

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

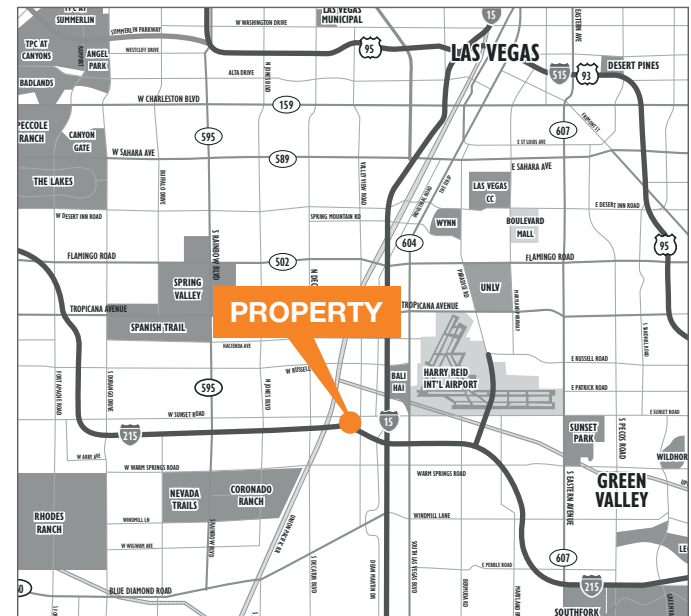
SAM NEWMAN, SIOR

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



PROPERTY FEATURES

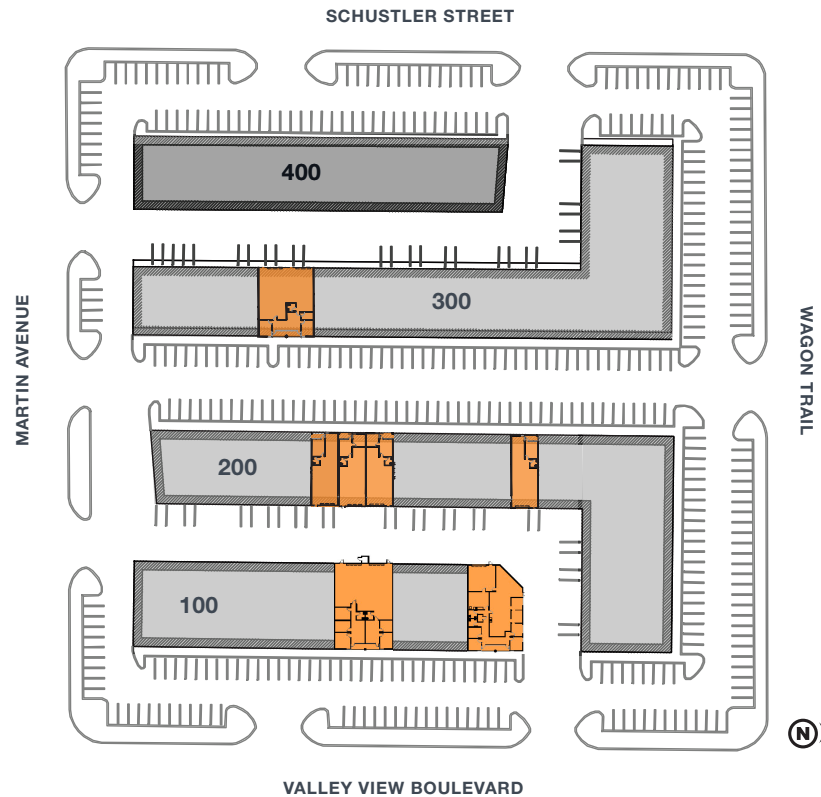
- ±120,800 Total SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- Southwest Submarket
- Grade Level Loading
- Built in 2005
- Centrally Located



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



AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	100-102	±3,425	±1,709	±571	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
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

FOR LEASE



FOR MORE INFORMATION

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.1969153

SAM NEWMAN, SIOR

+1 702 836 3724

sam.newman@colliers.com

LIC. # NV-S.0172845

COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

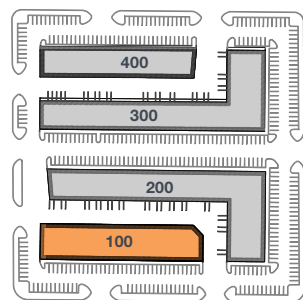


VVBC IV | BUILDING 100

SUITE 100-102

- ±3,425 Total SF
- ±1,709 Office SF
- ±571 Warehouse SF
- ±20' – ±21' Clear Height
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

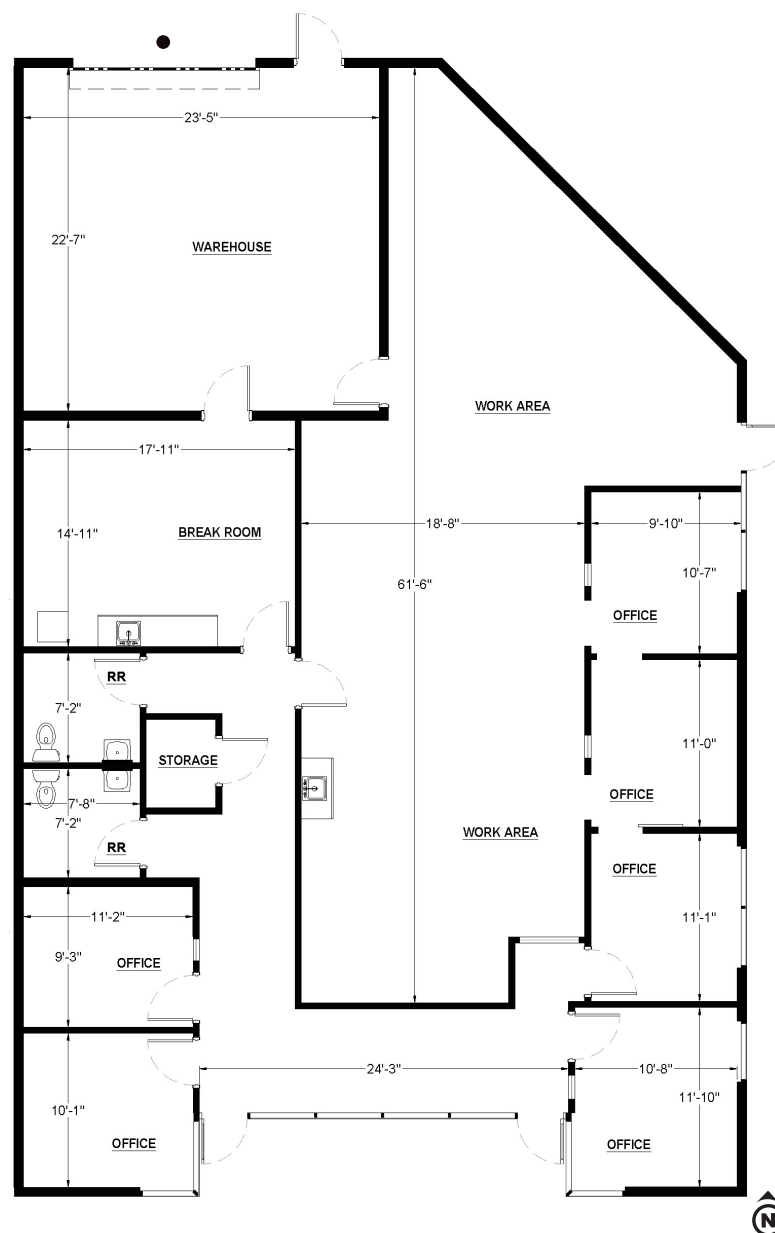
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

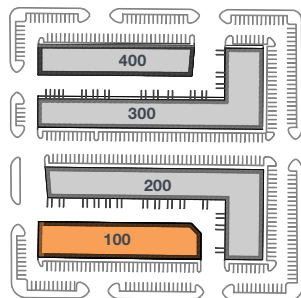


VVBC IV | BUILDING 100

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

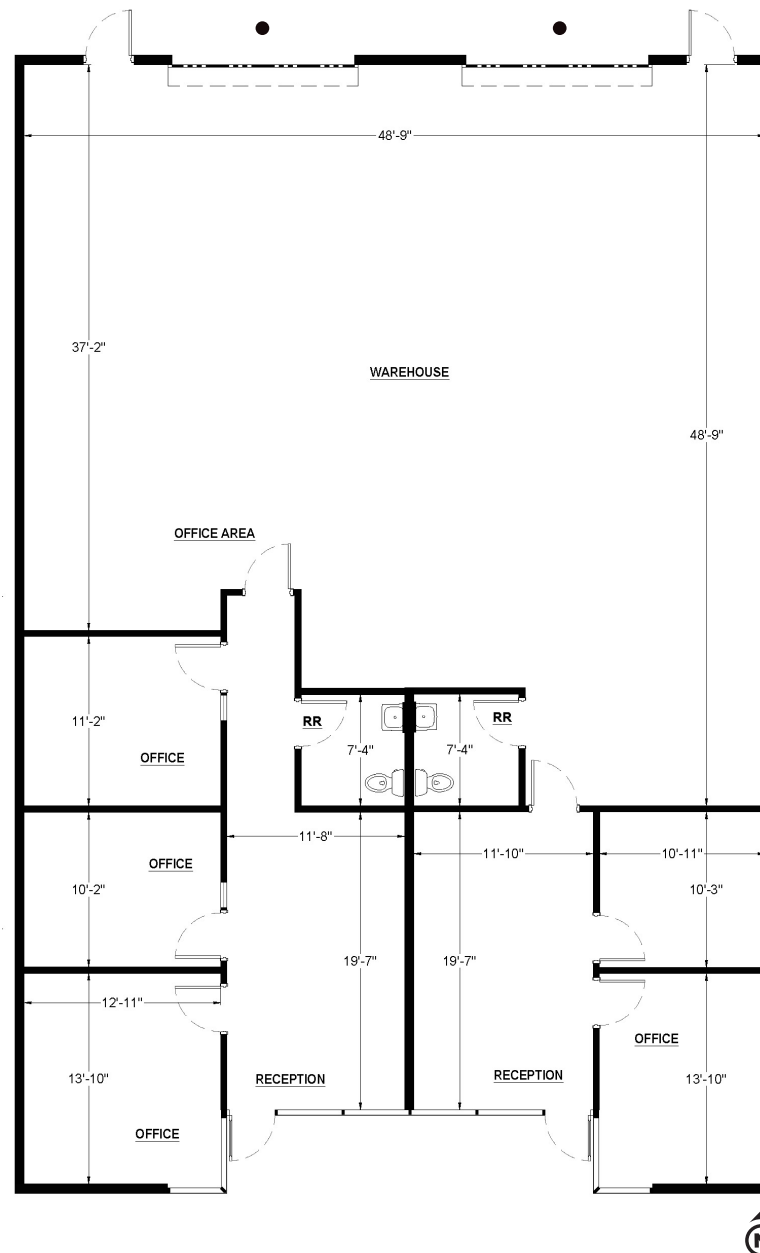
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

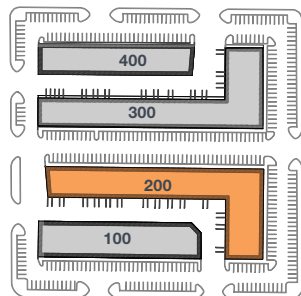


VVBC IV | BUILDING 200

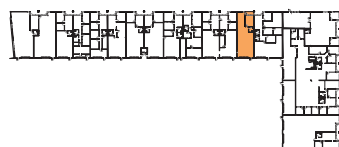
SUITE 218

- ±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

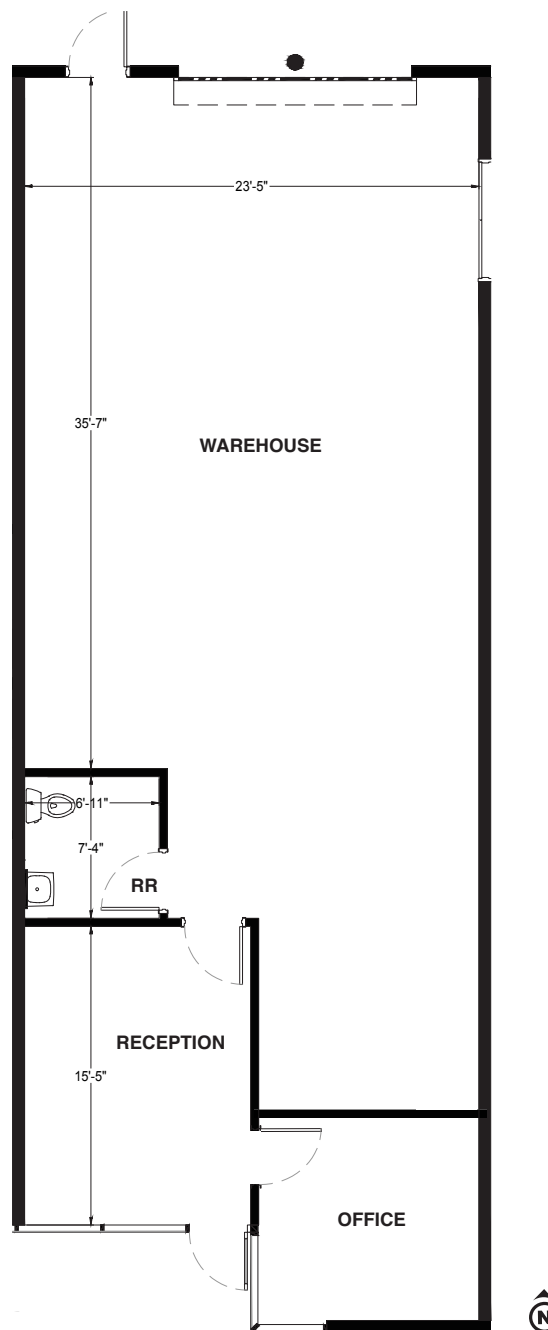
VVBC IV



BUILDING 200



● = GRADE LEVEL DOORS



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

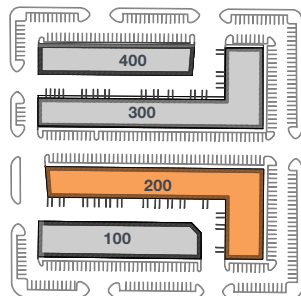
FLOOR PLAN

VVBC IV | BUILDING 200

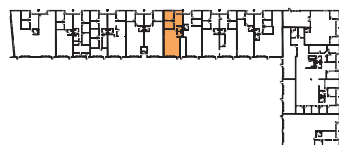
SUITE 226

- ±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

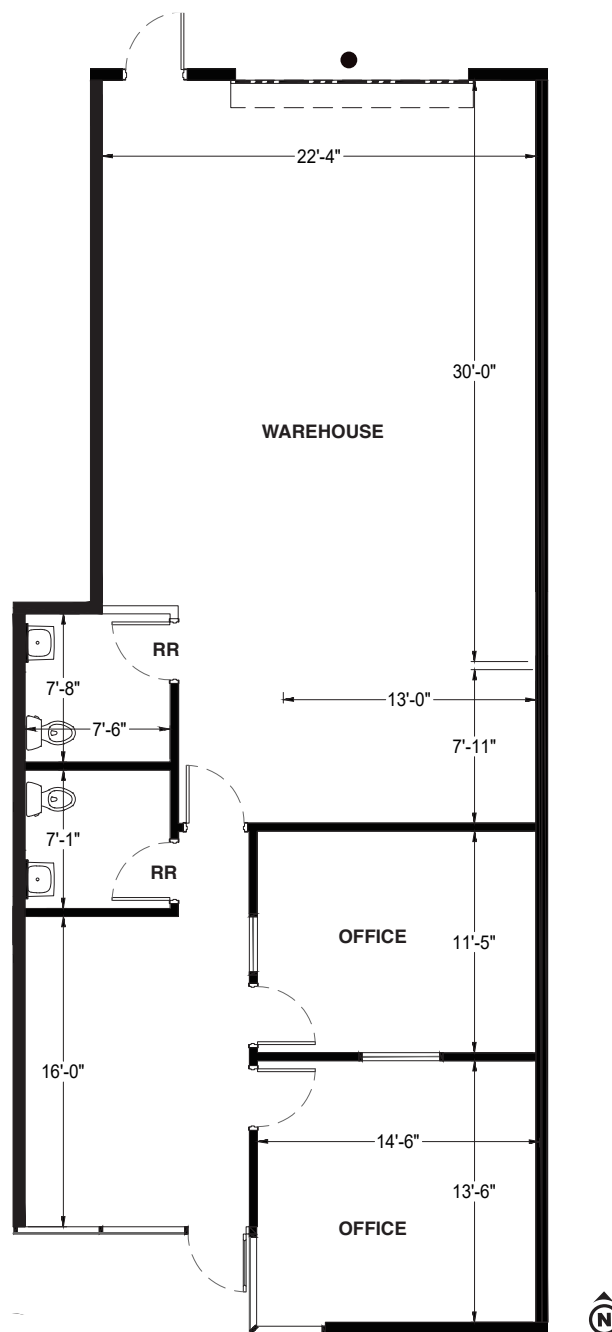
VVBC IV



BUILDING 200



● = GRADE LEVEL DOORS



FOR LEASE



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

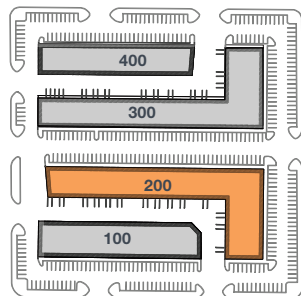


VVBC IV | BUILDING 200

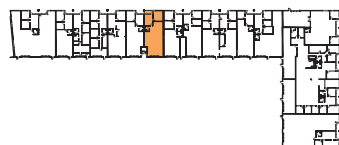
SUITE 228

- ±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

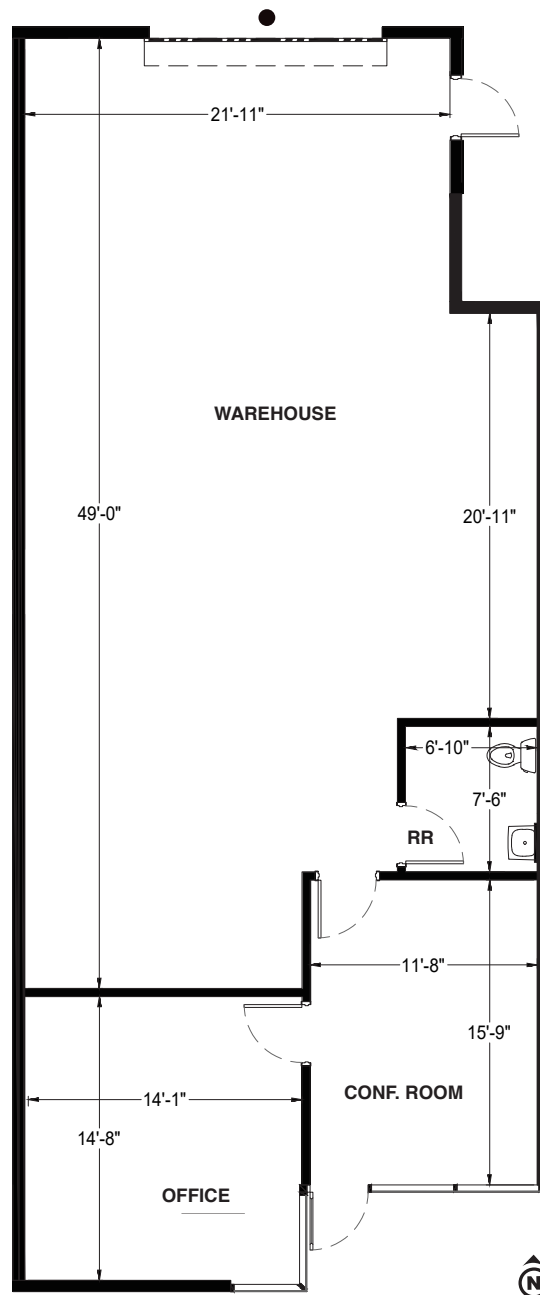
VVBC IV



BUILDING 200



● = GRADE LEVEL DOORS



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

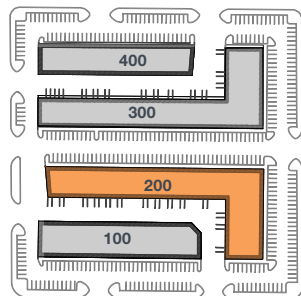
FLOOR PLAN

VVBC IV | BUILDING 200

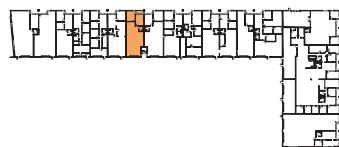
SUITE 230

- ±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

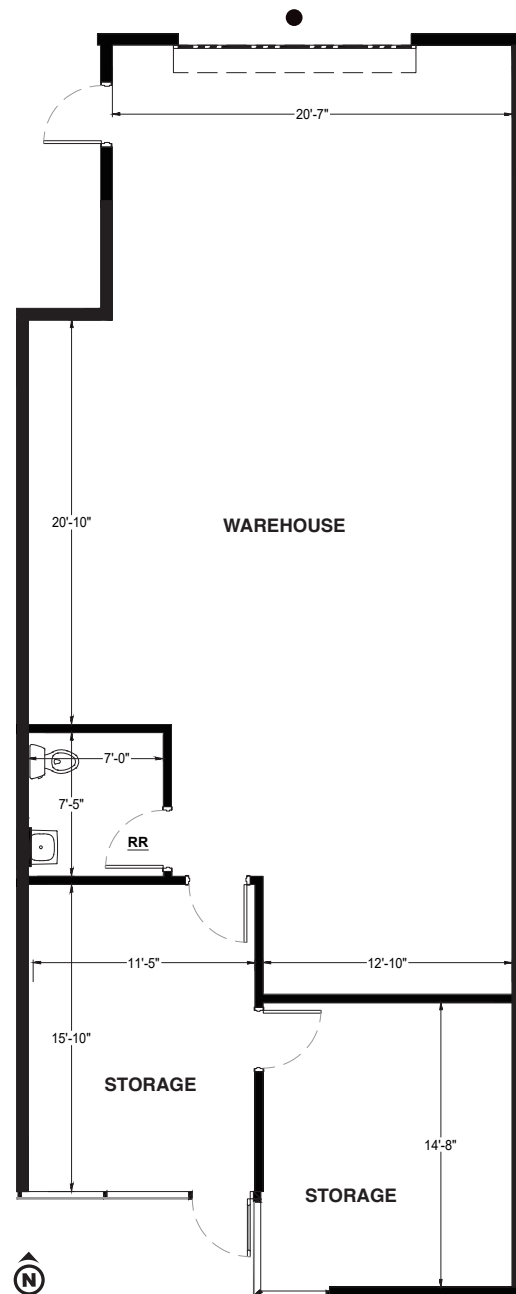
VVBC IV



BUILDING 200



● = GRADE LEVEL DOORS



FOR LEASE



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

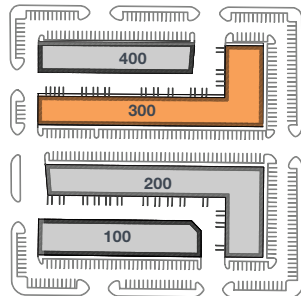


VVBC IV | BUILDING 300

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

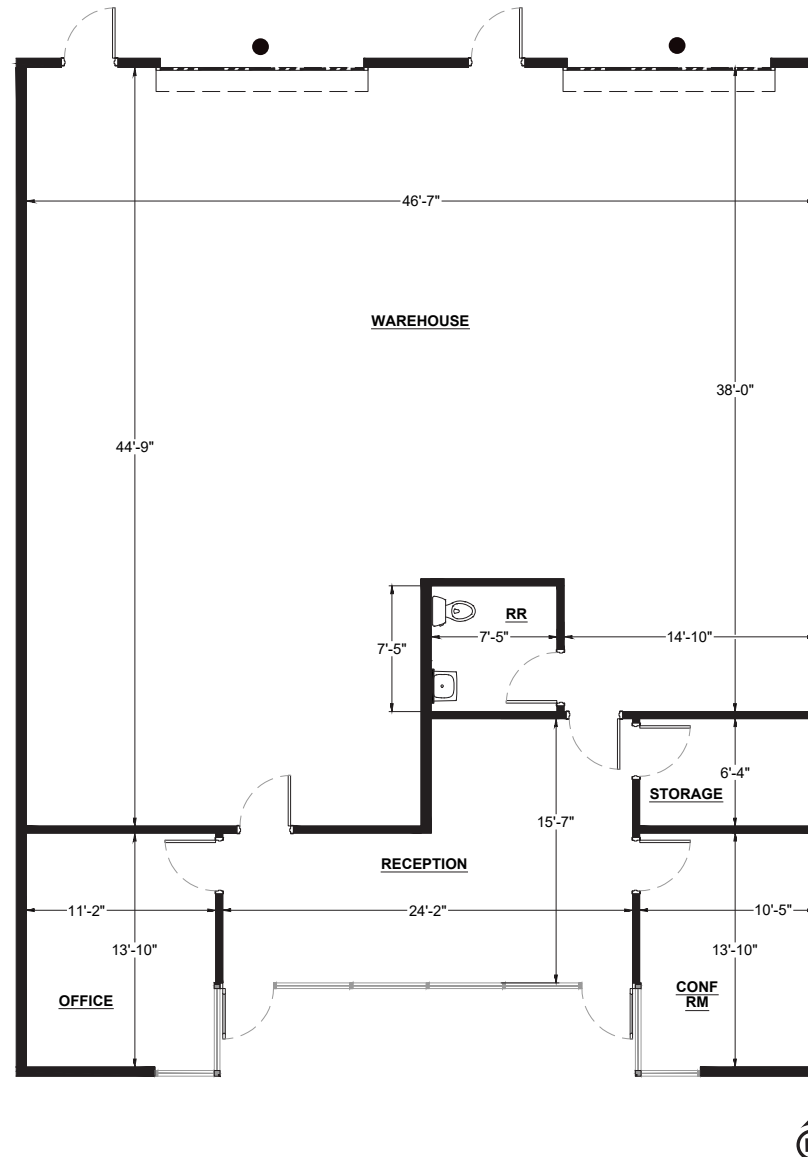
VVBC IV



BUILDING 300



● = GRADE LEVEL DOORS



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

PROPERTY IMAGES

FOR LEASE



FOR MORE INFORMATION

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.0022696

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

COLLIERS LAS VEGAS

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118

Colliers

VALLEY VIEW BUSINESS CENTER IV

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

VALLEY VIEW
BUSINESS CENTER IV
6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118

Colliers