VALLEY VIEW BUSINESS CENTER IV

FOR LEASE

6625 SOUTH VALLEY VIEW BOULEVARD | LAS VEGAS | NV | 89118

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

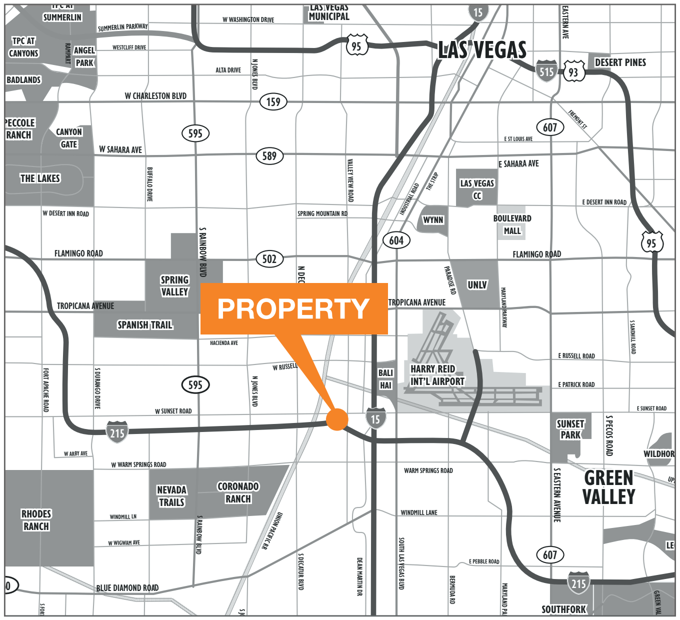
GABE TELLES
+1 702 836 3758
gabe.telles@colliers.com
LIC. # NV-BS.002269

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

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

PROPERTY FEATURES

- ±120,800 Total SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- Southwest Submarket
- Grade Level Loading
- Built in 2005
- Centrally Located

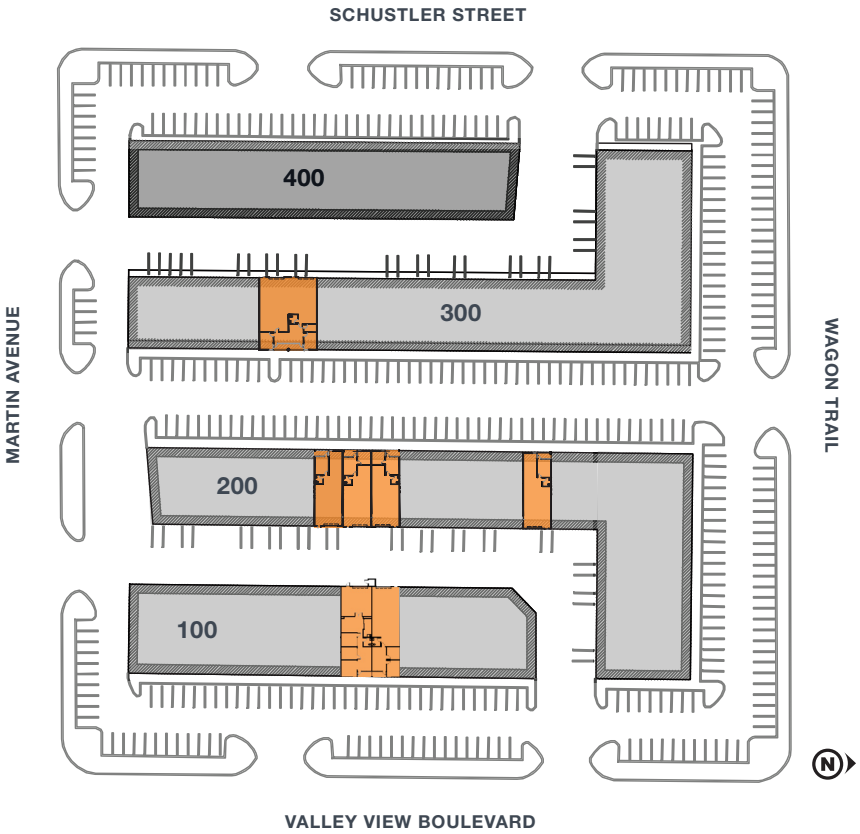


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

VALLEY VIEW BUSINESS CENTER IV

SITE PLAN

FOR LEASE



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LIC. # NV-S.1969153

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

AVAILABILITIES

AVAILABLE OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	108–110	±3,741	±1,608	±2,133	$1.80 PSF/Mo	$0.41 PSF/Mo	Available Now
IV	200	218	±1,577	±463	±1,114	$1.70 PSF/Mo	$0.41 PSF/Mo	Available Now
IV	200	226	±1,669	±801	±868	$1.70 PSF/Mo	$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	$1.70 PSF/Mo	$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	$1.70 PSF/Mo	$0.41 PSF/Mo	Available Now
IV	300	328–330	±2,880	±921	±1,959	$1.80 PSF/Mo	$0.41 PSF/Mo	Available Now
IV	400	402	±1,457	±611	±846	$1.50 PSF/Mo	$0.41 PSF/Mo	Available Now

VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

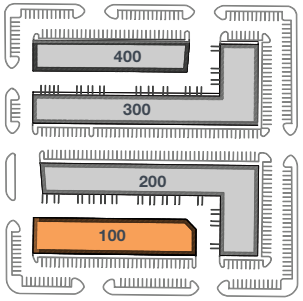
bkm

VVBC IV | BUILDING 100

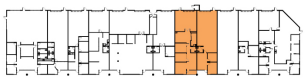
SUITE 108–110

- 100% HVAC
- ±3,741 Total SF
- ±1,608 Office SF
- ±2,133 Warehouse SF
- ±20' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Rate $1.80 PSF/Mo
- NNN $0.41 PSF/Mo

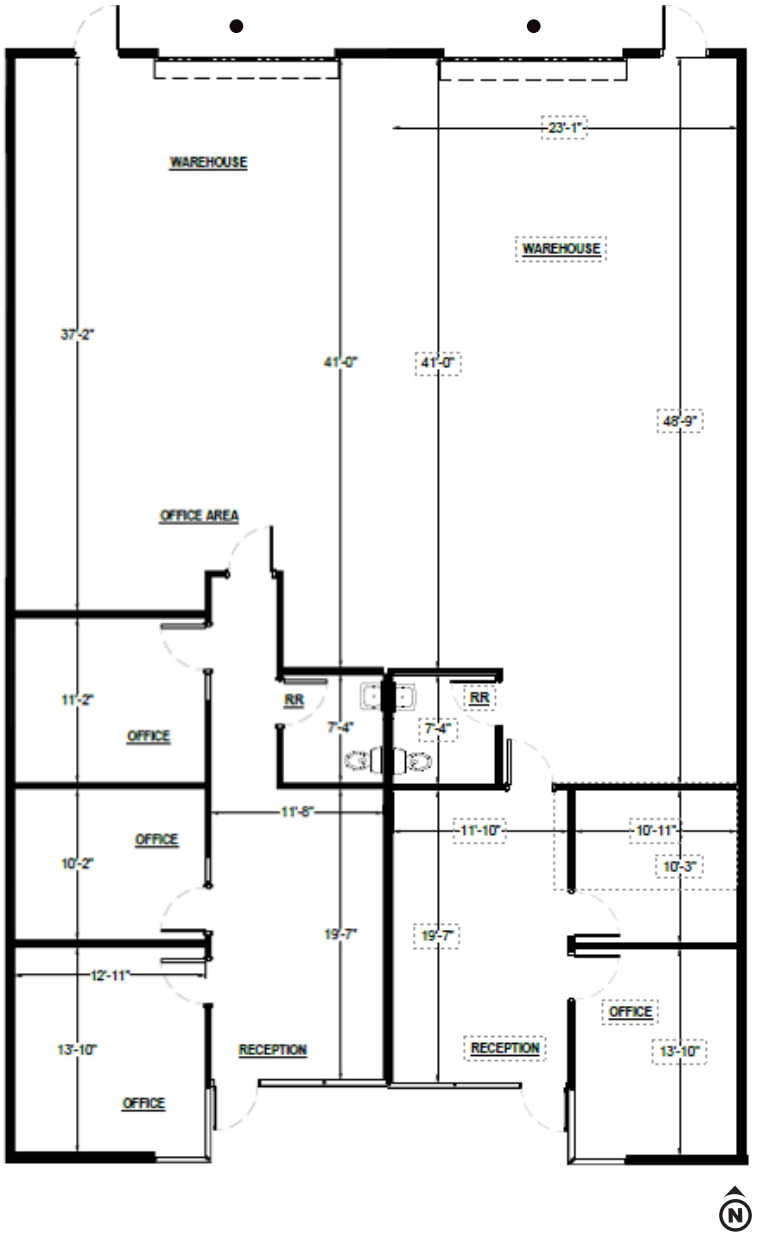
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

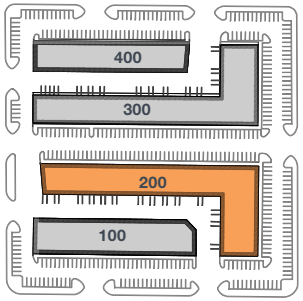
bkm

VVBC IV | BUILDING 200

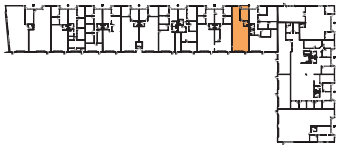
SUITE 218

- ±1,577 Total SF
- ±463 Office SF
- ±1,114 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate $1.70 PSF/Mo
- NNN $0.41 PSF/Mo

VVBC IV



BUILDING 200



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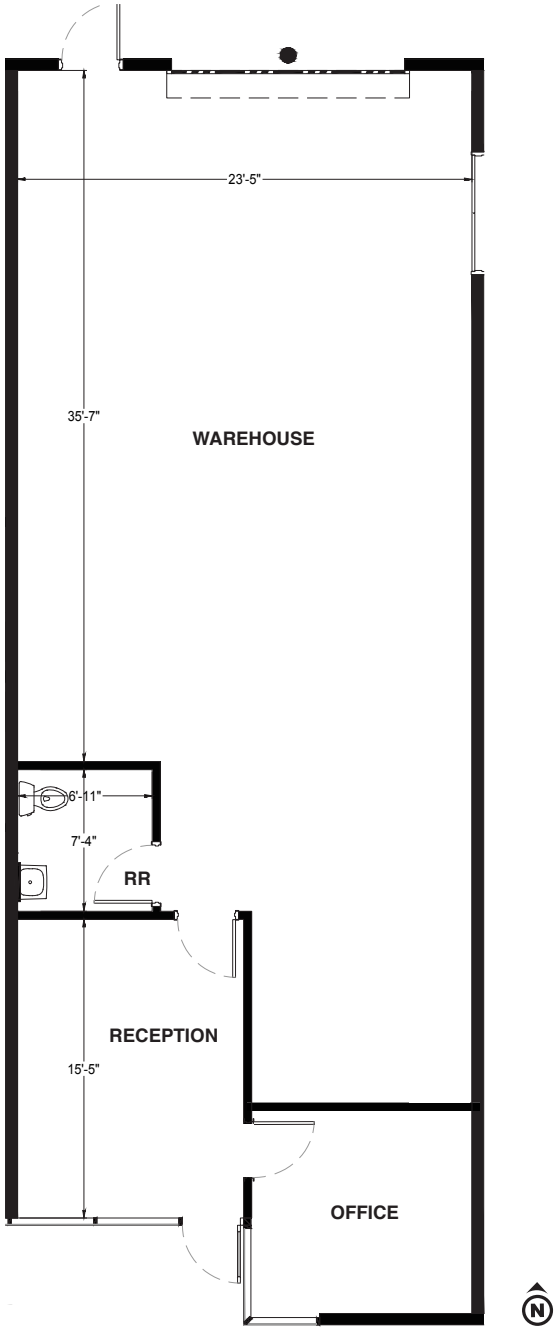

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

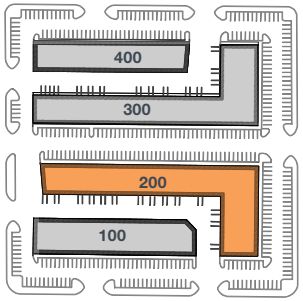
FOR LEASE

VVBC IV | BUILDING 200

SUITE 226

- ±1,669 Total SF
- ±801 Office SF
- ±868 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate $1.70 PSF/Mo
- NNN $0.41 PSF/Mo

VVBC IV



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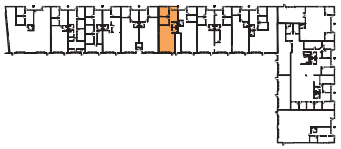

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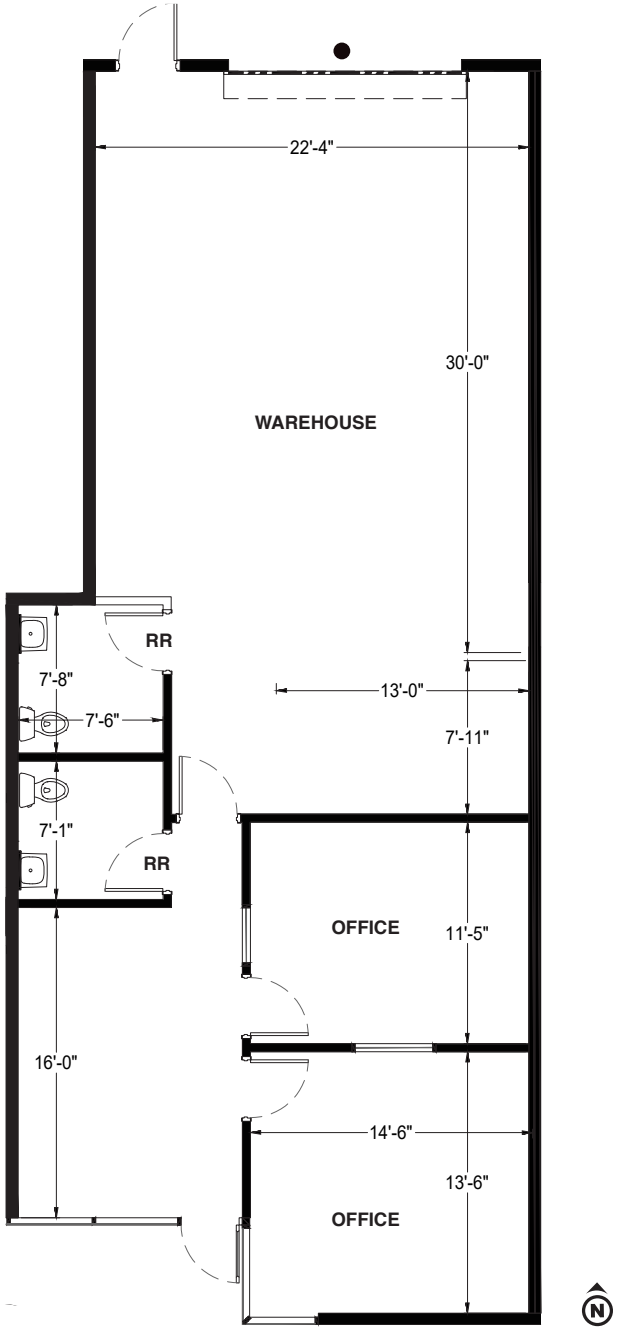

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

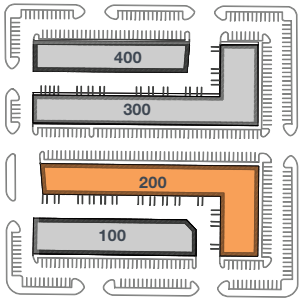
bkm

VVBC IV | BUILDING 200

SUITE 228

- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate $1.70 PSF/Mo
- NNN $0.41 PSF/Mo

VVBC IV



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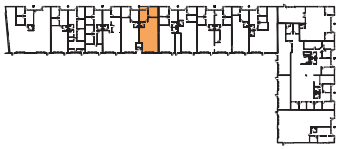

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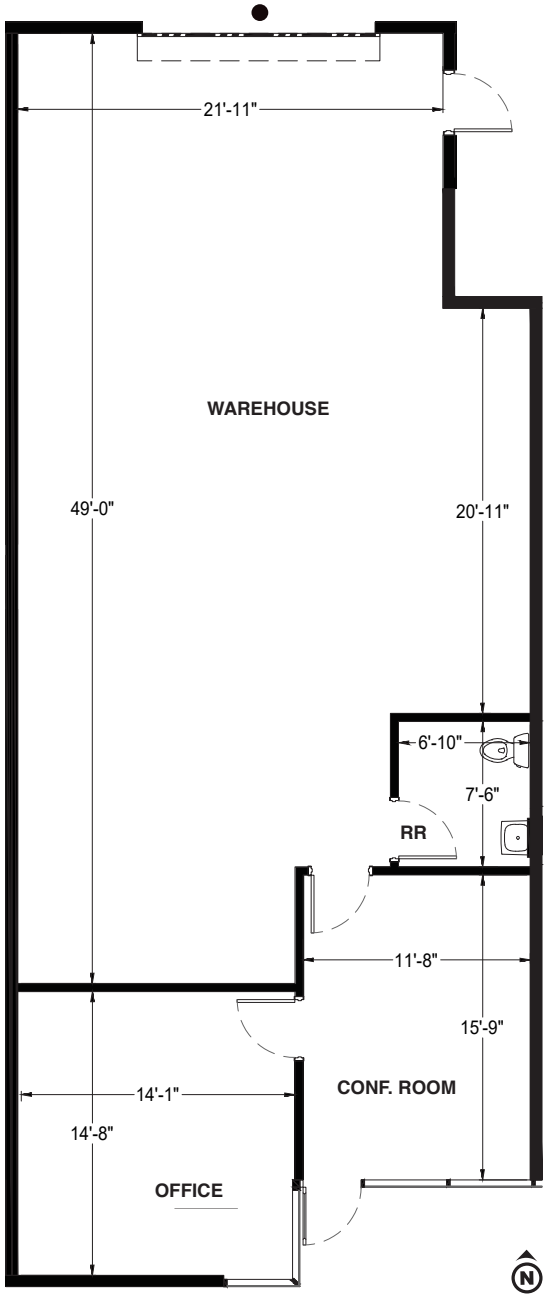

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FLOOR PLAN

FOR LEASE

VVBC IV | BUILDING 200

SUITE 230

- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate $1.70 PSF/Mo
- NNN $0.41 PSF/Mo

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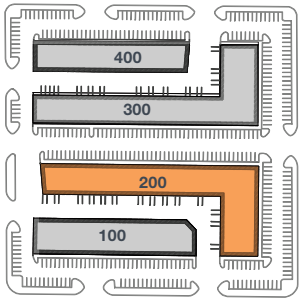

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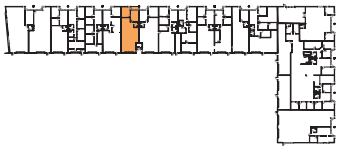

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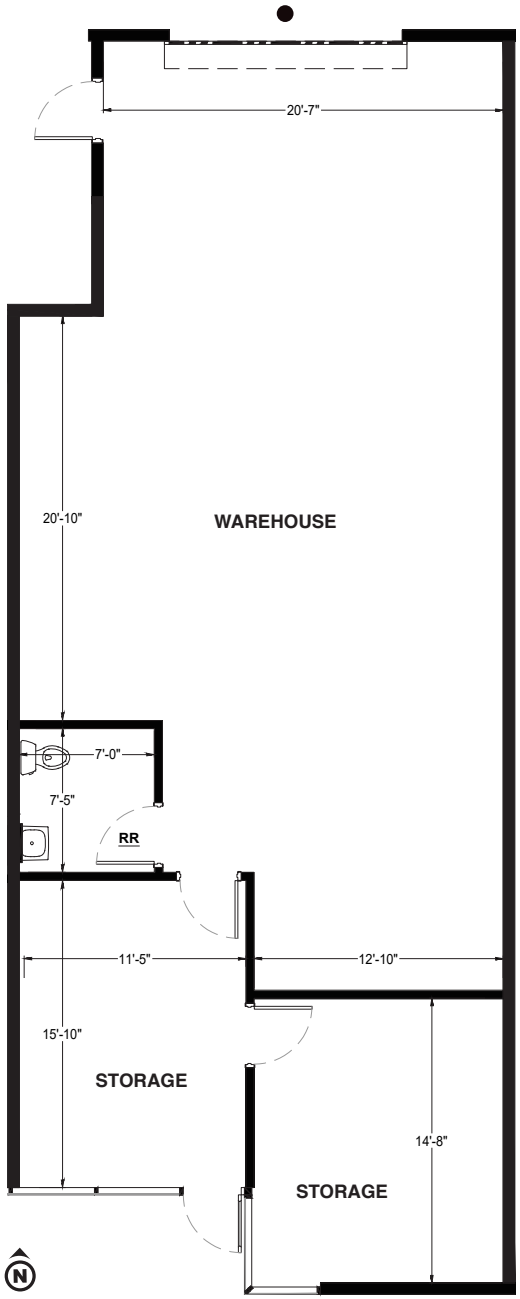

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VALLEY VIEW BUSINESS CENTER IV

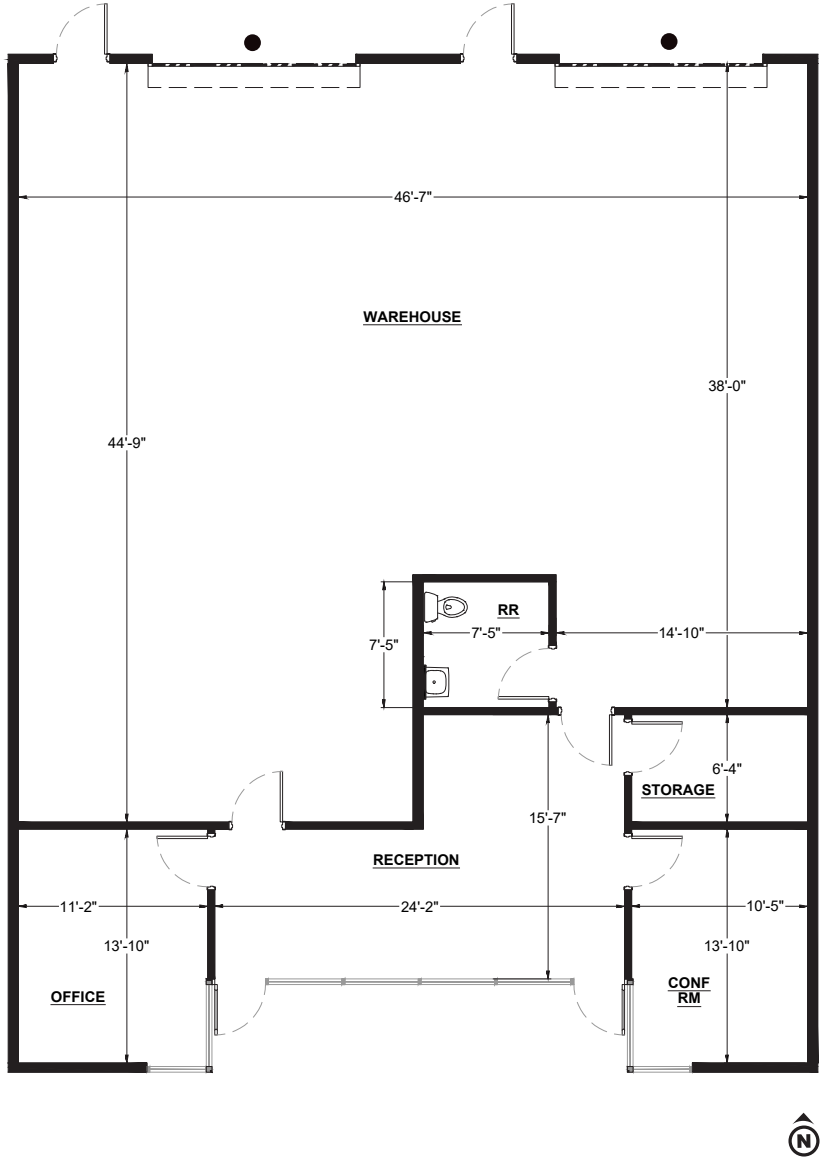
FLOOR PLAN

FOR LEASE

VVBC IV | BUILDING 300

SUITE 328–330

- 100% HVAC
- ±2,880 Total SF
- ±921 Office SF
- ±1,959 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Rate $1.80 PSF/Mo
- NNN $0.41 PSF/Mo



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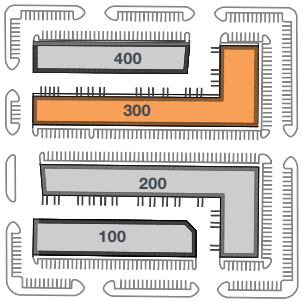

BUILDING 300

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PROPERTY IMAGES

FOR LEASE

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AMENITIES & IMPROVEMENTS

FOR LEASE

NEARBY AMENITIES

Allegiant Stadium
Home of the Las Vegas Raiders

Harry Reid International Airport

Las Vegas Premium Outlet South

Town Square

Las Vegas Strip

T-Mobile Arena

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