

**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management and/or her designee to sign the First Amendment to Lease Agreement between Clark County and Schnitzer Properties - Nevada II LLC, for ±1,759 square feet of office and warehouse space at 3320 Sunrise Avenue, Suite 108, Las Vegas, NV located on Assessor's Parcel Number 139-36-710-007 known as the District Court Storage and authorize the Director or her designee to sign any other necessary documents related to management of the Lease. (For Possible Action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

On February 20, 2024, Clark County (County) entered into a Lease Agreement with Schnitzer Properties - Nevada II LLC, for the use of ±1,759 SF of office and warehouse space at 3320 Sunrise Avenue Las Vegas, NV for and on behalf of District Court (Lease). The Lease is due to expire on February 28, 2026, with one (1) two-year option to renew, upon mutual agreement of re-determined rent rate.

This First Amendment to Lease is for reference purposes only and confirms the Lease will extend to February 29, 2028. The monthly rent shall be \$2,357 monthly on March 1, 2026, and increase to \$2,451 on March 1, 2027.

Rent payments are made by District Court.

This was presented to Long Range Planning on August 27, 2025.

Cleared for Agenda

02/17/2026

File ID#

26-1178