



Schnitzer
PROPERTIES

±10,000 SF – ±20,000 SF Available | For Lease

Valley View Commerce Center

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

Chris Lane, SIOR, CCIM

Executive Vice President

Direct: +1 702 836 3728

chris.lane@colliers.com

License # NV-S.0166896

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chairman

Direct: +1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

Jerry Doty, SIOR

Executive Vice President

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045

SPECIAL PRICING!

\$0.99 PSF

Valley View Commerce Center



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

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

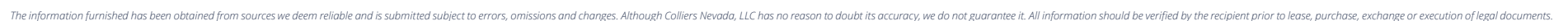
Total Project SF: ±379,274 SF

CAMs: Includes HVAC/Evaporative Cooler Maintenance

Power: Varies By Suite

Sprinklers: Fully Fire Sprinklered

Parking: 1:1,000



±10,000 SF – ±20,000 SF Available | For Lease

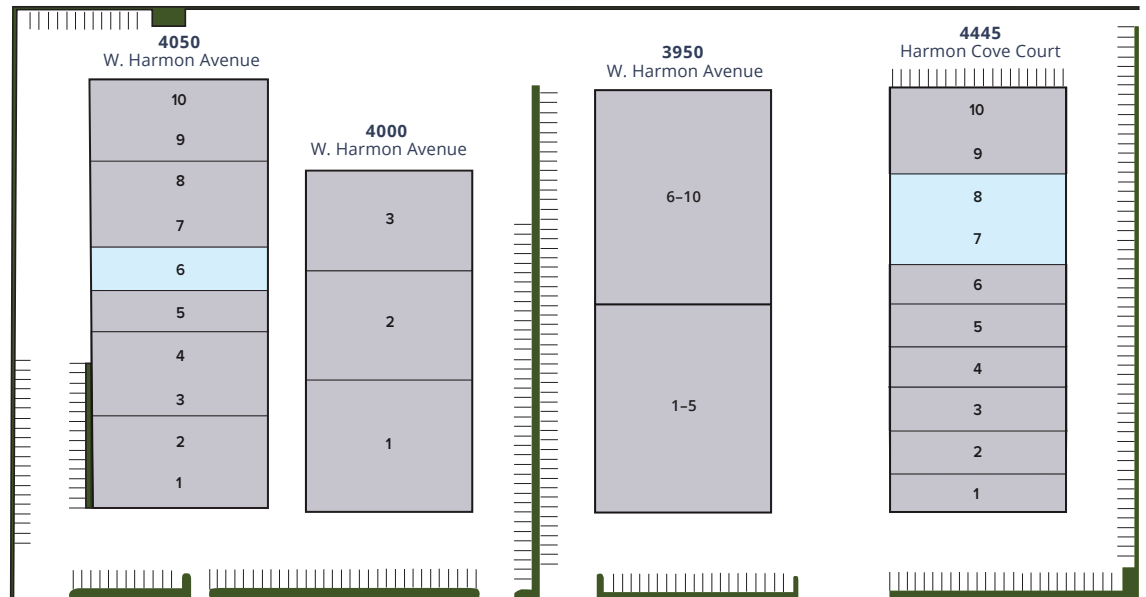
Valley View Commerce Center



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

Site Plan

Not To Scale. For Illustration Purposes Only.



Bldg. – Suite	Total SF	Office SF	Warehouse SF	Dock Loading	Grade Loading	Rate
4050 - 6	±10,000 SF	±505 SF	±9,495 SF	One (1)	One (1)	\$0.99 PSF
4445 - 7/8	±20,000 SF	±1,976 SF	±18,024 SF	Two (2)	One (1)	\$0.99 PSF

±10,000 SF Available | For Lease

Valley View Commerce Center



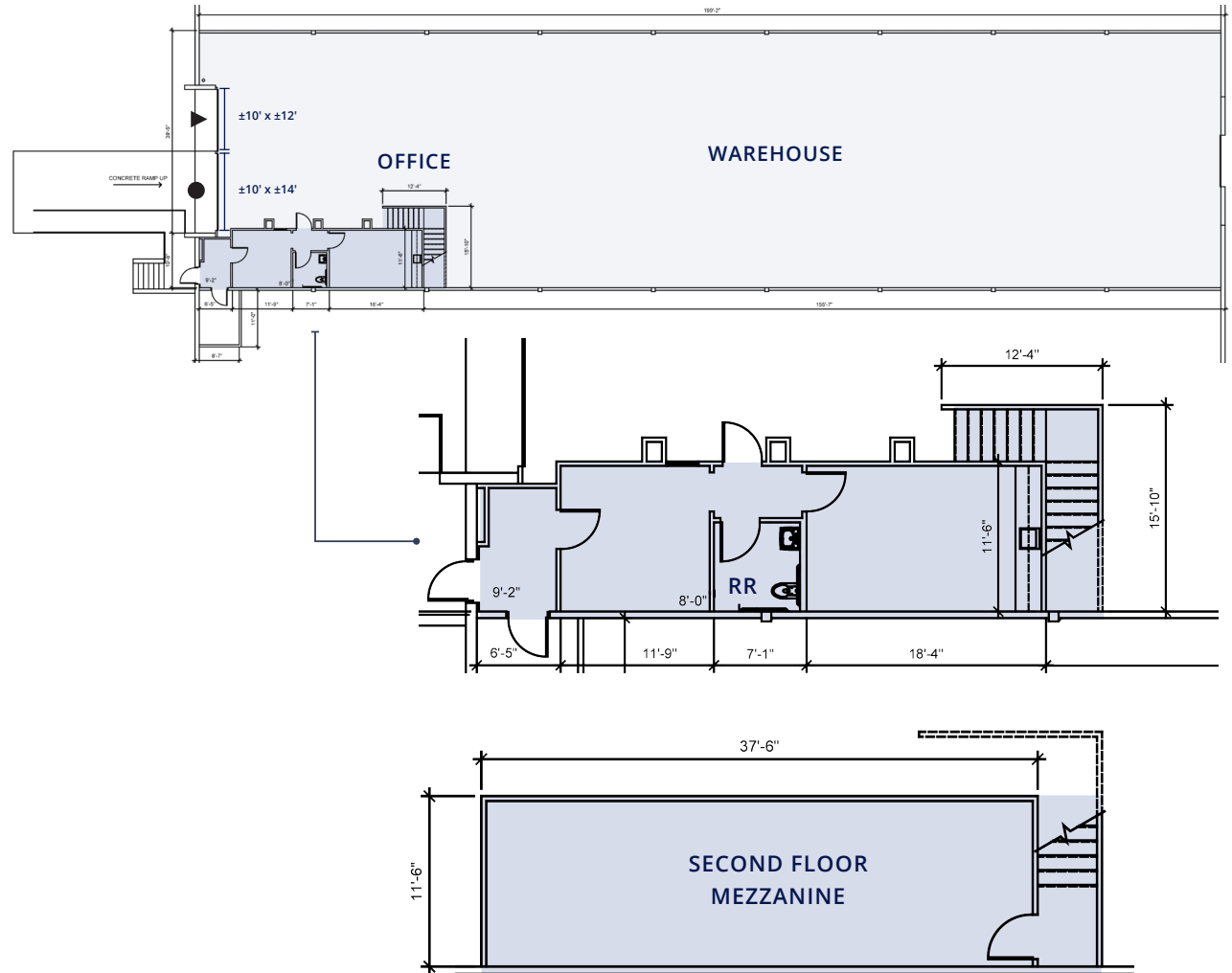
4050 W. Harmon Avenue, Suite 6, Las Vegas, NV 89103

Not To Scale. For Illustration Purposes Only. ▲

Suite 6

Property Features

- ±10,000 SF Total
- ±505 SF Office
- ±9,495 SF Warehouse
- One (1) ±10' x ±12' Dock High Door
- One (1) ±10' x ±14' Grade Level Door
- ±20' Clear Height
- 277/480V, 3-Phase Power
- Fire Sprinklers



NNN Fees: \$0.175 PSF

Available February 1, 2026

● = 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. ►►

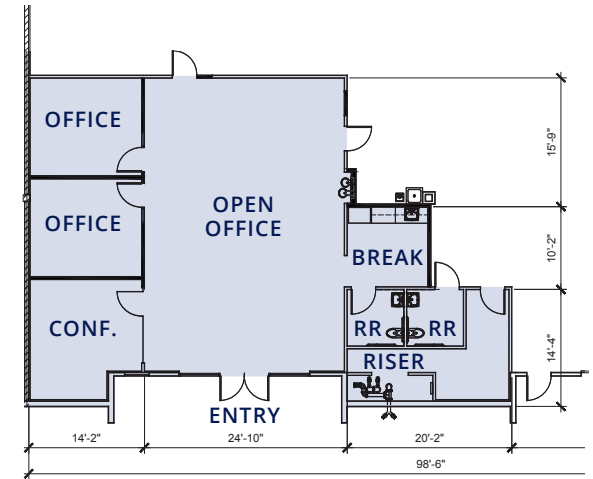
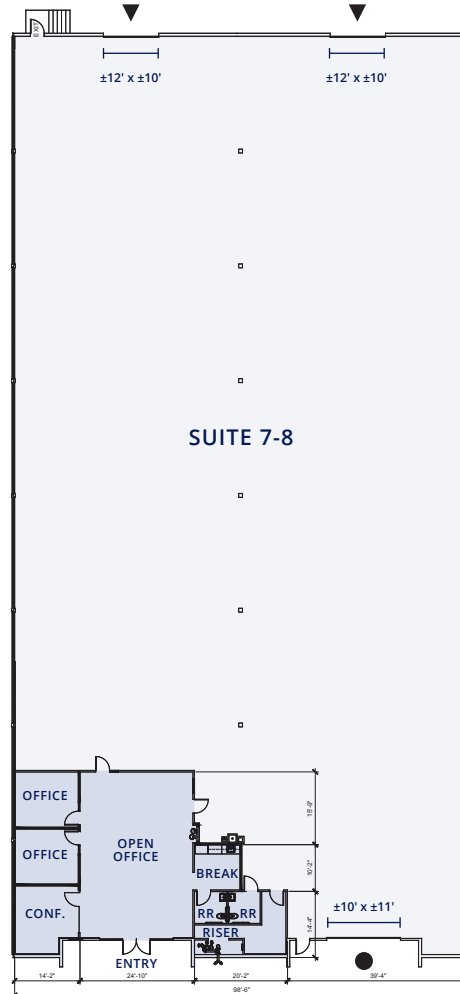
Suite 7-8

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: \$0.175 PSF

Available Now



● = Grade Level Doors ▲ = Dock High Doors

±10,000 SF – ±20,000 SF Available | For Lease

Valley View Commerce Center



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

Aerial Map



\$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.

©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Exclusive Listing Agents:

Chris Lane, SIOR, CCIM

Executive Vice President

Direct: +1 702 836 3728

chris.lane@colliers.com

License # NV-S.0166896

Morgan Elson

Associate

Direct: +1 702 836 3710

morgan.elson@colliers.com

License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chairman

Direct: +1 702 836 3750

paul.sweetland@colliers.com

License # NV-S.0043604

Jerry Doty, SIOR

Executive Vice President

Direct: +1 702 836 3735

jerry.doty@colliers.com

License # NV-S.0172045