8,000 SF

Available:	TBD
Office SF:	TBD
Warehouse SF:	TBD
Grade Level Loading:	TBD
Clear Height:	TBD
Lease Rate:	\$0.55 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$6,056
Power:	TBD



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 Level Loading:	(1) 12'x14'; (2) Pony Docks
Clear Height:	16'-18'
Lease Rate:	\$0.55 PSF/M
CAM Rate:	\$0.207 SF/M
Total Monthly:	\$11,525
Power:	(2) 120/240 Volt, Single Phase, 600 Amps (1) 120/240 Volt, Single Phase, 400 Amps (1) 120/240, 3 Phase, 600 Amps