



# HARSCH INVESTMENT PROPERTIES

Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

**Steven Nemer**

Leasing Associate

+1 702 430 8594

[stevenn@harsch.com](mailto:stevenn@harsch.com)

# Eastern Commerce Center

- Zoning: MD - Clark County
- Property SF: +/- 162,352
- Construction Type: Tilt-Up Construction
- Minimum Clear Height: +/- 8' - 14'
- Frontage on Eastern Avenue
- CAM Includes HVAC/Evaporative Cooler Maintenance, Trash/Recycling
- Power: Single Phase
- Parcel #: 162-36-210-001



## Availability

BUILDING	SUITE #	TOTAL SF	OFFICE SF	WAREHOUSE SF	RATE	CAM	MONTH	DATE AVAILABLE
2	CD	3,129	2,181	948	\$0.69	\$0.241	\$2,914.35	Immediately
3	A	1,504	1,504	0	\$0.75	\$0.241	\$1,491.07	Immediately
3	B	2,401	2,401	0	\$0.75	\$0.241	\$2,380.35	Immediately
4	D	1,289	1,289	0	\$0.75	\$0.241	\$1,277.91	06/01/2018
5	E	1,596	797	799	\$0.68	\$0.241	\$1,470.55	Immediately
7	B	1,502	1,168	334	\$0.68	\$0.241	\$1,383.94	04/01/2018
8	D	2,102	828	1,274	\$0.68	\$0.241	\$1,936.78	Immediately
14	C	1,576	614	962	\$0.68	\$0.241	\$1,452.13	Immediately

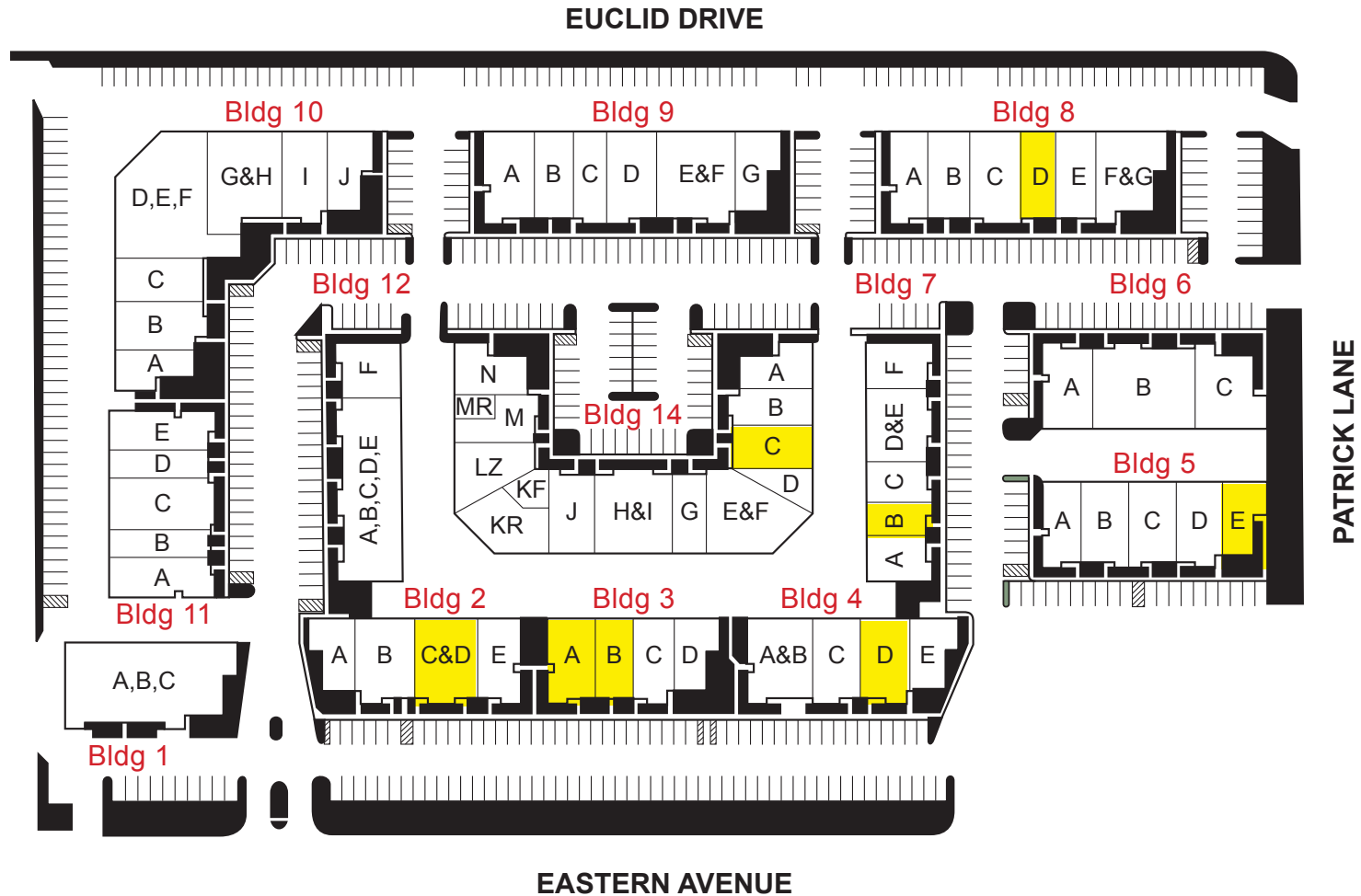


# HARSCH INVESTMENT PROPERTIES

Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Property Site Plan





# HARSCH INVESTMENT PROPERTIES

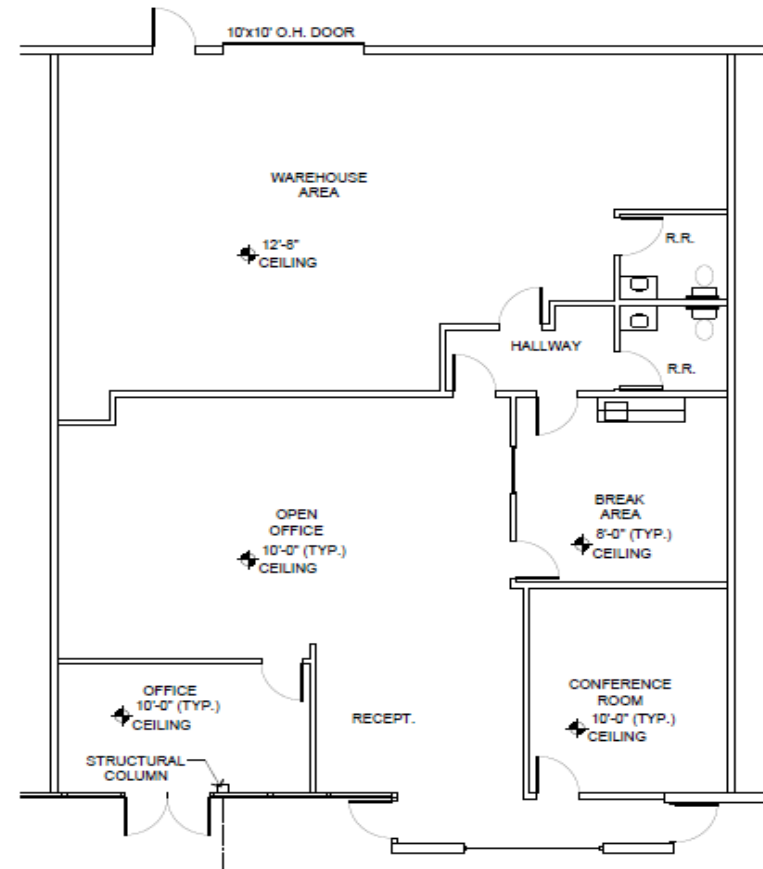
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 2, Suite CD

### PROPERTY DETAILS

Total Sq. Ft:	±3,129
Available:	Immediately
Grade Loading Doors:	Double Man Door in Rear
Clear Height:	8'-12'
Lease Rate:	\$0.69 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$2,914.35
Power:	(1) 220 Amps, 3 Phase & 125 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

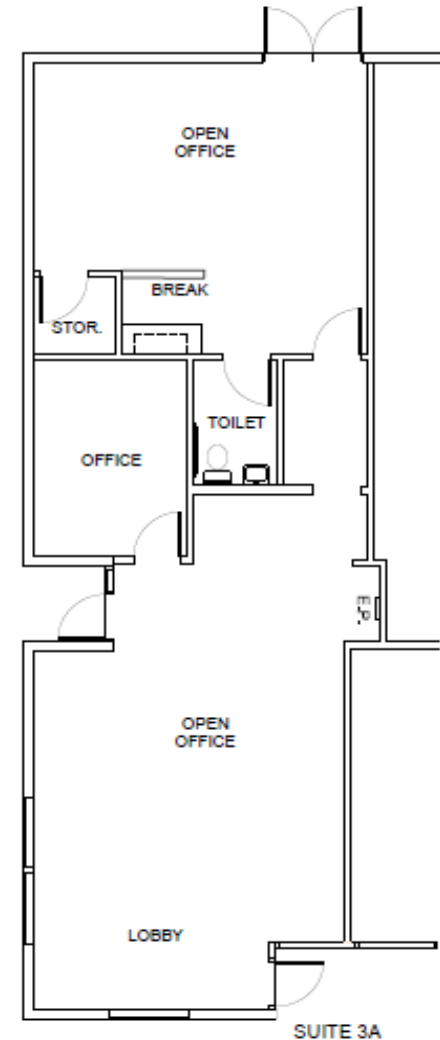
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 3, Suite A

### PROPERTY DETAILS

Total Sq. Ft:	±1,504
Available:	Immediately
Grade Loading Doors:	Double Man Door in Rear
Clear Height:	8'-12'
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$1,491.07
Power:	100 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

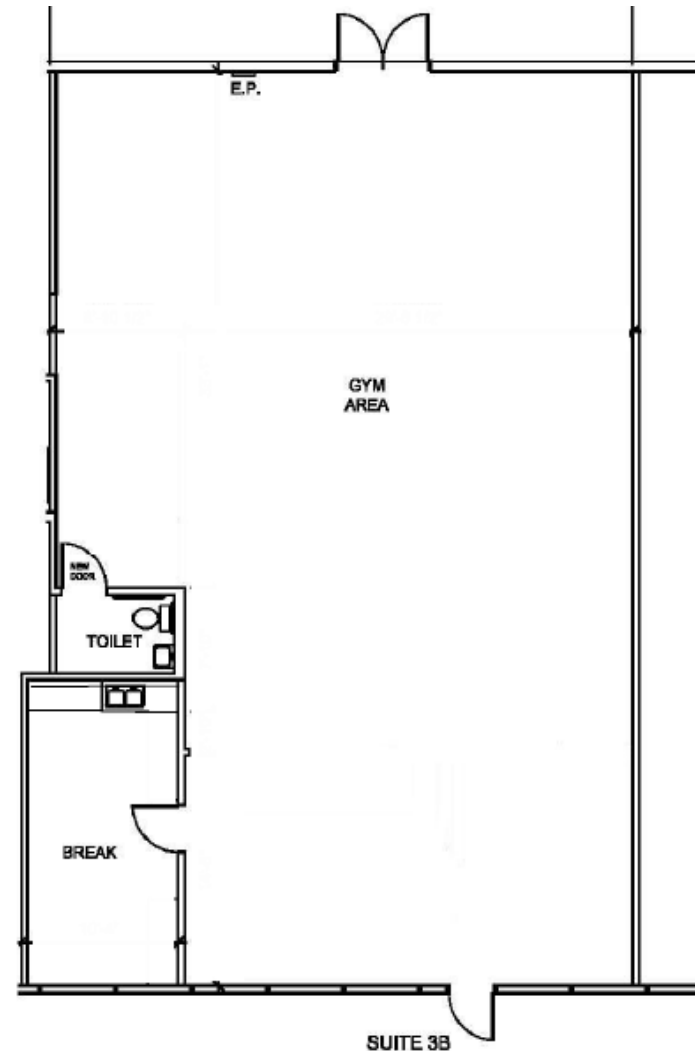
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 3, Suite B

### PROPERTY DETAILS

Total Sq. Ft:	±2,401
Available:	Immediately
Grade Loading Doors:	Double Man Door in Rear
Clear Height:	8'-12'
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$2,380.35
Power:	125 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

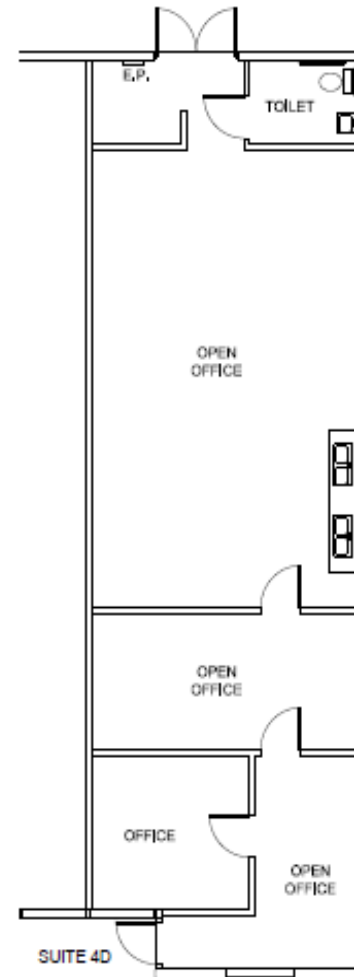
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 4, Suite D

### PROPERTY DETAILS

Total Sq. Ft:	±2,401
Available:	Immediately
Grade Loading Doors:	Double Man Door in Rear
Clear Height:	8'-12'
Lease Rate:	\$0.75 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$2,380.35
Power:	125 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

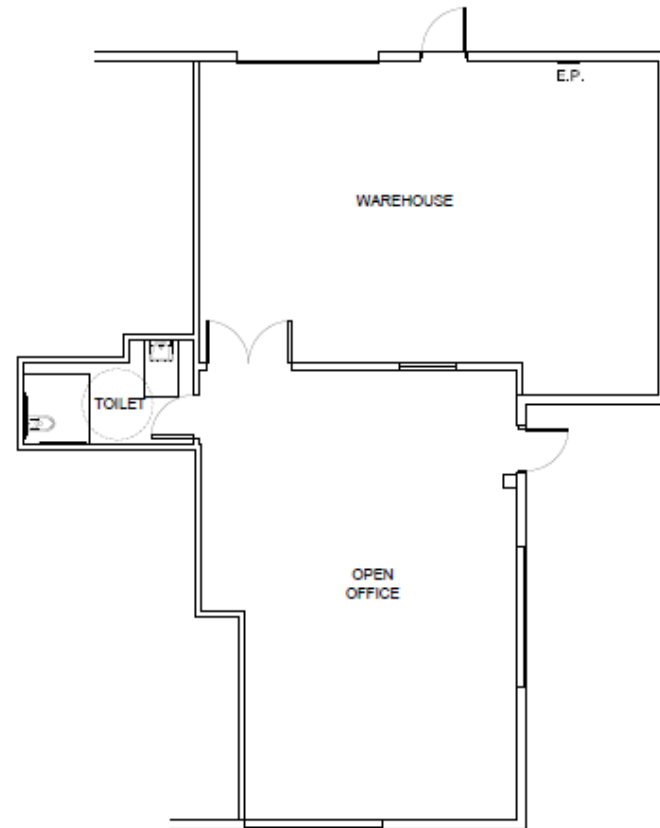
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 5, Suite E

### PROPERTY DETAILS

Total Sq. Ft:	±1,596
Available:	Immediately
Grade Loading Doors:	(1) 10'x10'
Clear Height:	8'-12'
Lease Rate:	\$0.68 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$1,470.55
Power:	125 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

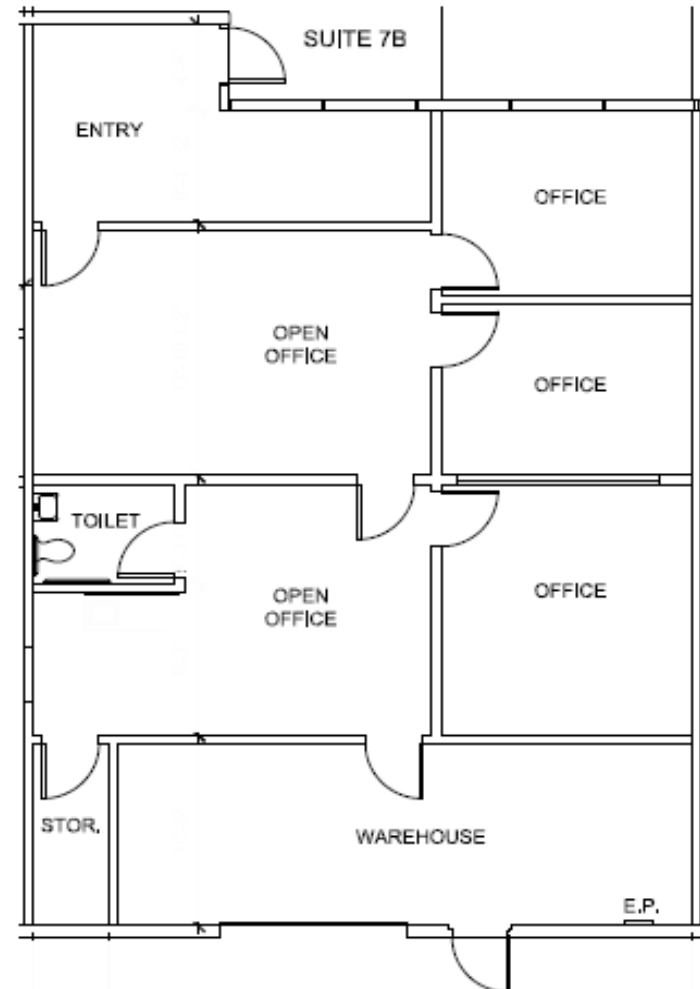
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 7, Suite B

### PROPERTY DETAILS

Total Sq. Ft:	±1,502
Available:	04/01/2018
Grade Loading Doors:	(1) 10'x10'
Clear Height:	8'-12'
Lease Rate:	\$0.68 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$1,383.94
Power:	125 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

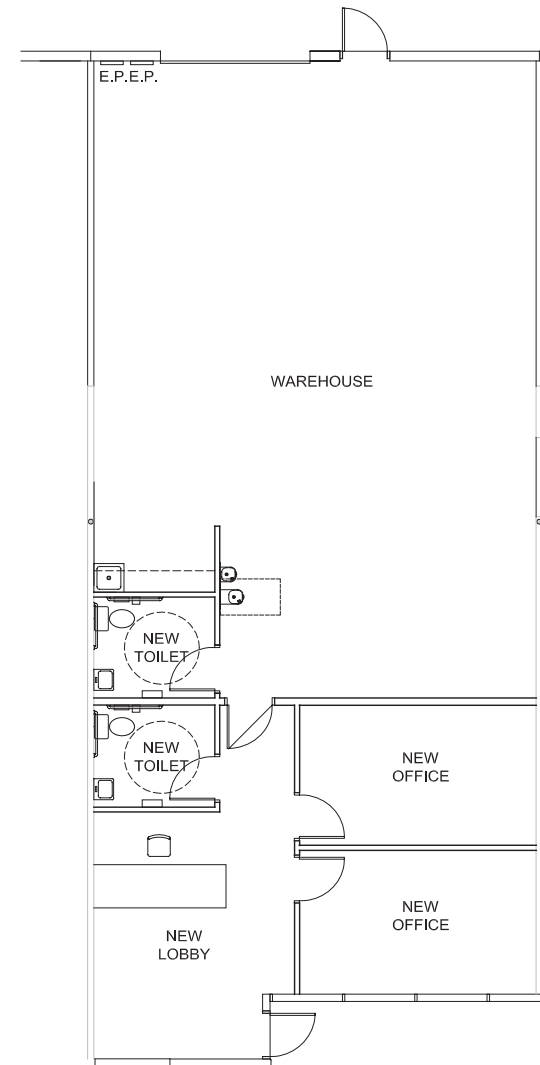
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 8, Suite D

### PROPERTY DETAILS

Total Sq. Ft:	±2,102
Available:	Immediately
Grade Loading Doors:	(1) 10'x10'
Clear Height:	8'-12'
Lease Rate:	\$0.68 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$1,936.78
Power:	125 Amps, 120/240V, Single Phase





# HARSCH INVESTMENT PROPERTIES

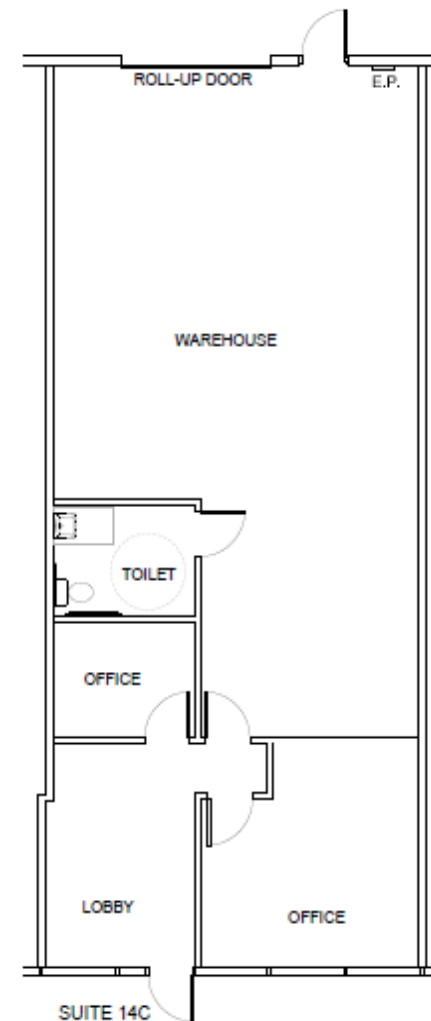
Eastern Commerce Center

6000 South Eastern Avenue, Las Vegas, Nevada 89119

## Building 14, Suite C

### PROPERTY DETAILS

Total Sq. Ft:	±1,576
Available:	Immediately
Dock Loading Doors:	N/A
Grade Loading Doors:	(1) 10'x10'
Clear Height:	12'
Lease Rate:	\$0.68 SF/M
Cam Rate:	\$0.241 SF/M
Total Monthly:	\$1,452.13
Power:	125 Amps, 120/240V, Single Phase



## About the Property

---

Eastern Commerce Center is conveniently located at the intersection of Eastern Avenue and Patrick Lane. The park is comprised of 13 buildings totaling 162,352 square feet of office, warehouse and showroom suites. It is located just minutes from McCarran International Airport and the Las Vegas Strip. Immediate access to the I-15, I-215 and close to many amenities including: FedEx Express, Regional Post Office, Ross, Lowes, Wal-Mart, Office Depot and PetSmart.

## For leasing information, contact:

---

**Steven Nemer**

Leasing Associate

+1 702 430 8594

[stevonn@harsch.com](mailto:stevonn@harsch.com)

