

VALLEY VIEW BUSINESS CENTER I, II, & III

5% TO PROCURING BROKER

FOR LEASE

6280 SOUTH VALLEY VIEW BOULEVARD | LAS VEGAS | NV | 89118

GABE TELLES

702.836.3758
gabe.telles@colliers.com
LIC. #NV-BS.002269

CHARLIE NEWMAN

702.425.5537
charlie.newman@colliers.com
LIC. #NV-S.196915

PAT MARSH, SIOR

702.836.3741
pat.marsh@colliers.com
LIC. #NV-S.0039553

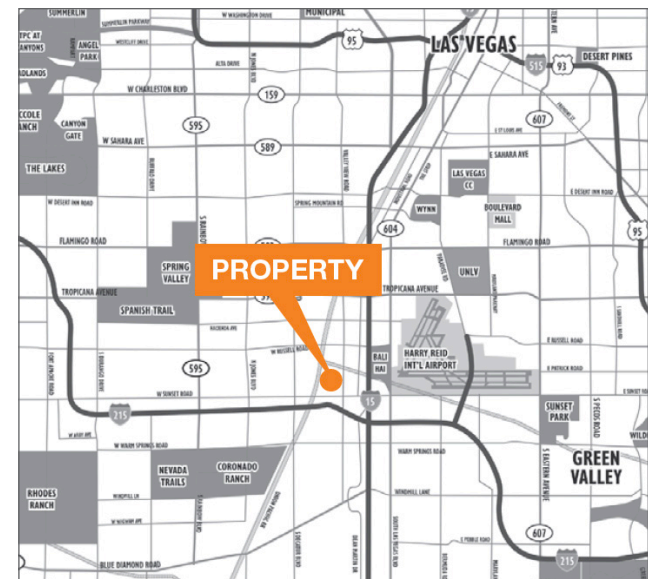
SAM NEWMAN, SIOR

702.836.3724
sam.newman@colliers.com
LIC. #NV-S.0172845

YEAR 1 - \$0.99 | YEAR 2 - \$1.65

PROPERTY FEATURES

- ± 360,413 Total SF
- Units available between ± 974 SF and ± 3,616 SF
- ± 20' – ± 22' Clear Height
- ± 120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



VALLEY VIEW BUSINESS CENTER I, II, & III

SITE PLAN

FOR LEASE



AVAILABILITIES



AVAILABLE



OCCUPIED

WVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	100	120	± 1,834	± 734	± 1,100	\$0.99*Year 1	\$0.40 PSF/Mo	Available Now
I	200	220	± 1,812	± 921	± 891	\$0.99*Year 1	\$0.40 PSF/Mo	Available Now
I	200	236	± 1,820	± 903	± 917	\$0.99*Year 1	\$0.40 PSF/Mo	Available Now
I	300	320	± 1,810	± 856	± 954	\$0.99*Year 1	\$0.40 PSF/Mo	Available Now
I	300	342	± 2,325	± 1,068	± 1,257	\$0.99*Year 1	\$0.40 PSF/Mo	Available Now
I	400	412	± 1,803	± 866	± 937	\$0.99*Year 1	\$0.40 PSF/Mo	Available Now
II	500	522	± 1,828	± 691	± 1,137	\$0.99*Year1	\$0.41 PSF/Mo	Available Now
II	600	630	± 1,801	± 717	± 1,084	\$0.99*Year1	\$0.41 PSF/Mo	Available Now
II	700	718	± 2,606	± 675	± 1,931	\$0.99*Year 1	\$0.41 PSF/Mo	Available Now
II	700	721	± 974	± 974	0	\$0.99*Year 1	\$0.41 PSF/Mo	Available Now
II	700	729-731	± 1,870	± 1,870	0	\$0.99*Year1	\$0.41 PSF/Mo	Available Now
III	100	102	± 1,475	± 1,475	0	\$1.80/sf	\$0.42 PSF/Mo	Available Now
III	100	112	± 1,560	± 600	± 960	\$0.99*Year 1	\$0.42 PSF/Mo	Available Now
III	200	200-202	± 4,916	± 1,968	± 2,948	\$0.99*Year 1	\$0.42 PSF/Mo	09/01/26
III	200	204	± 1,934	0	± 1,934	\$0.99*Year 1	\$0.42 PSF/Mo	09/01/26
III	200	226	± 1,839	± 686	± 1,153	\$0.99*Year 1	\$0.42 PSF/Mo	Available Now
III	300	316	± 2,514	± 1,103	± 1,411	\$0.99*Year 1	\$0.42 PSF/Mo	Available Now
III	300	326	± 1,700	± 507	± 1,193	\$0.99*Year 1	\$0.42 PSF/Mo	Available Now

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LIC. #NV-B.S.002269

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COLLIERS LAS VEGAS

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www.colliers.com/lasvegas



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FLOOR PLAN

FOR LEASE



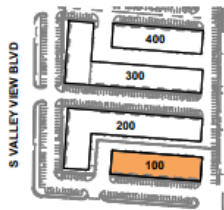
VVBC I | BUILDING 100

SUITE 120

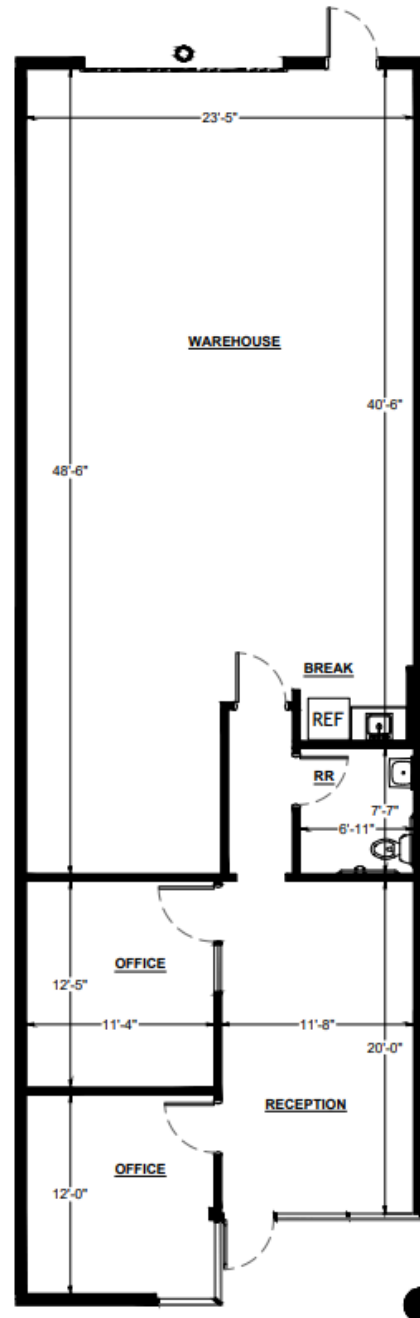
- ± 1,834 Total SF
- ± 734 Office SF
- ± 1,100 A/C Warehouse SF
- HVAC Warehouse

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.75/SF
NNN: \$0.40 PSF/MO (EST.)

SITE KEY PLAN:



BUILDING KEY PLAN:



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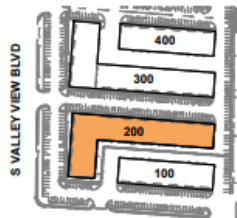
VVBC I | BUILDING 200

SUITE 220

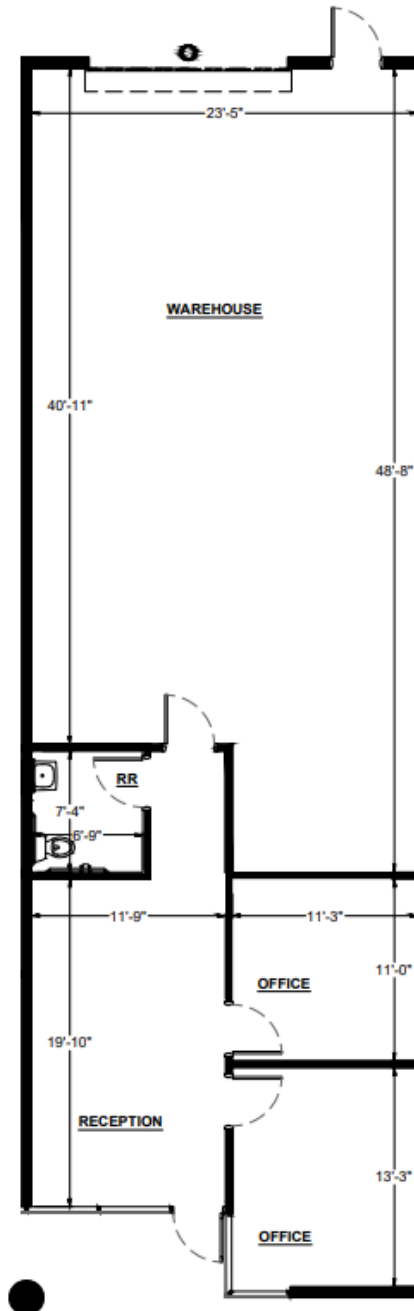
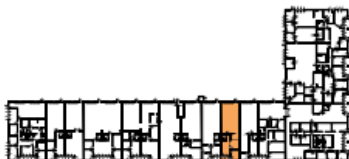
- ± 1,812 Total SF
- ± 912 Office SF
- ± 891 Warehouse SF
- 20'-0"-21'-0" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.40 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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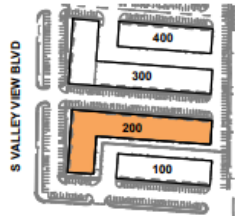
VVBC I | BUILDING 200

SUITE 236

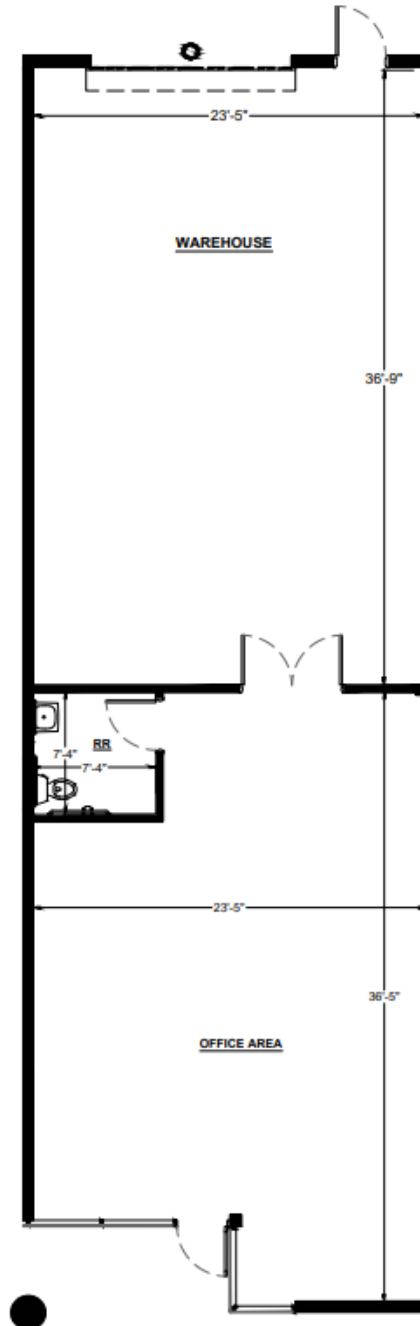
- ± 1,820 Total SF
- ± 903 Office SF
- ± 917 Warehouse SF
- 20'-0"-20'-6" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.40 PSF/MO

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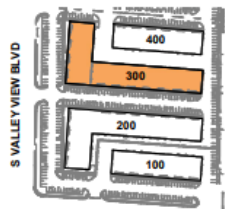
VVBC I | BUILDING 300

SUITE 320

- ± 1,810 Total SF
- ± 856 Office SF
- ± 954 Warehouse SF
- 20'-0"-21'-0" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.40 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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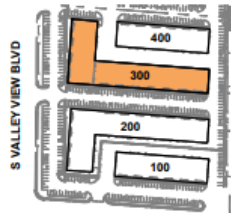
VVBC I | BUILDING 300

SUITE 342

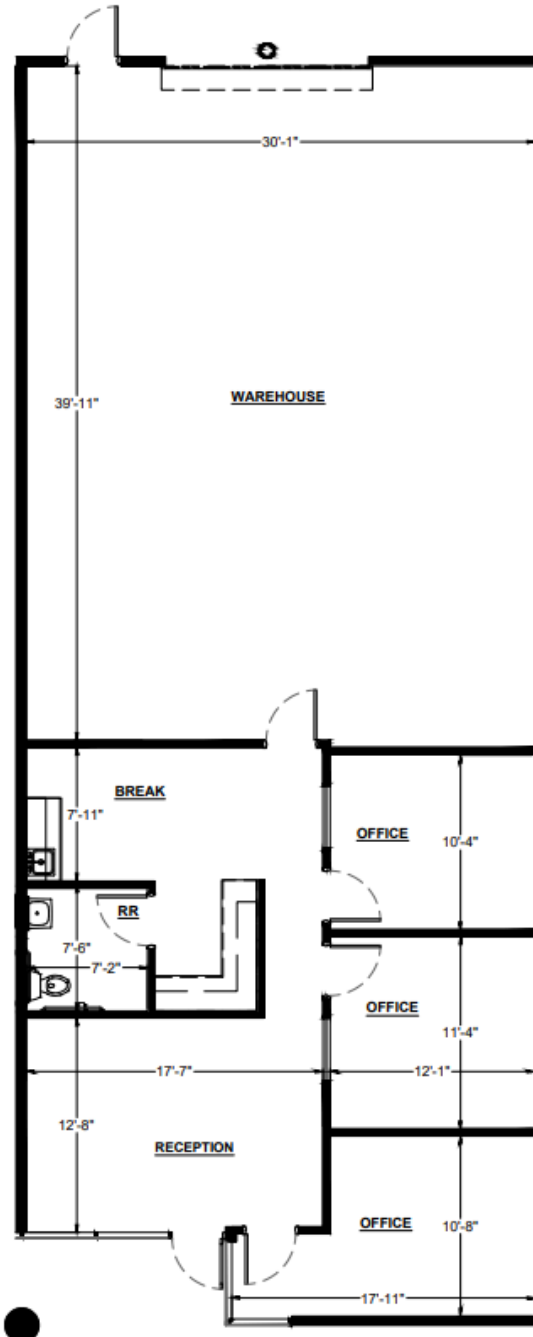
- ± 2,325 Total SF
- ± 1,068 Office SF
- ± 1,257 Warehouse SF
- 20'-0" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.40 PSF/MO

SITE KEY PLAN:



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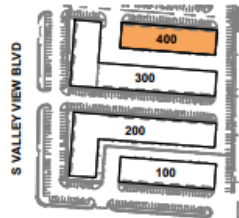
VVBC I | BUILDING 400

SUITE 412

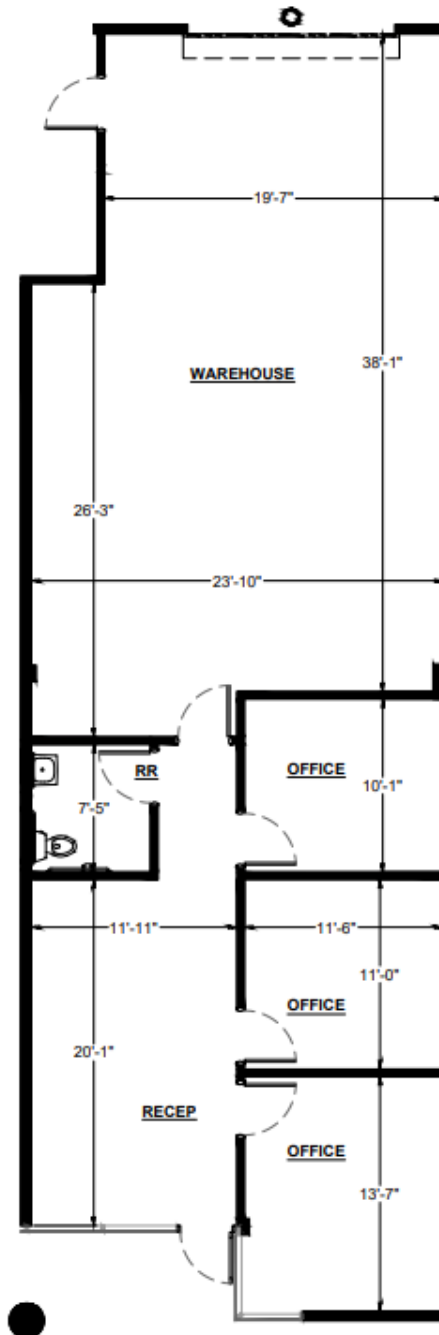
- ± 1,803 Total SF
- ± 866 Office SF
- ± 937 Warehouse SF
- 20'-0"-20'-6" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.40 PSF/MO

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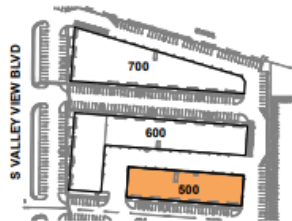
VVBC II | BUILDING 500

SUITE 522

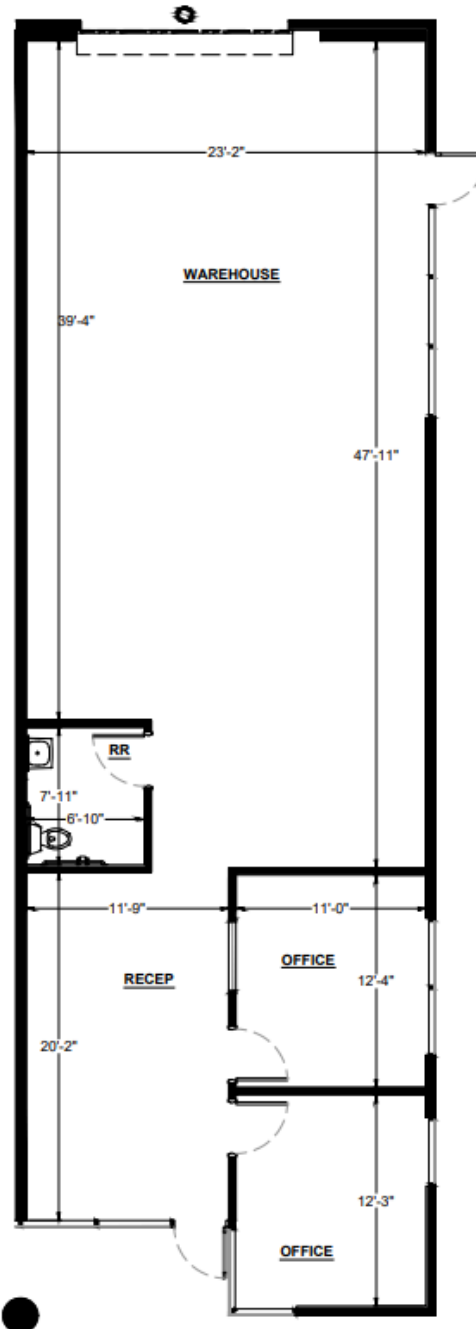
- ± 1,828 Total SF
- ± 717 Office SF
- ± 1,084 Warehouse SF
- 9'-4" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.41 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

VVBC II | BUILDING 600

SUITE 630

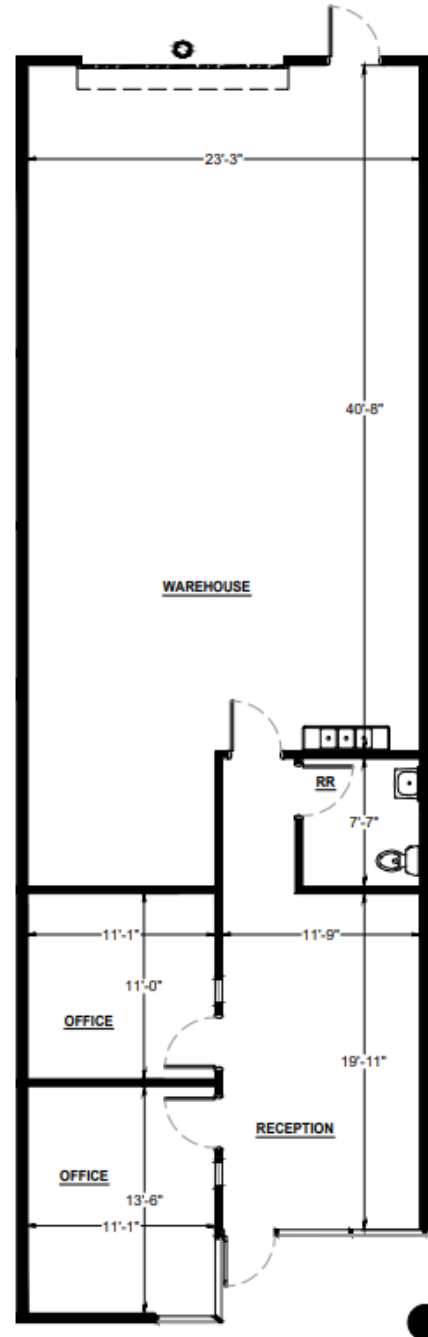
- ± 1,801 Total SF
- ± 717 Office SF
- ± 1,084 Warehouse SF
- 20'-0"-21'-2" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.41 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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VALLEY VIEW BUSINESS CENTER I, II, & III

FLOOR PLAN

VVBC II | BUILDING 700

SUITE 718

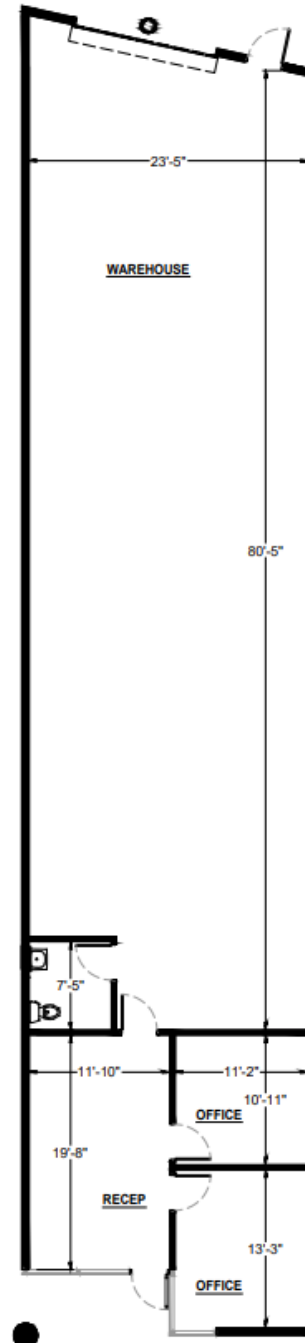
- ± 2,606 Total SF
- ± 675 Office SF
- ± 1,931 Warehouse SF
- 20'-0"-21'-4" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.60/SF
NNN: \$0.41 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

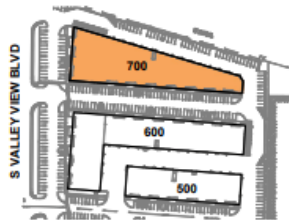
VVBC II | BUILDING 700

SUITE 721

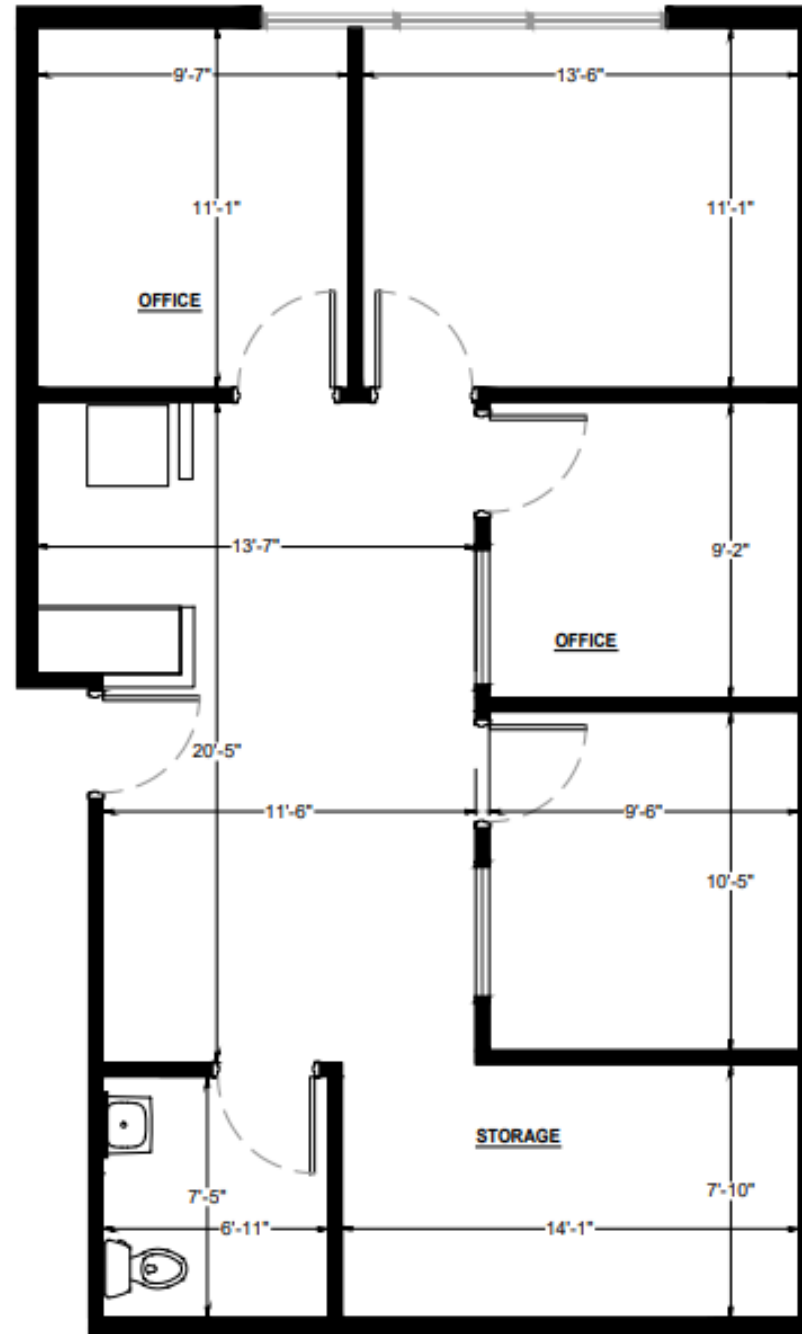
- ± 974 Total SF
- ± 974 Office SF
- Second-Story Mezzanine

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.55/SF
NNN: \$0.41 PSF/MO (EST.)

SITE KEY PLAN:



BUILDING KEY PLAN:



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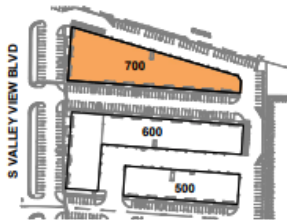
VVBC II | BUILDING 700

SUITE 729-731

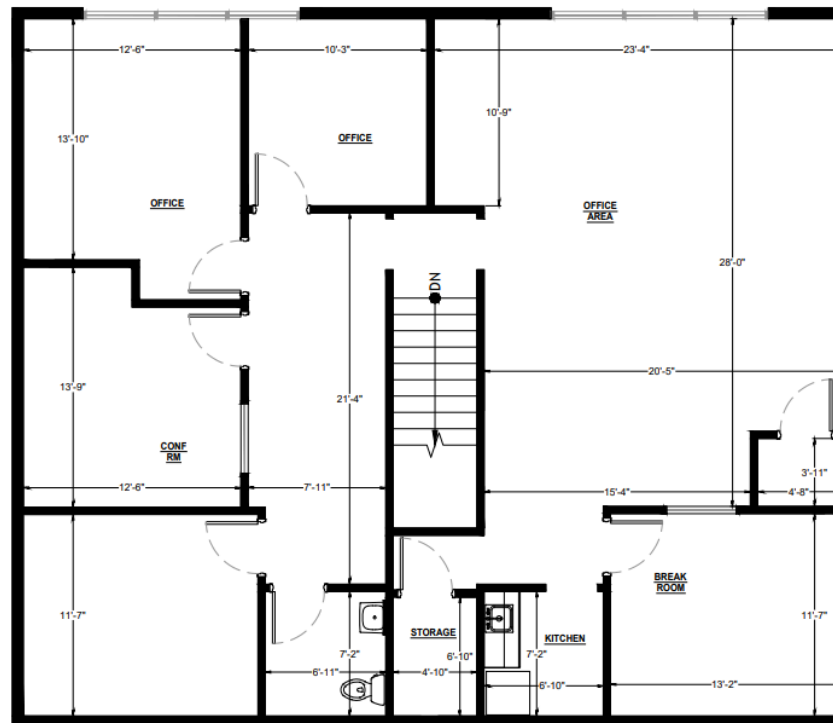
- ± 1,870 Total SF
- ± 1,870 Office SF
- Second-Story Mezzanine

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.55/SF
NNN: \$0.41 PSF/MO (EST.)

SITE KEY PLAN:



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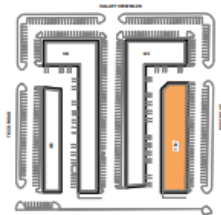
VVBC III | BUILDING 100

SUITE 102

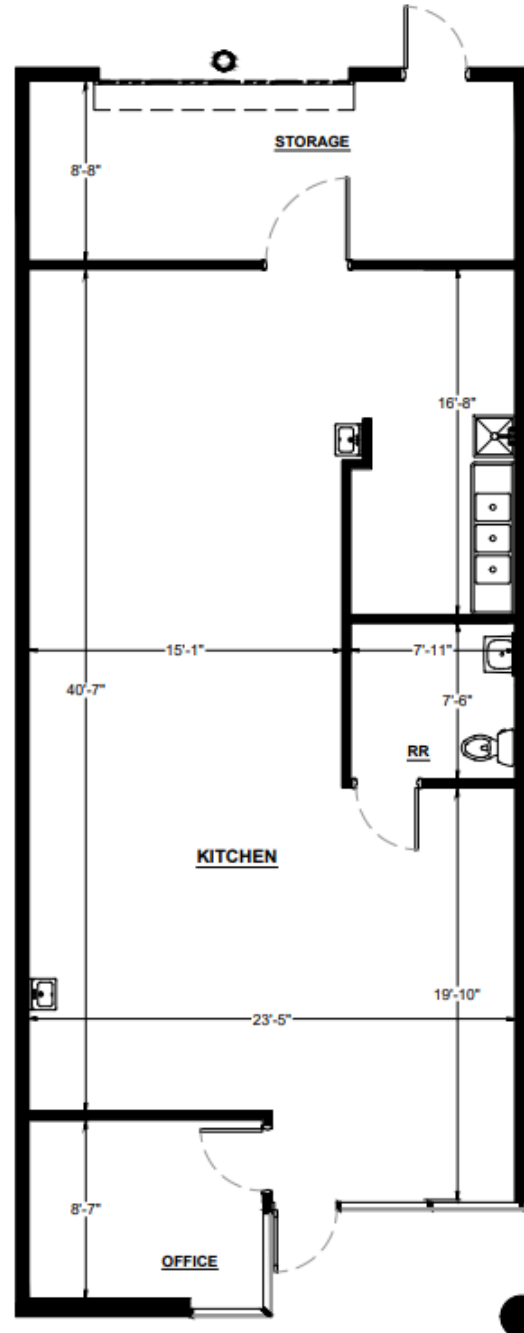
- ± 1,475 Total SF
- ± 1,475 Office SF
- 9'-4" Clear Height
- 1 Grade Level Door
- Kitchen Use

YEAR 1 RATE: \$1.80
NNN: \$0.42 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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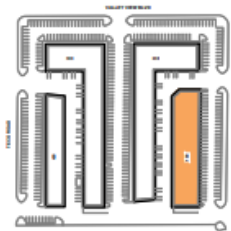
VVBC III | BUILDING 100

SUITE 112

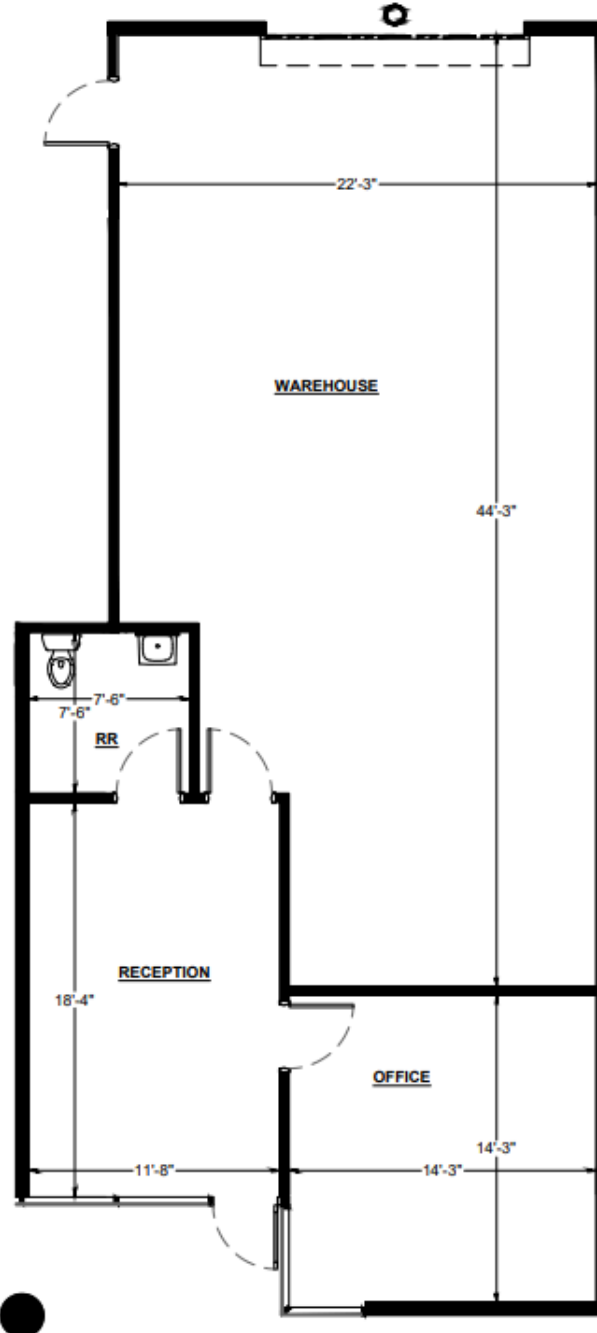
- ± 1,560 Total SF
- ± 600 Office SF
- ± 960 A/C Warehouse SF
- 20'-6"-22'-0" Clear Height
- 1 Grade Level Door
- HVAC Warehouse

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.75/SF
NNN: \$0.42 PSF/MO (EST.)

SITE KEY PLAN:



BUILDING KEY PLAN:



FOR LEASE



FOR MORE INFORMATION

SAM NEWMAN, SIOR

702.836.3724
sam.newman@colliers.com
LIC. #NV-S.0172845

PAT MARSH, SIOR

702.836.3741
pat.marsh@colliers.com
LIC. #NV-S.0039553

GABE TELLES

702.836.3758
gabe.telles@colliers.com
LIC. #NV-BS.002269

CHARLIE NEWMAN

702.425.5537
charlie.newman@colliers.com
LIC. #NV-S.196915

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

VALLEY VIEW BUSINESS CENTER
6280 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER I, II, & III

FLOOR PLAN

FOR LEASE



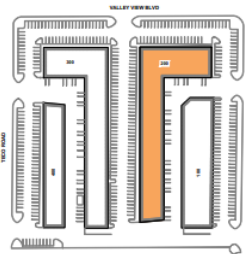
VVBC III | BUILDING 200

SUITE 200-202

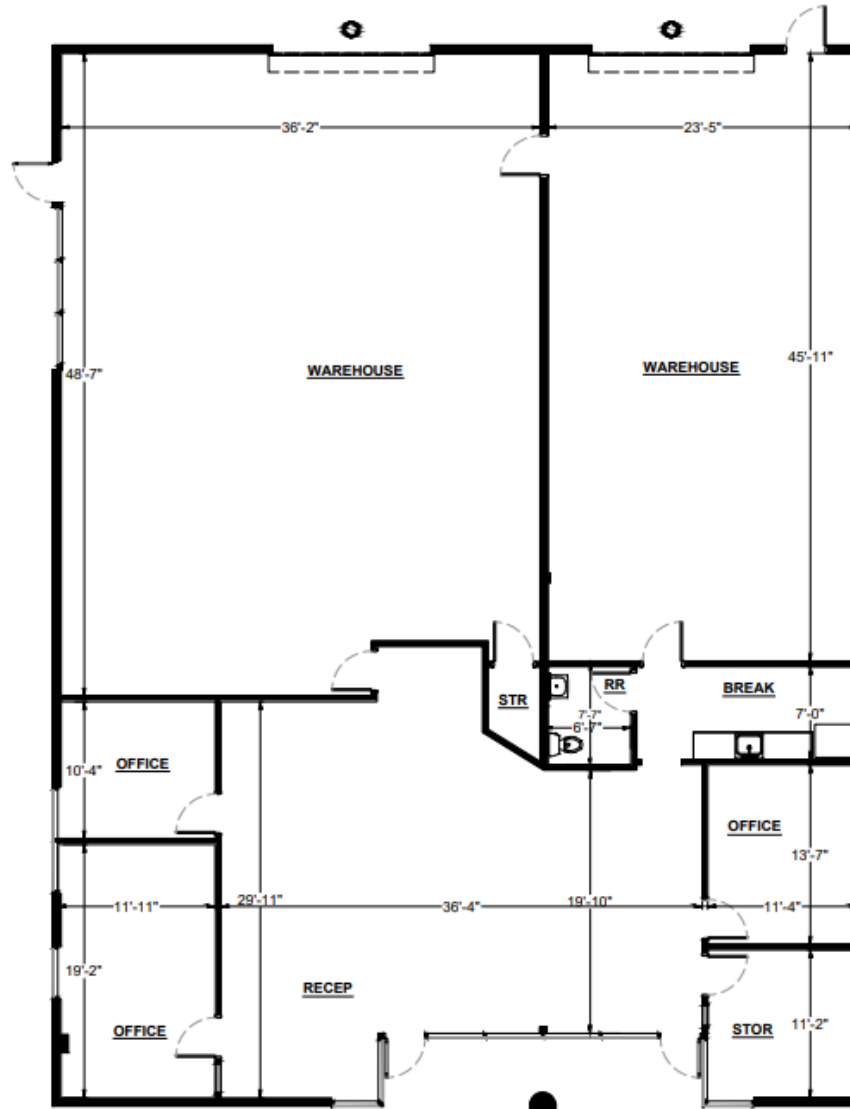
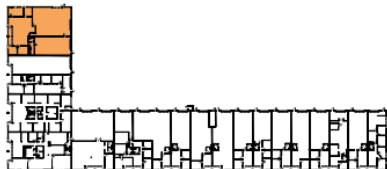
- ± 4,916 Total SF
- ± 1,968 Office SF
- ± 2,948 A/C Warehouse SF
- 20'-4"-21'-9" Clear Height
- 2 Grade Level Doors

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.60/SF
NNN: \$0.42 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

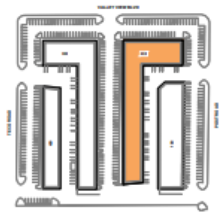
VVBC III | BUILDING 200

SUITE 204

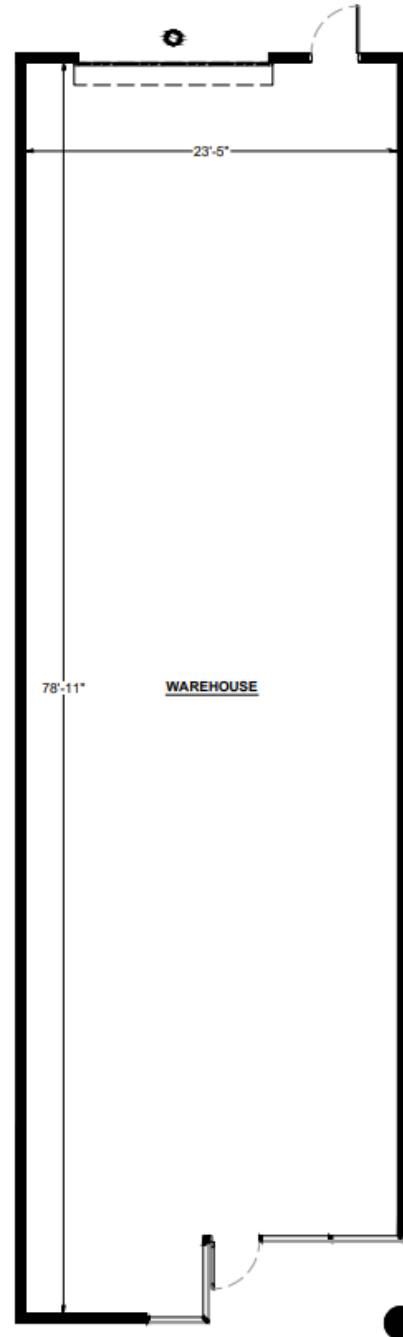
- ± 1,934 Total SF
- ± 1,934 Warehouse SF
- 20'-4"-22'-4" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.42 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



FOR LEASE



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FLOOR PLAN

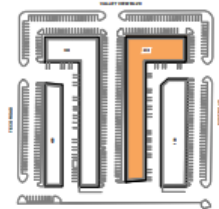
VVBC III | BUILDING 200

SUITE 226

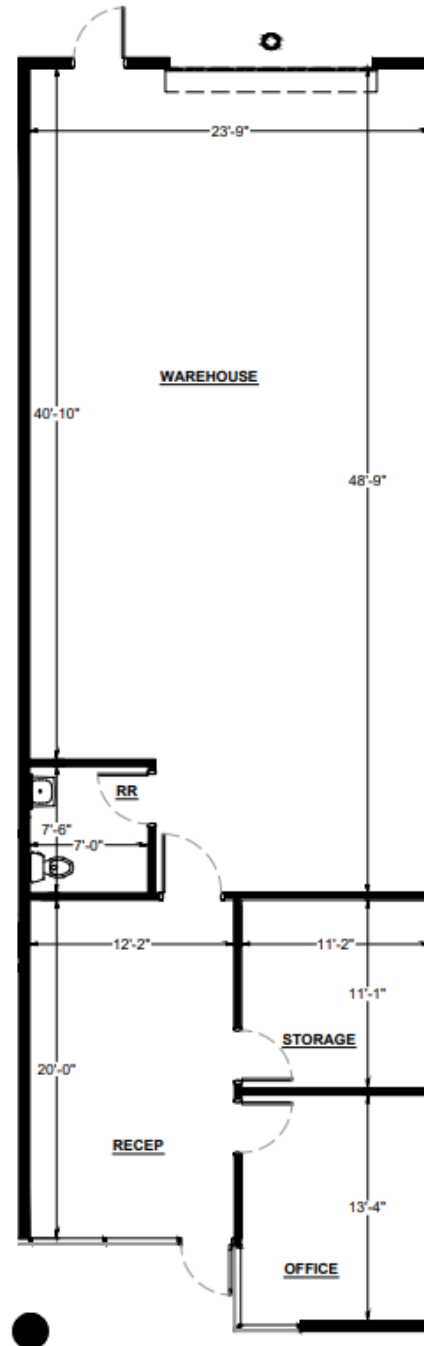
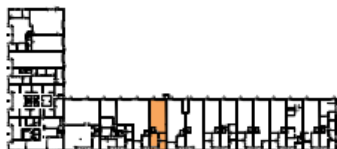
- ± 1,839 Total SF
- ± 686 Office SF
- ± 1,153 Warehouse SF
- 20'-4"-21'-8" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.60/SF
NNN: \$0.42 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



FOR LEASE



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FLOOR PLAN

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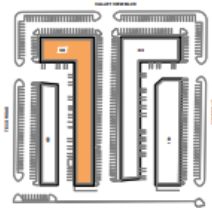
VVBC III | BUILDING 300

SUITE 316

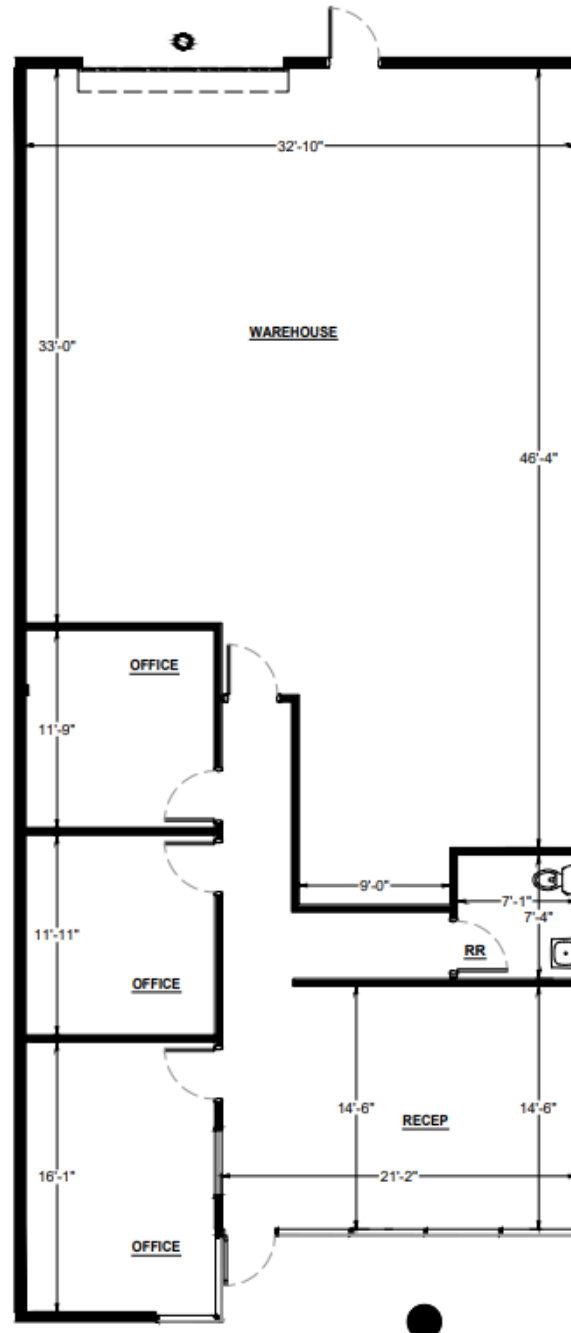
- ± 2,514 Total SF
- ± 1,103 Office SF
- ± 1,411 A/C Warehouse SF
- 20'-4"-21'-0" Clear Height
- 1 Grade Level Door
- HVAC Warehouse

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.70/SF
NNN: \$0.42 PSF/MO (EST.)

SITE KEY PLAN:



BUILDING KEY PLAN:



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sam.newman@colliers.com
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FLOOR PLAN

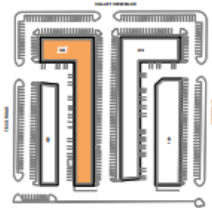
VVBC III | BUILDING 300

SUITE 326

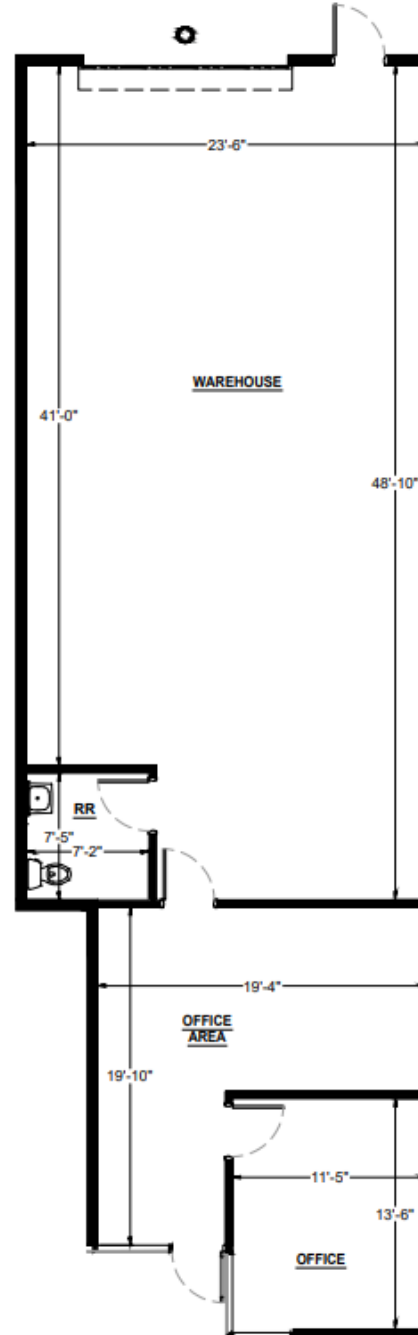
- ± 1,700 Total SF
- ± 507 Office SF
- ± 1,193 Warehouse SF
- 20'-4"-21'-0" Clear Height
- 1 Grade Level Door

YEAR 1 RATE: \$0.99/SF
YEAR 2 RATE: \$1.65/SF
NNN: \$0.42 PSF/MO

SITE KEY PLAN:



BUILDING KEY PLAN:



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LIC. #NV-S.0172845

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PHOTOS

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AMENITIES & IMPROVEMENTS

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FOR MORE INFORMATION

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702.836.3724
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