



Schnitzer
PROPERTIES

±20,000 SF Available | For Lease

Valley View Commerce Center

3950, 4000, 4050 W. Harmon Ave. & 4445 Harmon Cove Ct., Las Vegas, NV 89103

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Fall Promotion

\$0.99 PSF

Accelerating success.

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Valley View Commerce Center



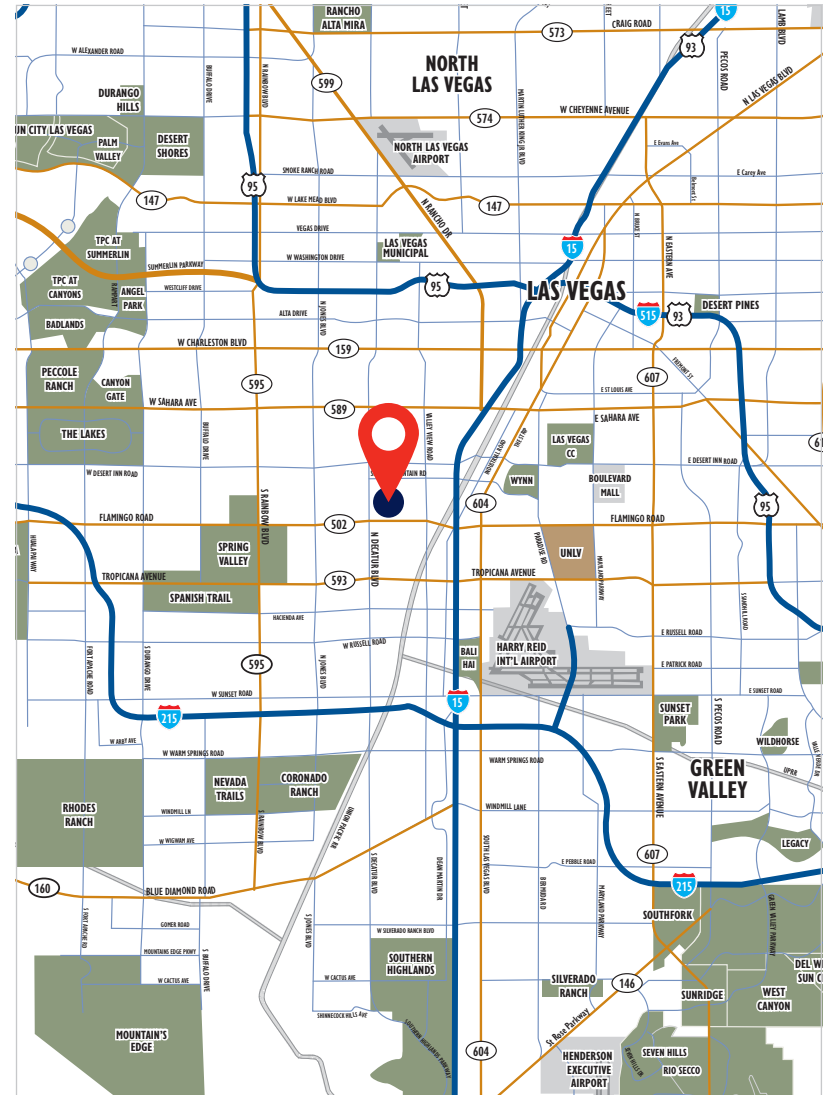
3950, 4000, 4050 W. Harmon Ave. & 4445 Harmon Cove Ct., Las Vegas, NV 89103

Valley View Commerce Center is a ±379,274 square foot industrial center located on the northwest corner of South Valley View Boulevard and West Harmon Avenue in the heart of the Southwest submarket with convenient access to all major freeway systems, the Strip, City Center and Harry Reid International Airport.

Valley View Commerce Center provides an exceptional mix of office/warehouse space ranging from ±10,000 to over ±100,000 square feet.

HIGHLIGHTS

Address:	3950, 4000, 4050 W. Harmon Avenue & 4445 Harmon Cove Court, Las Vegas, NV 89103
County:	Clark County
Zoning:	M-1 (Clark County)
Lease Type:	NNN
NNN Fees:	\$0.178 PSF
Clear Height:	Varies By Building
Total Project SF:	±379,274 SF
CAMs:	Includes HVAC/Evaporative Cooler Maintenance
Power:	Varies By Suite
Sprinklers:	Fully Fire Sprinklered
Parking:	1:1,000



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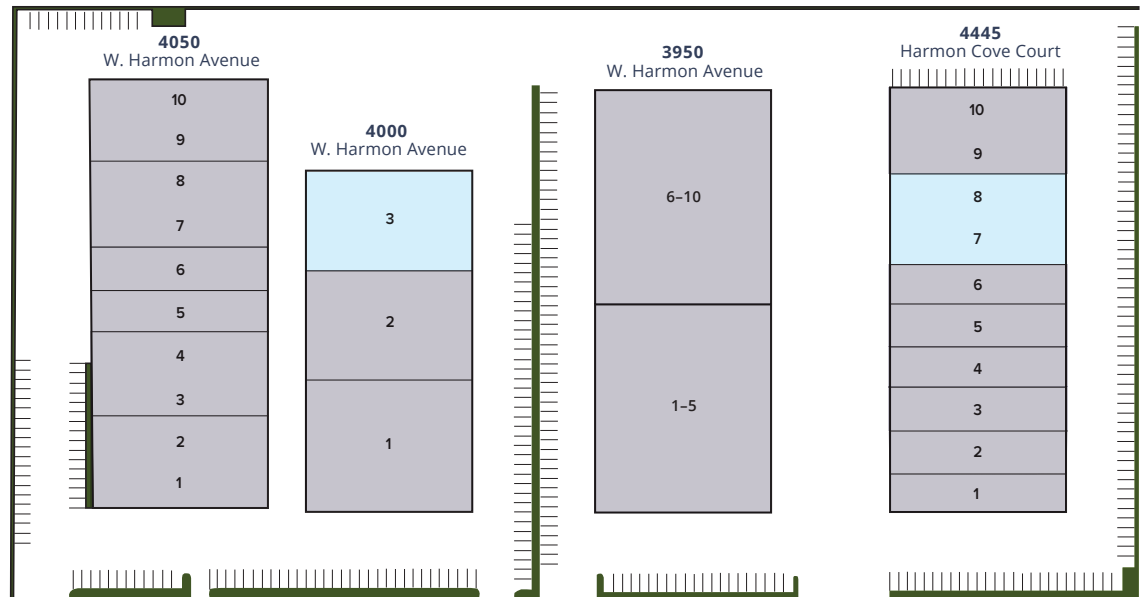
Valley View Commerce Center



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Site Plan

Not To Scale. For Illustration Purposes Only.



Bldg. - Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Rate
4000 - 3	±20,000 SF	±731 SF	±19,269 SF	Two (2)	One (1)	\$0.99 PSF
4445 - 7/8	±20,000 SF	±1,976 SF	±18,024 SF	Two (2)	One (1)	\$0.99 PSF

±20,000 SF Available | For Lease

Valley View Commerce Center



4000 W. Harmon Avenue, Suite 3, Las Vegas, NV 89103

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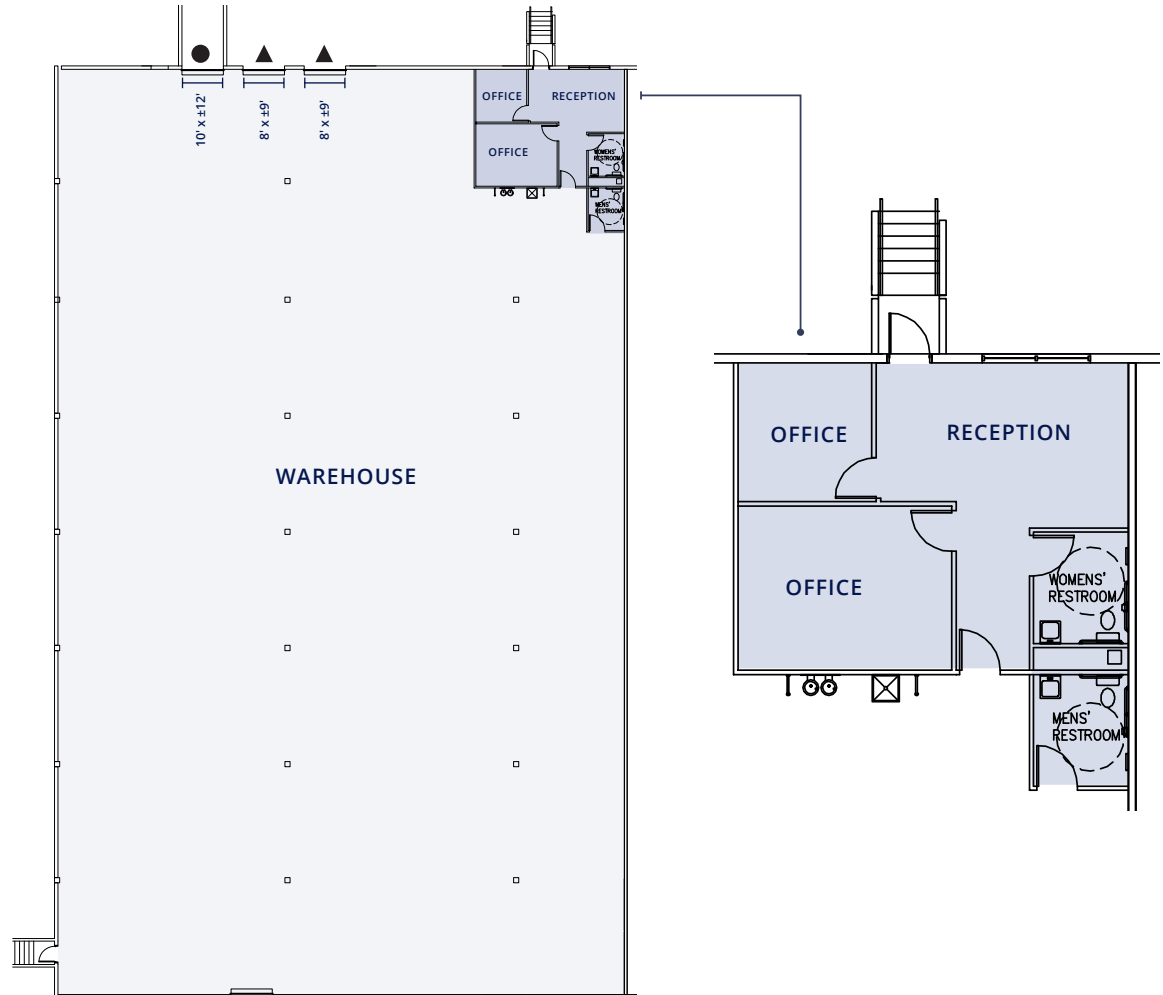
Suite 3

Property Features

- ±20,000 SF Total
- ±731 SF Office
- ±19,269 SF Warehouse
- Two (2) ±8' x ±9' Dock High Doors
- One (1) ±10' x ±12' Grade Level Door
- ±20' Clear Height
- ±200 amps, 277/480V, 3-Phase Power
- Fire Sprinklers

NNN Fees: \$0.178 PSF

Available Now



● = Grade Level Doors ▲ = Dock High Doors

±20,000 SF Available | For Lease

Valley View Commerce Center



4445 Harmon Cove Court, Suite 7-8, Las Vegas, NV 89103

Not To Scale. For Illustration Purposes Only. ►►

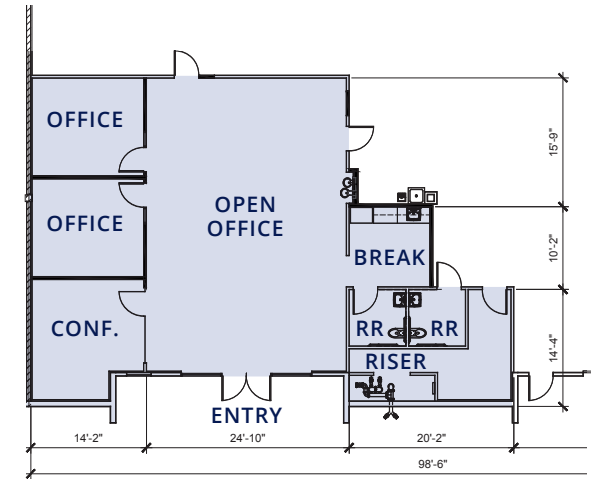
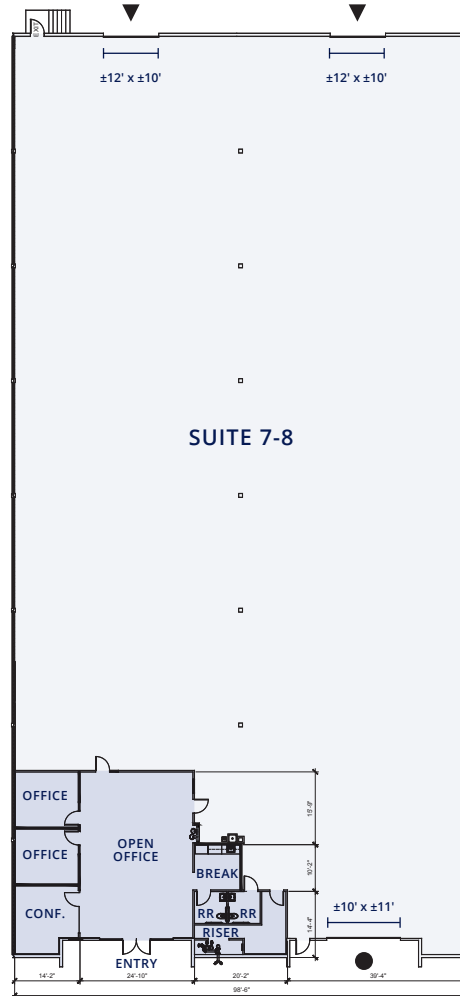
Suite 7-8

Property Features

- ±20,000 SF Total
- ±1,976 SF Office
- ±18,024 SF Warehouse
- Two (2) ±12' x ±10' Dock High Doors
- One (1) ±10' x ±11' Grade Level Door
- Clear Height: ±20'
- 0.20 GPM/ 1,500 SF Fire Sprinklers
- ±325 amps, 120/240V, 3-Phase Power

NNN Fees: \$0.178 PSF

Available Now



● = Grade Level Doors ▲ = Dock High Doors

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Aerial Map



Distances to:

Allegiant Stadium ±0.40 Miles
I-15 Freeway ±0.65 Miles
I-215 Freeway ±2.64 Miles
Las Vegas Strip ±2.00 Miles
Harry Reid International Airport . . . ±4.00 Miles

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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