

VALLEY VIEW BUSINESS CENTER I, II & III

5% TO PROCURING BROKER

FOR LEASE

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

GABE TELLES

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SAM NEWMAN, SIOR

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PROPERTY FEATURES

- Kitchen Space Available
- $\pm 20'$ – $\pm 22'$ Clear Height
- $\pm 120/208$ 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.

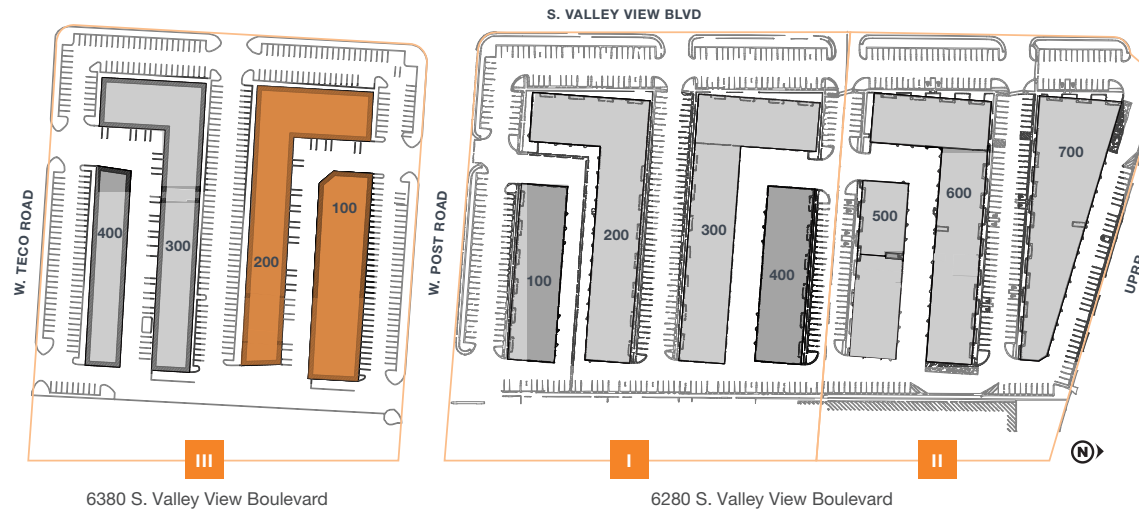


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SITE PLAN



FOR MORE INFORMATION

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COLLIERS LAS VEGAS

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



UNIT AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	KITCHEN SF	ASKING RATE	NNN	DATE AVAILABLE
III	100	102	±1,475	±0	±1,475	Rate \$1.80 PSF/Mo	\$0.42 PSF/Mo	Available Now
III	200	242	±1,803	±445	±1,050	Rate \$1.80 PSF/Mo	\$0.42 PSF/Mo	Available Now

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FLOOR PLAN

FOR LEASE

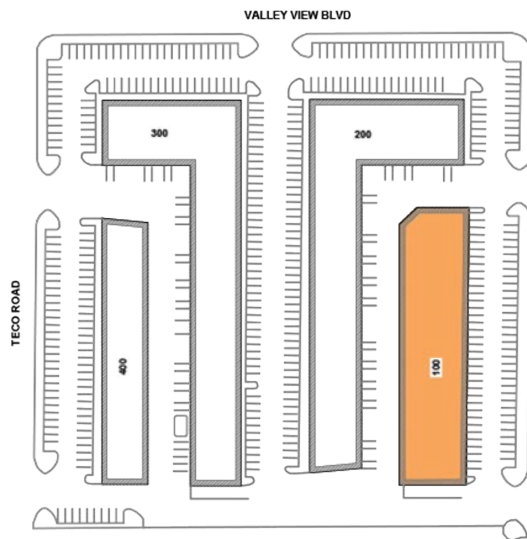


VVBC III | KITCHEN SPACE | BUILDING 100

SUITE 102

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

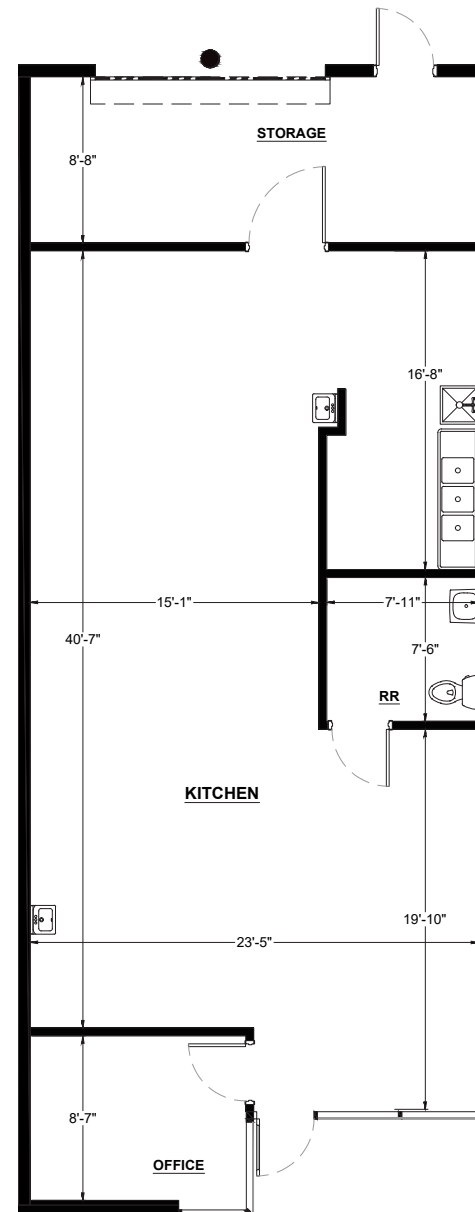
VVBC III



BUILDING 100



● = GRADE LEVEL DOORS



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FLOOR PLAN

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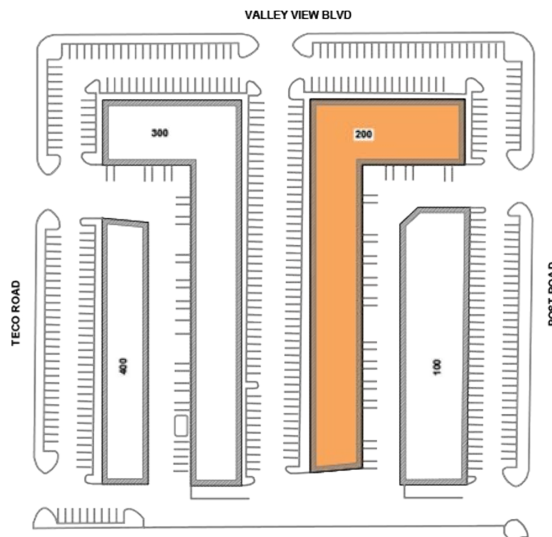


VVBC III | KITCHEN SPACE | BUILDING 200

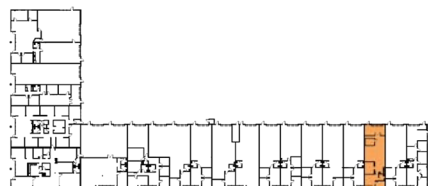
SUITE 242

- ±1,803 Total SF
- ±308 SF Warehouse
- ±1,050 SF Kitchen
- 20'-4" – 20'-10" Clear Height
- 1 Grade Level Door

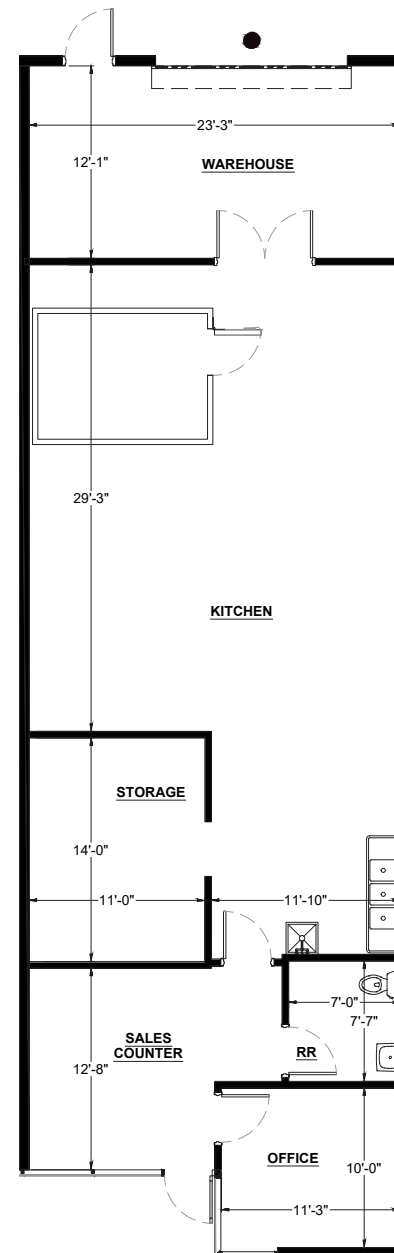
VVBC III



BUILDING 100



● = GRADE LEVEL DOORS



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PROPERTY IMAGES

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VALLEY VIEW BUSINESS CENTER I, II & III

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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