

VALLEY VIEW BUSINESS CENTER I, II & III

5% TO PROCURING BROKER



FOR LEASE

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

GABE TELLES

+1 702 836 3758
gabe.telles@colliers.com
LIC. # NV-BS.0022696

CHARLIE NEWMAN

+1 702 425 5537
charlie.newman@colliers.com
LIC. # NV-S.196915

PAT MARSH, SIOR

+1 702 836 3741
pat.marsh@colliers.com
LIC. # NV-S.0039553

SAM NEWMAN, SIOR

+1 702 836 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 ±1,417 SF and ±3,644 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard

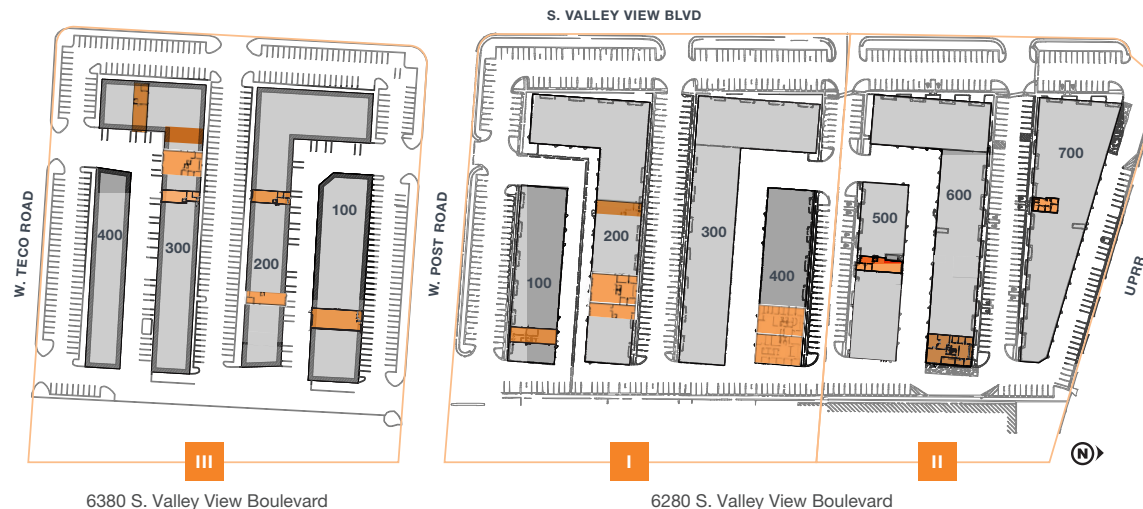


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



VALLEY VIEW BUSINESS CENTER I, II & III

SITE PLAN



6380 S. Valley View Boulevard

6280 S. Valley View Boulevard

UNIT AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	100	120	±1,834	±1,834	±0	\$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	232-234	±3,640	±1,504	±2,136	\$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	400	416-418	±3,644	±3,644	±0	\$0.99* Year 1	\$0.40 PSF/Mo	5/1/26
I	400	420-422	±3,600	±3,600	±0	\$0.99* Year 1	\$0.40 PSF/Mo	5/1/26
II	500	510	±1,696	±624	±1,072	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	600	630	±1,801	±717	±1,084	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	600	640-642	±3,624	±3,211	±413	\$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* Year 1	\$0.41 PSF/Mo	Available Now
III	200	226	±1,839	±686	±1,153	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	238	±1,800	±672	±1,128	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	242	±1,803	±445	±1,050	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	246	±1,800	±1,265	±1,265	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	300	306	±1,925	±810	±1,115	\$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	318-320	±3,613	±1,353	±2,260	\$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

*Year 2: \$1.60 - \$1.65

FOR LEASE



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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



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FLOOR PLAN

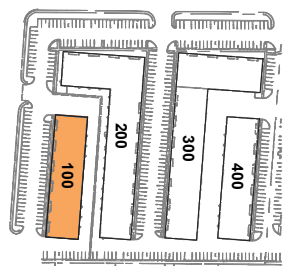
VVBC I | BUILDING 100

SUITE 120

- ±1,834 Total SF
- ±1,834 SF Office
- 100% Office Space

VVBC I

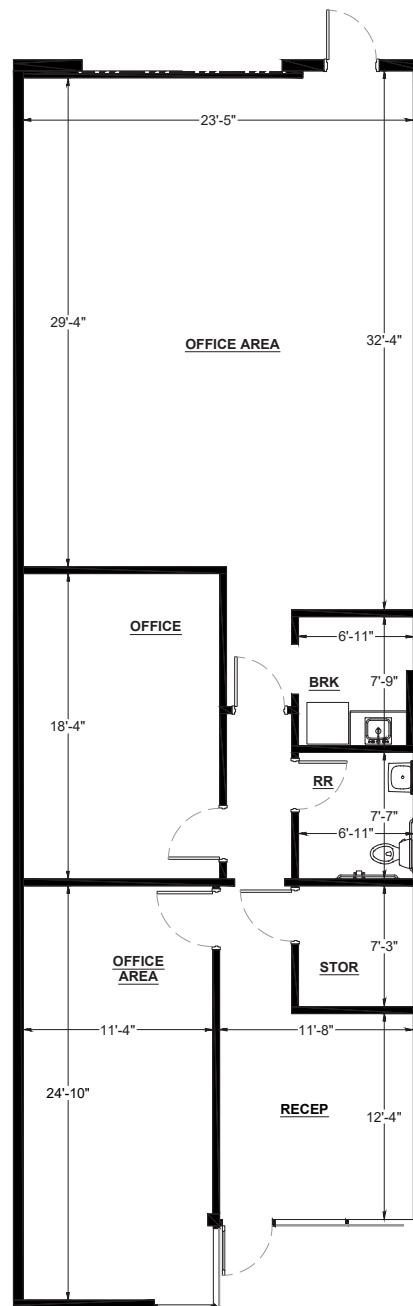
S VALLEY VIEW BLVD



BUILDING 200



● = GRADE LEVEL DOORS



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FLOOR PLAN

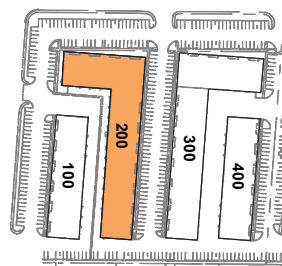
VVBC I | BUILDING 200

SUITE 220

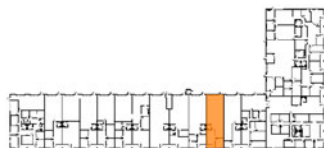
- ±1,812 Total SF
- ±673 SF Office
- ±1,139 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

VVBC I

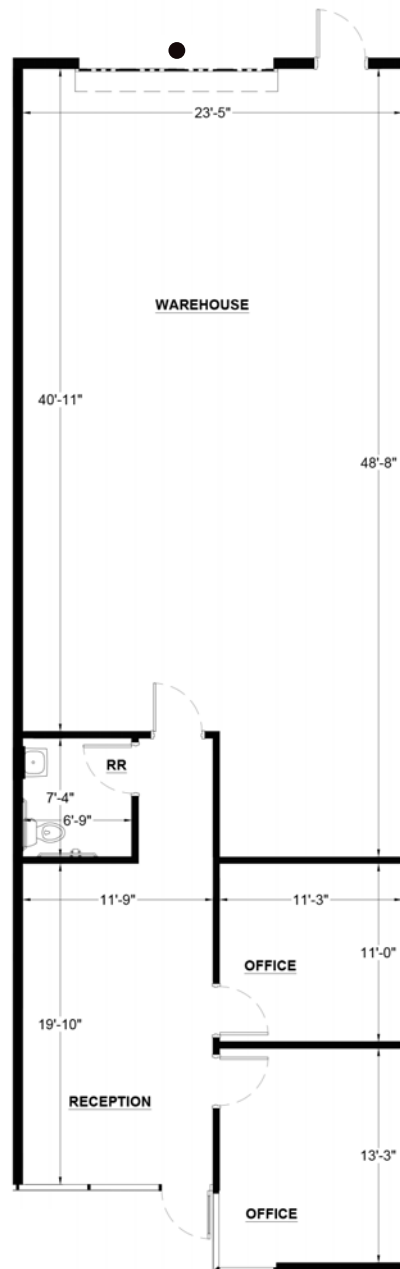
S VALLEY VIEW BLVD



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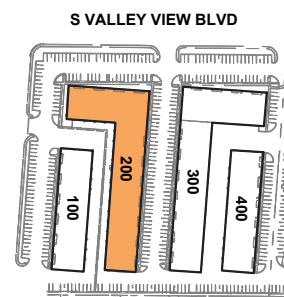
FLOOR PLAN

VVBC I | BUILDING 200

SUITE 232-234

- ±3,632 Total SF
- ±1,495 SF Office
- ±2,137 SF Warehouse
- ±20' - 21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 2 Grade Level Doors
- Zoning M-1
- Available Now

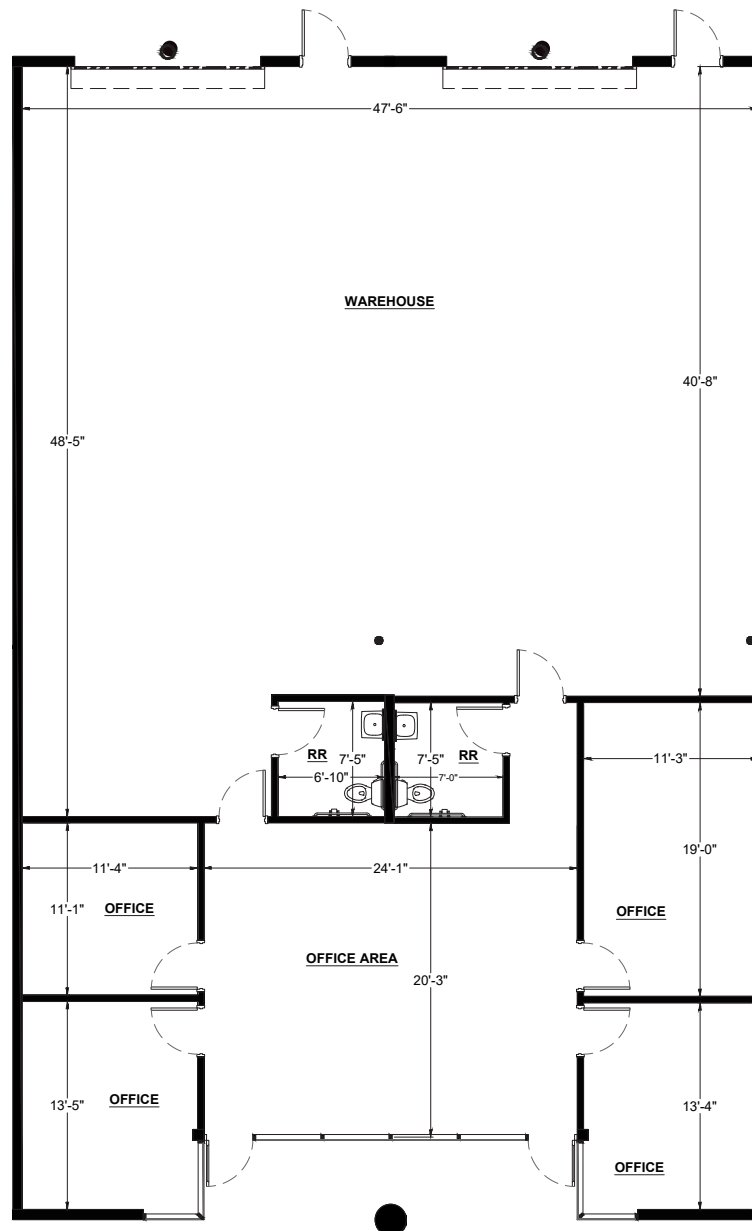
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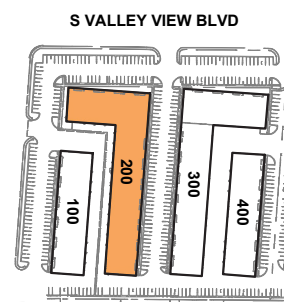
FLOOR PLAN

VVBC I | BUILDING 200

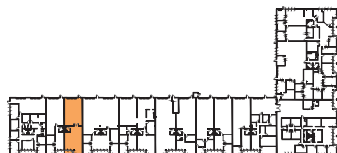
SUITE 236

- ±1,815 Total SF
- ±903 SF Office
- ±912 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now

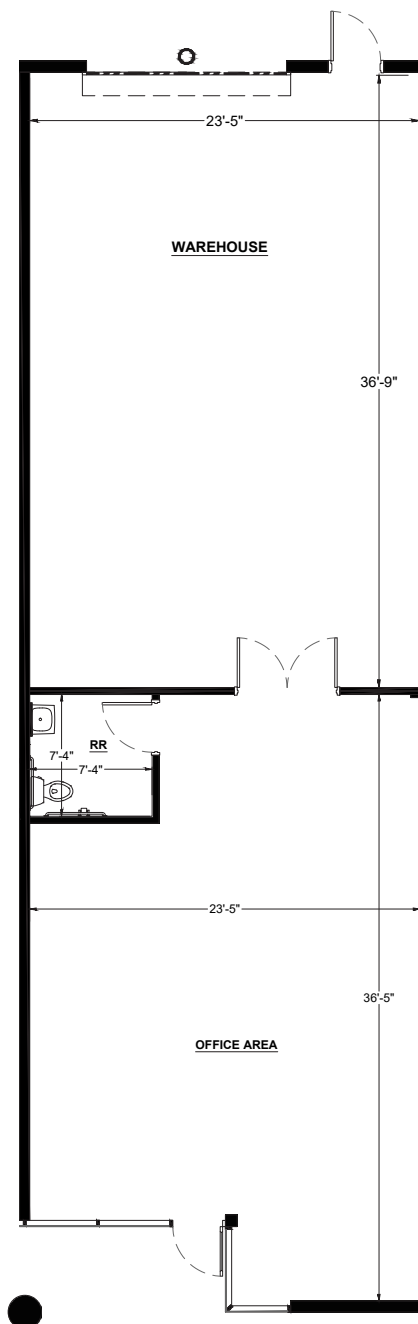
VVBC I



BUILDING 200



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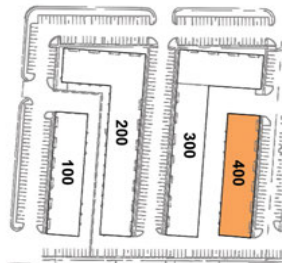
FLOOR PLAN

VVBC I | BUILDING 400

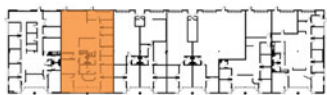
SUITE 416-418

- ±3,644 Total SF
- ±3,644 SF Office
- 1 Grade Level Door
- Available 5/1/2026

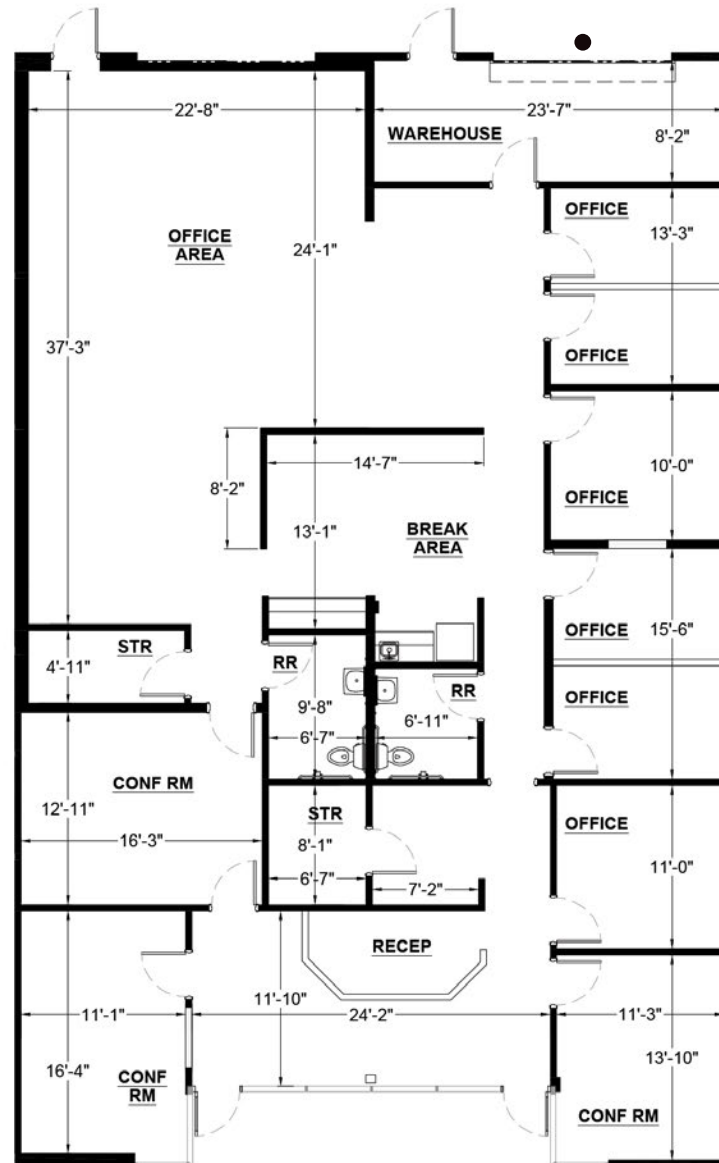
VVBC I



BUILDING 400



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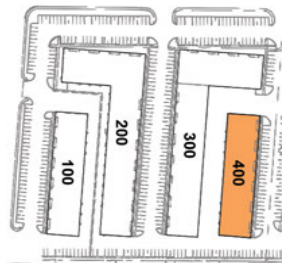
FLOOR PLAN

VVBC I | BUILDING 400

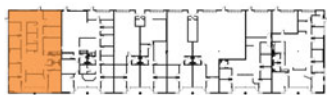
SUITE 420-422

- ±3,600 Total SF
- ±3,600 SF Office
- Available 5/1/2026

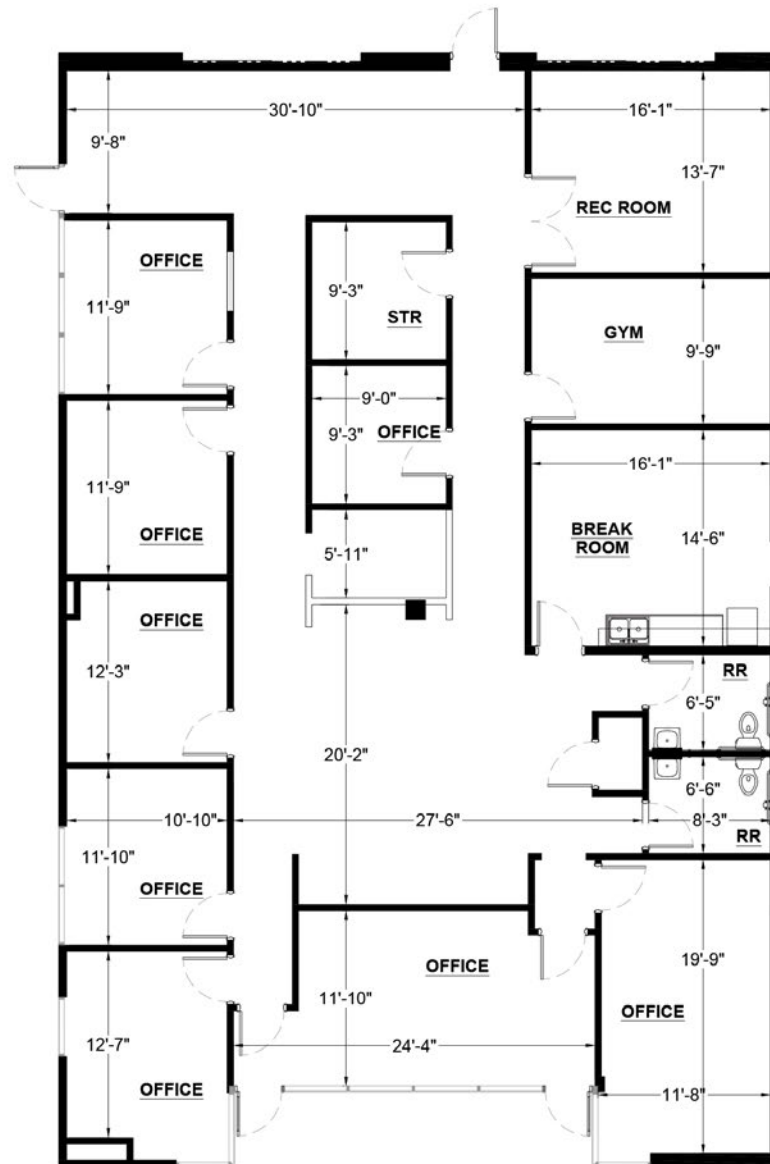
VVBC I



BUILDING 400



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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

VVBC II | BUILDING 500

SUITE 510

- ±1,696 Total SF
- ±624 SF Office
- ±1,072 SF Warehouse
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

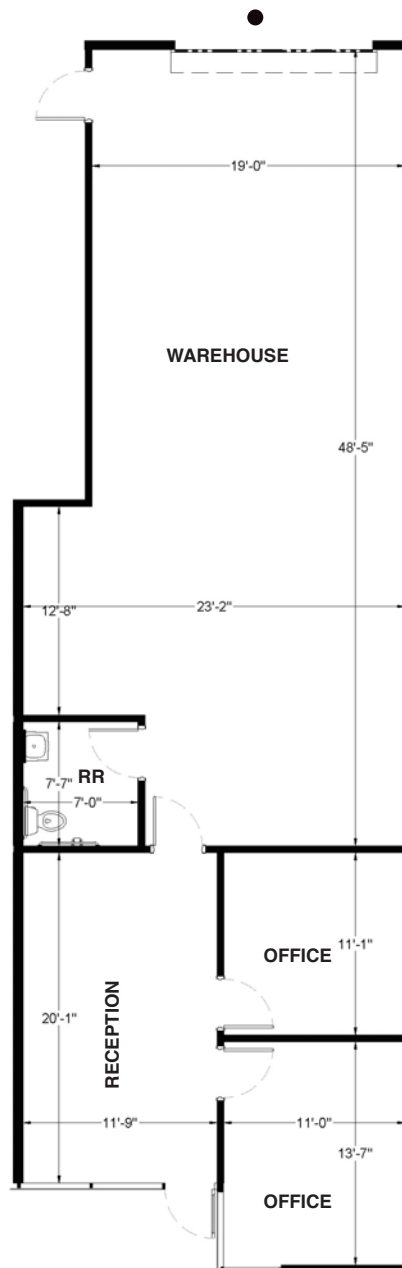
VVBC II



BUILDING 500



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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

VVBC II | BUILDING 600

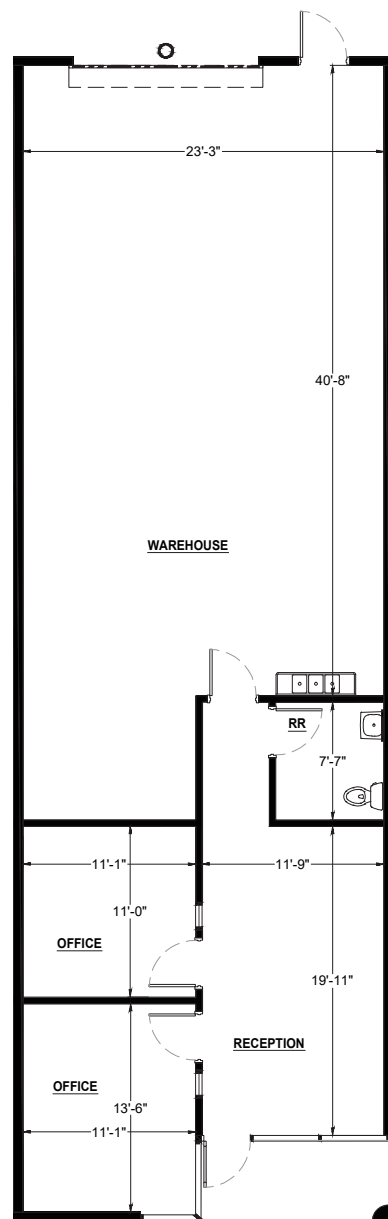
SUITE 630

- ±1,801 Total SF
- ±717 Office SF
- ±1,084 Warehouse SF
- 20' - 21' Clear height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now

VVBC II



BUILDING 600



● = GRADE LEVEL DOORS

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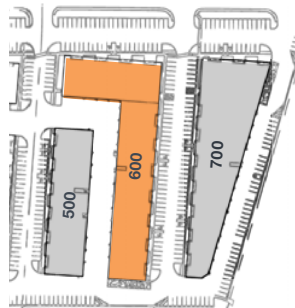


FLOOR PLAN



SUITE 640-642

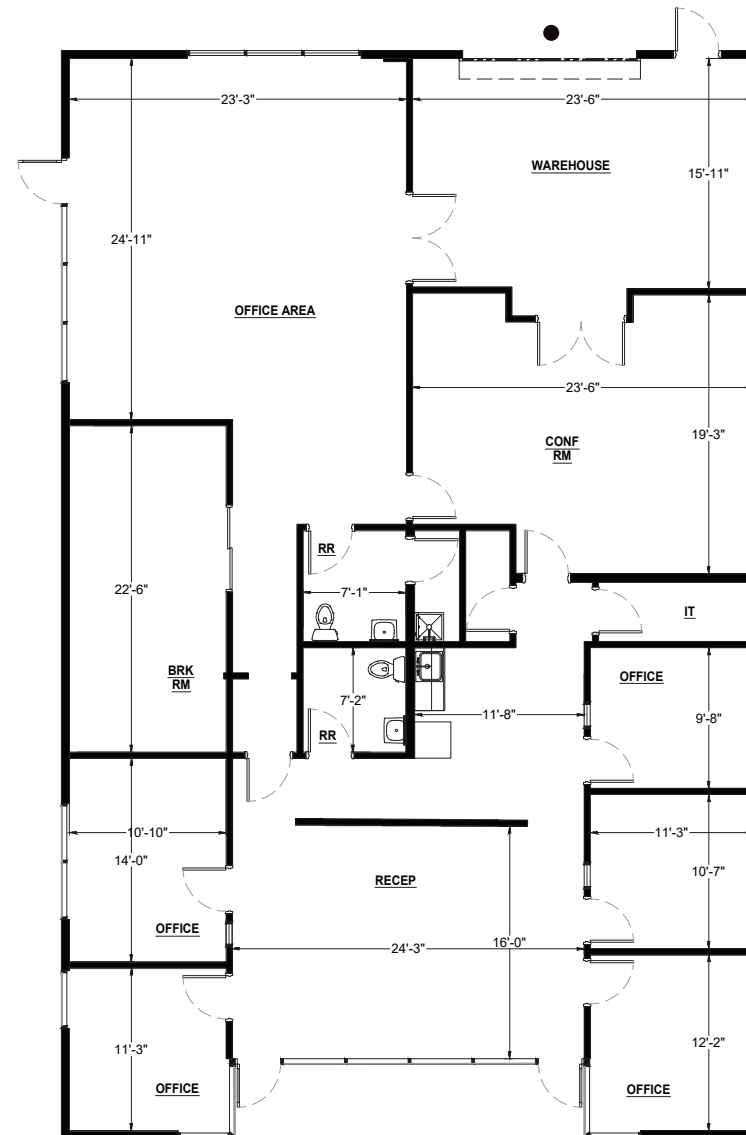
- ## VVBC II



BUILDING 600



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VALLEY VIEW BUSINESS CENTER I, II & III

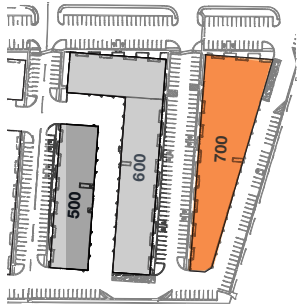
FLOOR PLAN

VVBC II | BUILDING 700

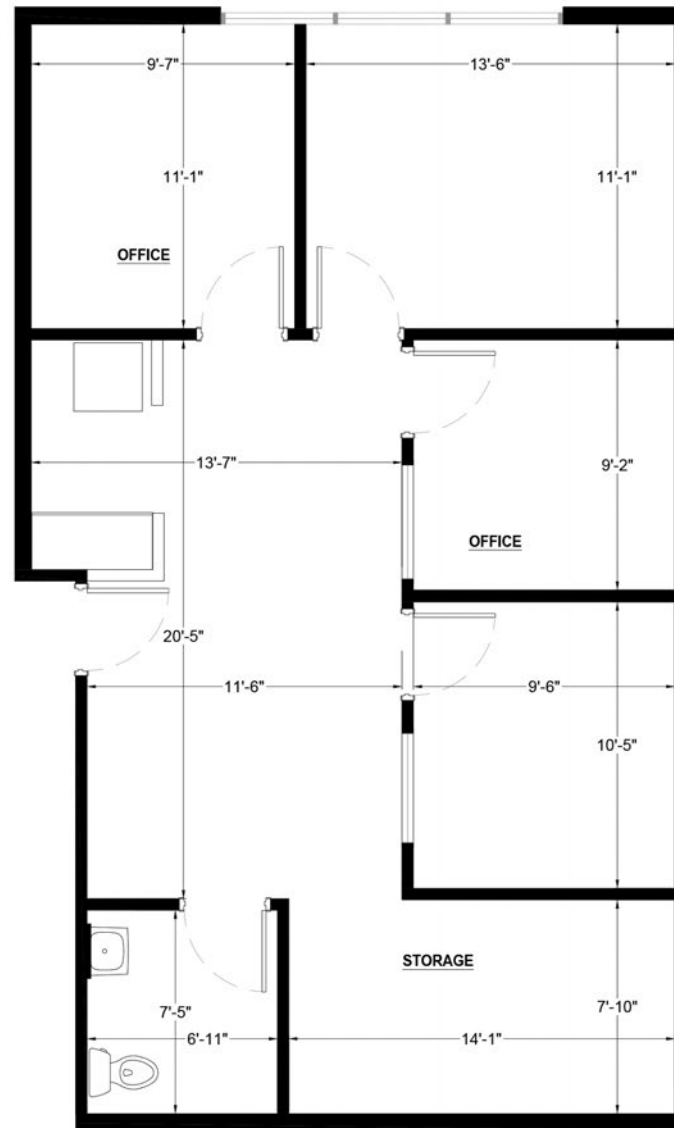
SUITE 721

- ±974 Total SF
- ±974 SF Office

VVBC II



BUILDING 700



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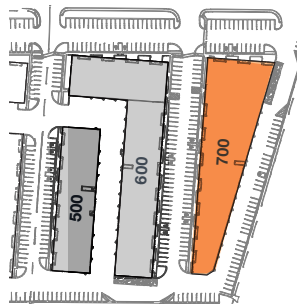
FLOOR PLAN

VVBC II | BUILDING 700

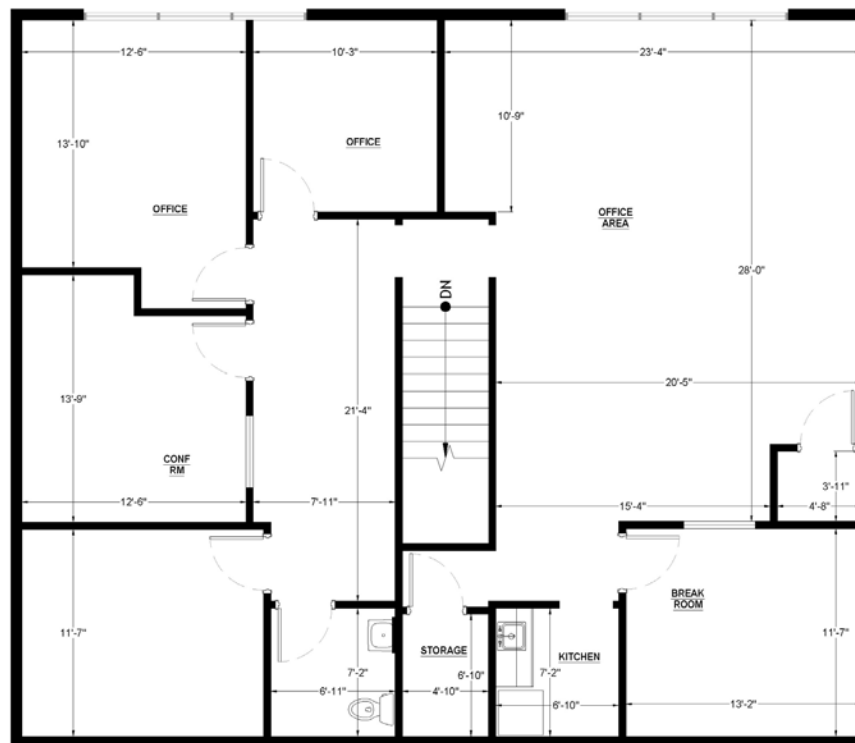
SUITE 729-731

- ±1,870 Total SF
- Fully built out office featuring two (2) private offices, one (1) restroom, one (1) conference room, one (1) break room, a kitchen area, and an open office area.

VVBC II



BUILDING 700



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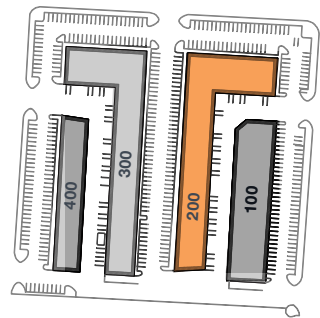
FLOOR PLAN

VVBC III | BUILDING 200

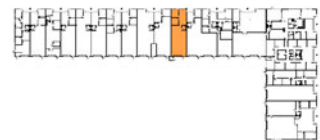
SUITE 226

- ±1,839 Total SF
- ±686 SF Office
- ±1,153 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

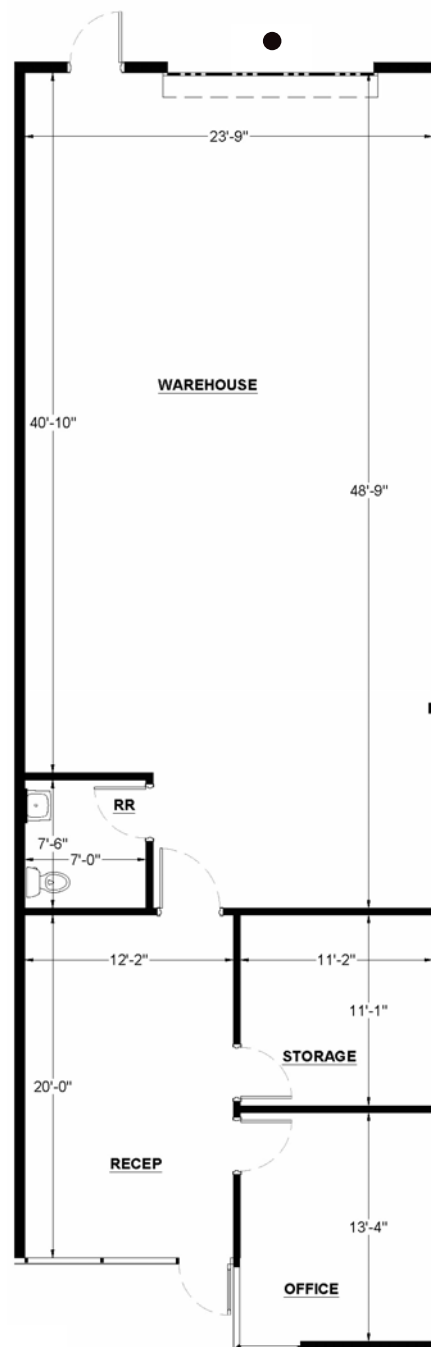
VVBC III



BUILDING 200



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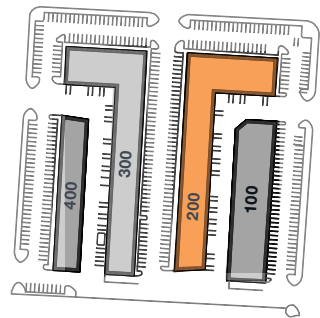
FLOOR PLAN

VVBC III | BUILDING 200

SUITE 238

- ±1,800 Total SF
- ±672 SF Office
- ±1,128 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

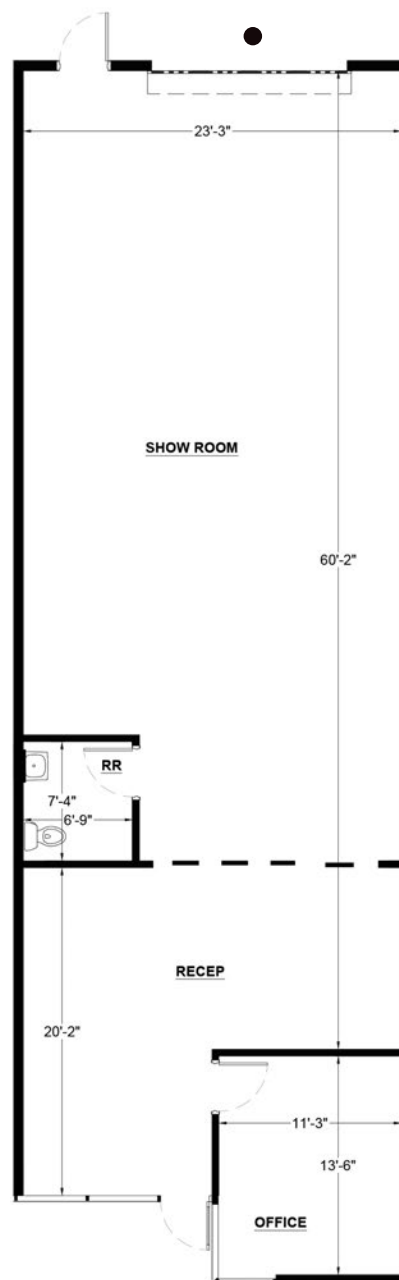
VVBC III



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FOR MORE INFORMATION

GABE TELLES

+1 702 836 3758
gabe.telles@colliers.com
LIC. # NV-BS.0022696

CHARLIE NEWMAN

+1 702 425 5537
charlie.newman@colliers.com
LIC. # NV-S.196915

PAT MARSH, SIOR

+1 702 836 3741
pat.marsh@colliers.com
LIC. # NV-S.0039553

SAM NEWMAN, SIOR

+1 702 836 3724
sam.newman@colliers.com
LIC. # NV-S.0172845

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6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
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VALLEY VIEW BUSINESS CENTER I, II & III

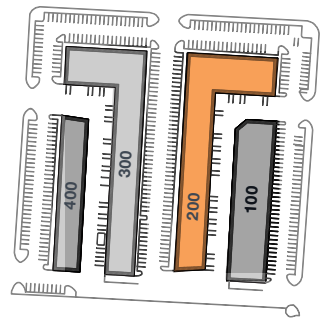
FLOOR PLAN

VVBC III | BUILDING 200

SUITE 242

- ±1,803 Total SF
- ±445 Office SF
- ±1,050 Assembly SF
- ±308 Warehouse SF
- 20' - 21' Clear height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now

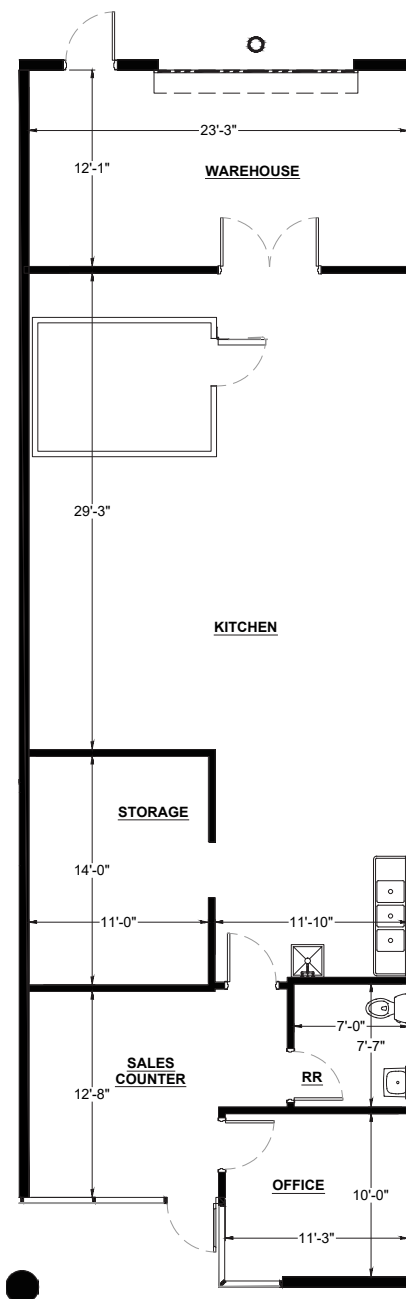
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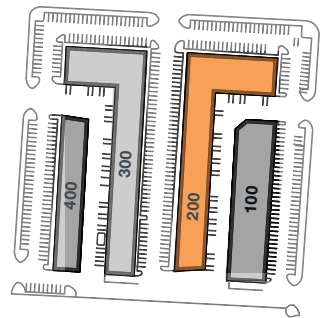
FLOOR PLAN

VVBC III | BUILDING 200

SUITE 246

- ±1,800 Total SF
- ±1,265 Office SF
- ±143 Assembly SF
- ±392 Warehouse SF
- 20' - 21' Clear height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now

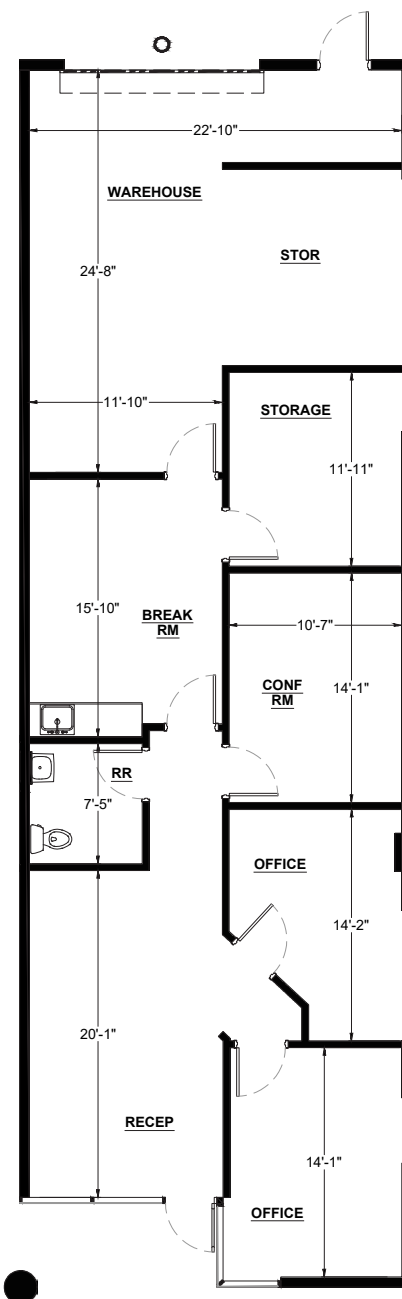
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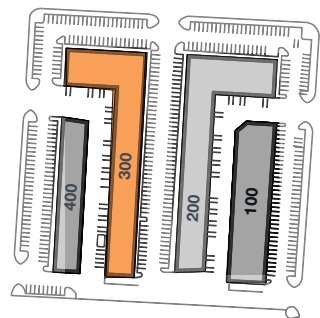
FLOOR PLAN

VVBC III | BUILDING 300

SUITE 306

- ±1,925 Total SF
- ±810 Office SF
- ±1,115 Warehouse SF
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

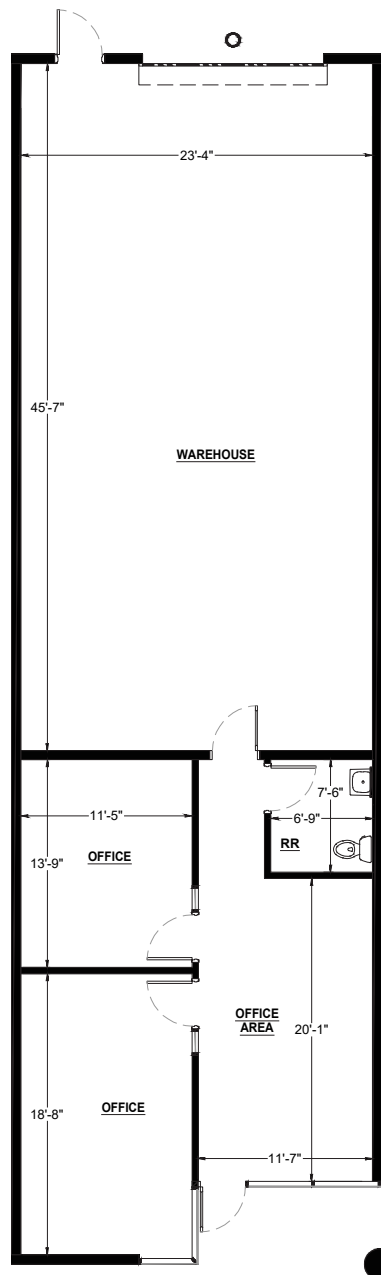
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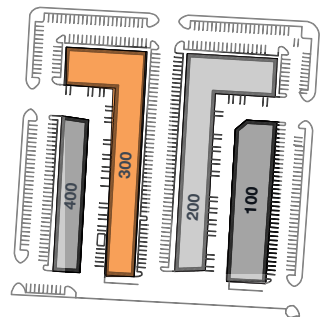
FLOOR PLAN

VVBC III | BUILDING 300

SUITE 316

- 100%HVAC
- ±2,514 Total SF
- ±1,166 Office SF
- ±1,348 Warehouse SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

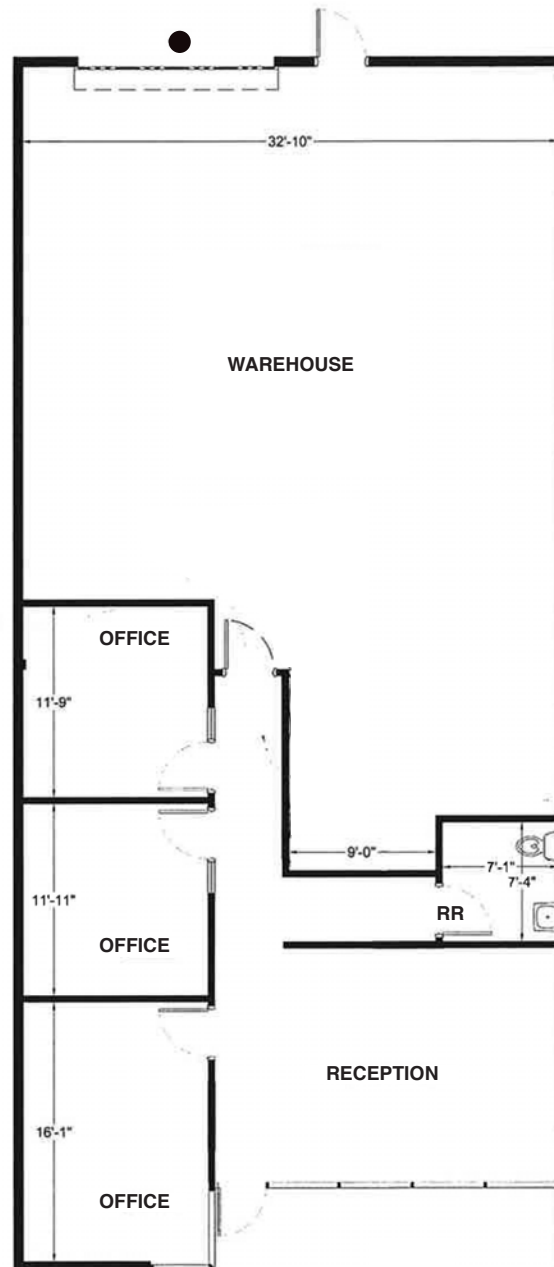
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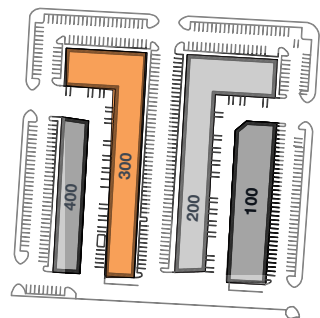
FLOOR PLAN

VVBC III | BUILDING 300

SUITE 318-320

- ±3,613 Total SF
- ±1,353 Office SF
- ±2,260 Warehouse SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Available Now

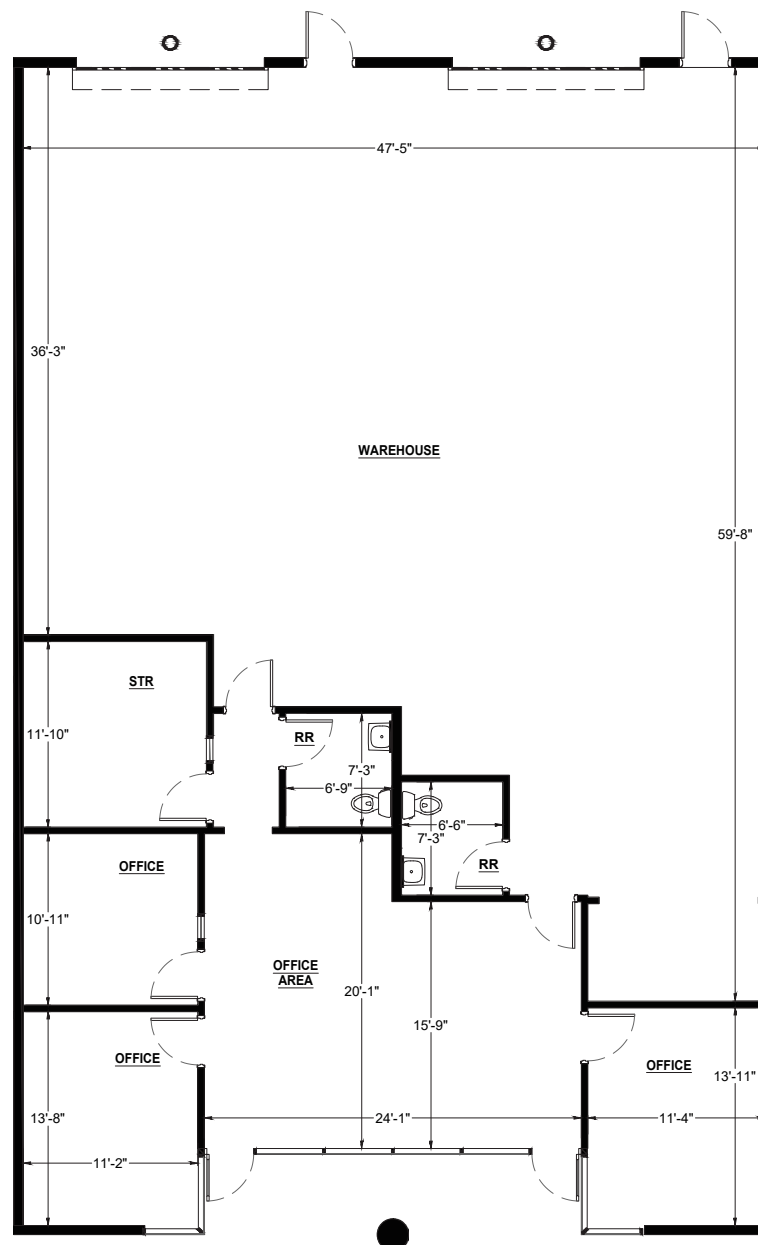
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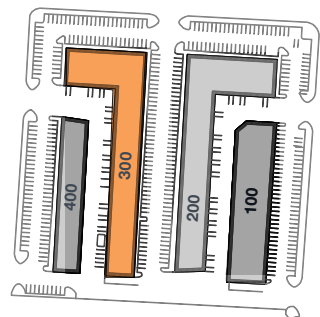
FLOOR PLAN

VVBC III | BUILDING 300

SUITE 326

- ±1,700 Total SF
- ±507 SF Office
- ±1,193 SF Warehouse
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

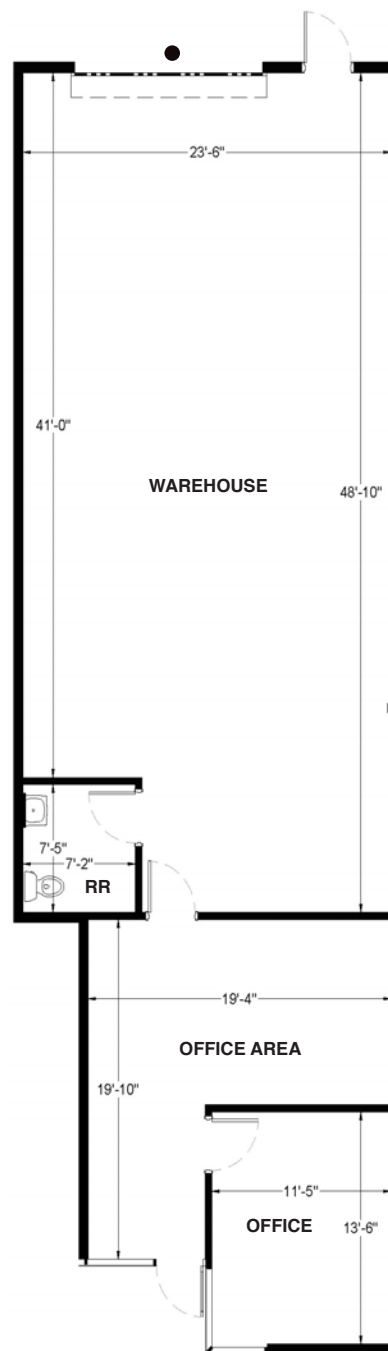
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PROPERTY IMAGES

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VALLEY VIEW BUSINESS CENTER I, II & III

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