VALLEY VIEW BUSINESS CENTER I, II & III

5% TO PROCURING BROKER

FOR LEASE

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

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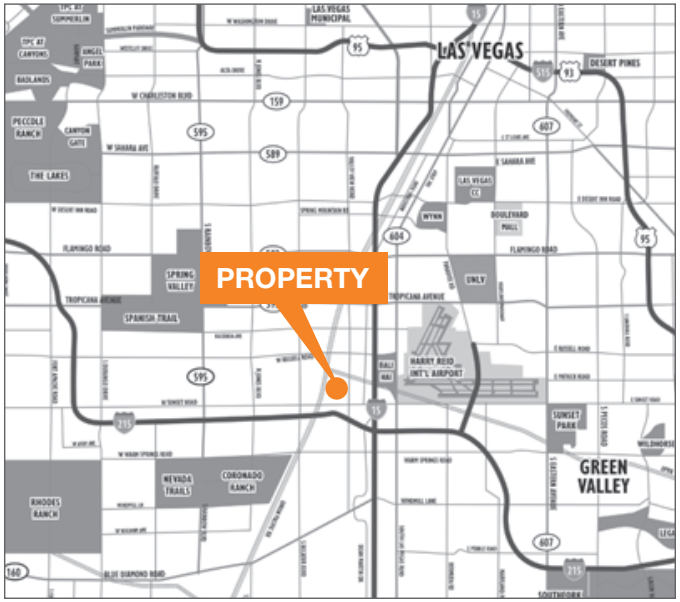
Colliers

bkm

YEAR 1 - $0.99 | YEAR 2 - $1.65

PROPERTY FEATURES

- ±360,413 Total SF
- Units Available Between ±983 SF and ±3,843 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard

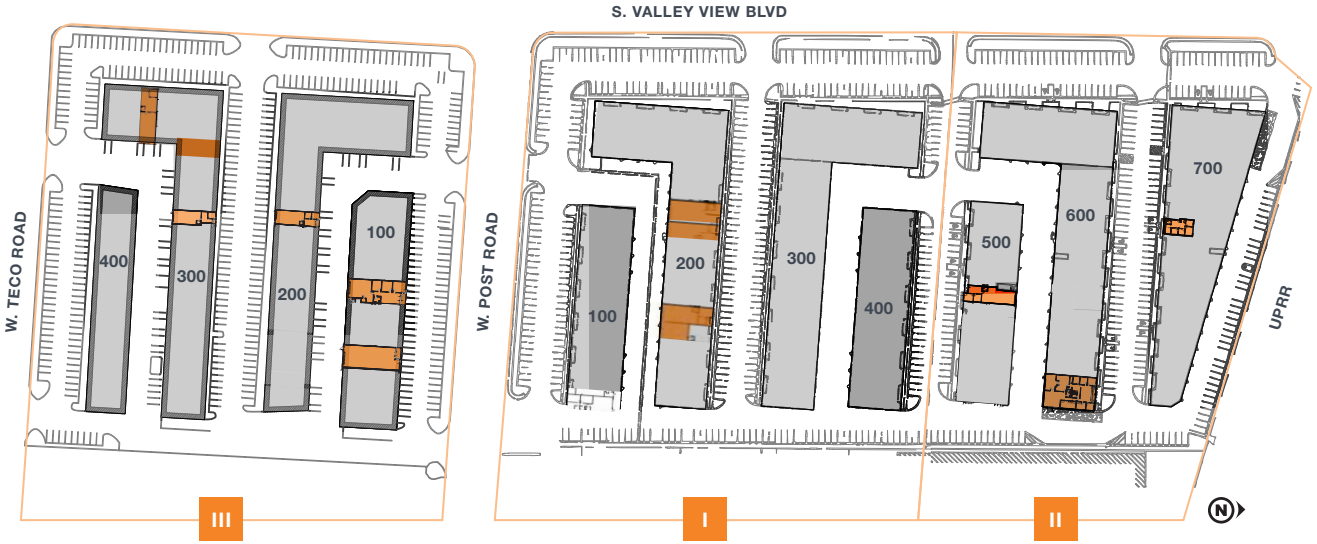


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

VALLEY VIEW BUSINESS CENTER I, II & III

SITE PLAN

FOR LEASE



6380 S. Valley View Boulevard

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UNIT AVAILABILITIES

= AVAILABLE = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	200	218	±1,817	±541	±1,276	$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	±1,820	±823	±997	$0.99* Year 1	$0.40 PSF/Mo	Available Now
I	200	234–236	±2,724	±681	±2,043	$0.99* Year 1	$0.40 PSF/Mo	Available Now
II	500	510	±1,696	±624	±1,072	$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	729–731	±1,870	±1,870	±0	$0.99* Year 1	$0.41 PSF/Mo	Available Now
III	100	108	±1,417	±849	±568	$0.99* Year 1	$0.42 PSF/Mo	Available Now
III	200	226	±1,839	±686	±1,153	$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	326	±1,700	±507	±1,193	$0.99* Year 1	$0.42 PSF/Mo	Available Now

*Year 2: $1.60 - $1.65

VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

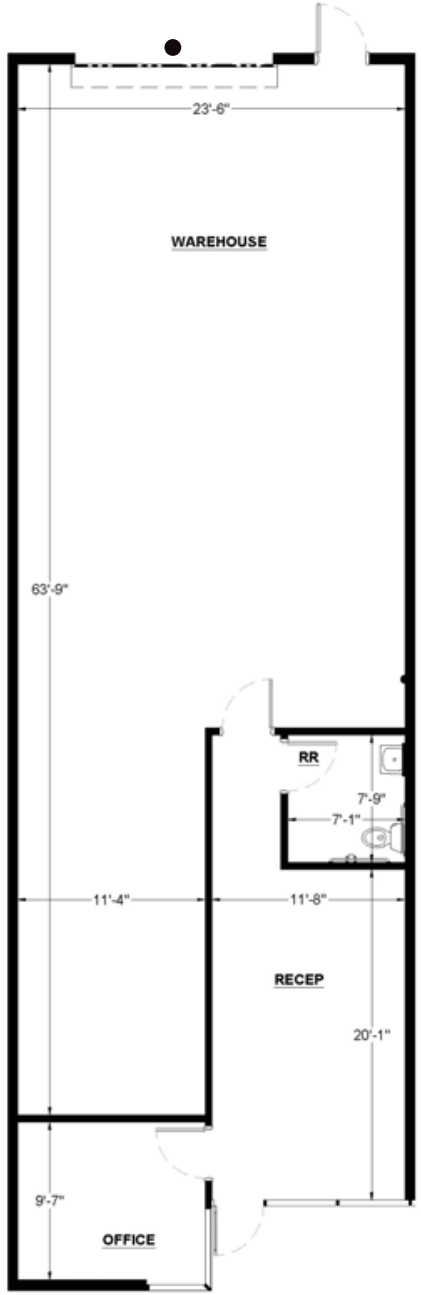
FOR LEASE

bkm

VVBC I | BUILDING 200

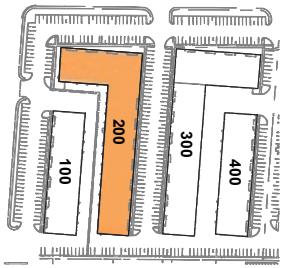
SUITE 218

- ±1,817 Total SF
- ±541 SF Office
- ±1,276 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

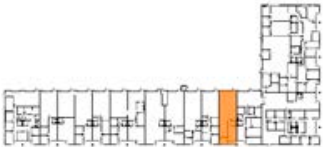


VVBC I

S VALLEY VIEW BLVD



BUILDING 200



● = GRADE LEVEL DOORS

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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

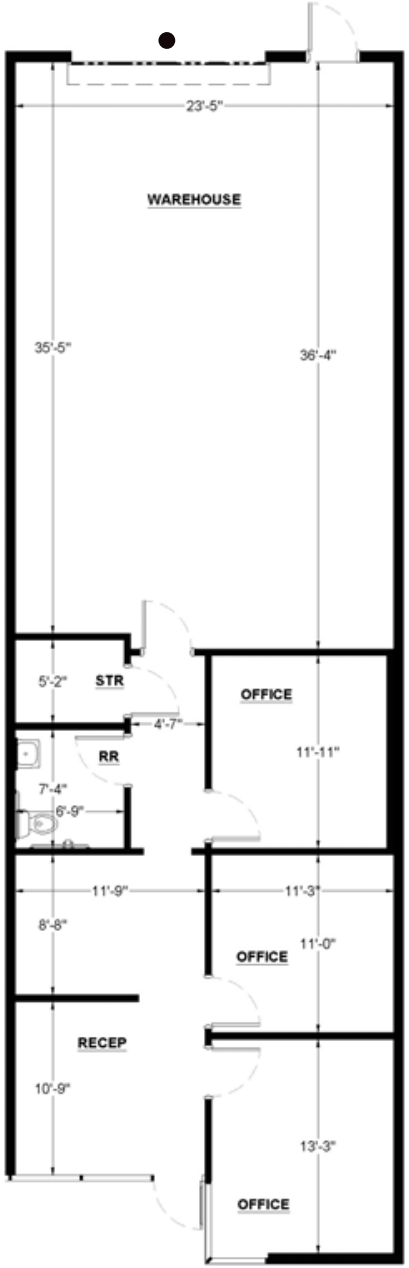
FOR LEASE

bkm

VVBC I | BUILDING 200

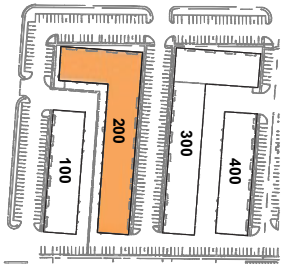
SUITE 220

- ±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

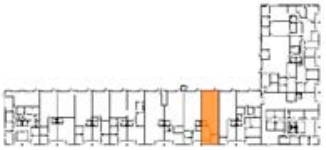


VVBC I

S VALLEY VIEW BLVD



BUILDING 200



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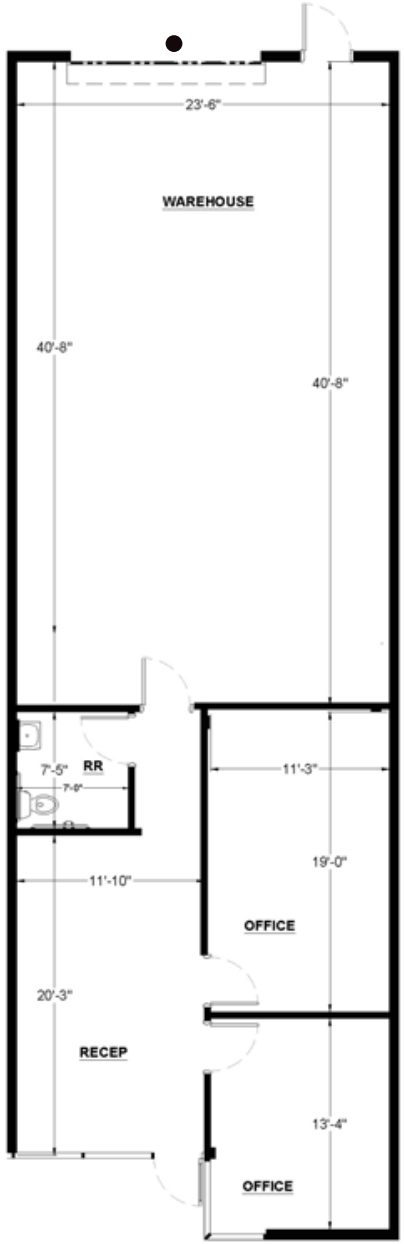
bkm

VVBC I | BUILDING 200

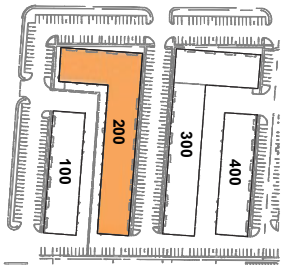
SUITE 232

- ±1,820 Total SF
- ±871 SF Office
- ±949 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

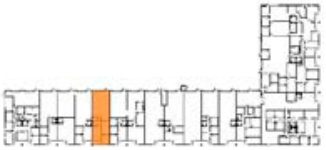


VVBC I

S VALLEY VIEW BLVD



BUILDING 200



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FLOOR PLAN

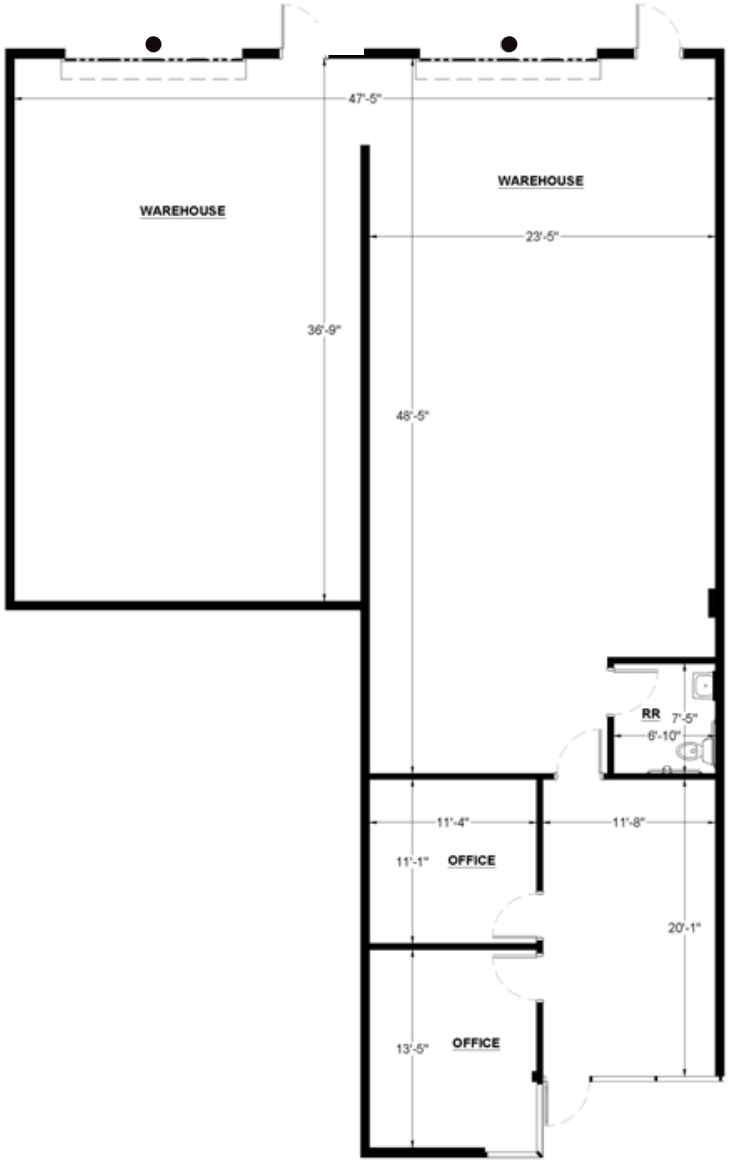
FOR LEASE

bkm

VVBC I | BUILDING 200

SUITE 234–236

- ±2,724 Total SF
- ±681 SF Office
- ±2,043 SF Warehouse
- ±20’ Clear Height
- ±120/208 Volt, 3-Phase Power
- 2 Grade Level Doors
- Zoning M-1



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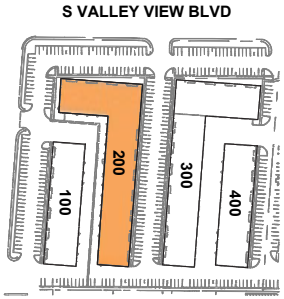

BUILDING 200

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VALLEY VIEW BUSINESS CENTER I, II & III

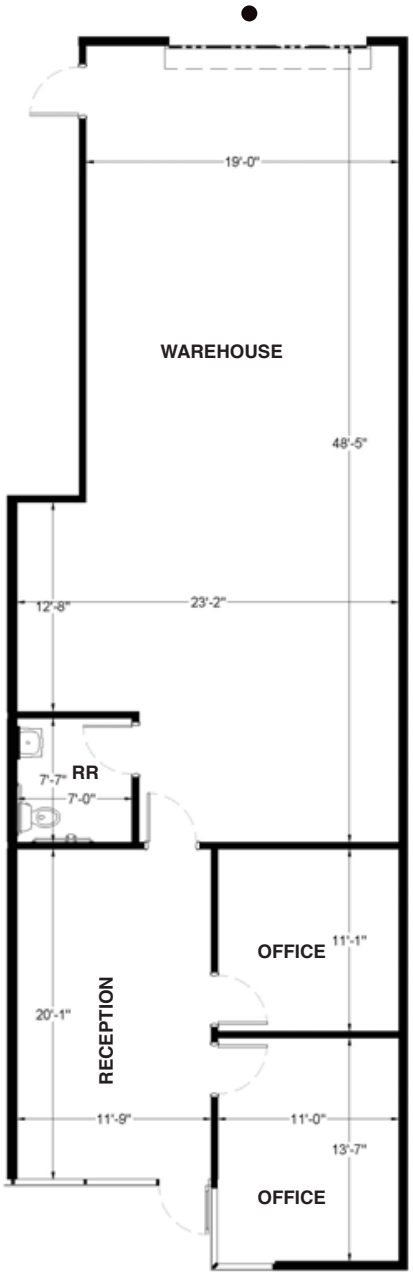
FLOOR PLAN

FOR LEASE

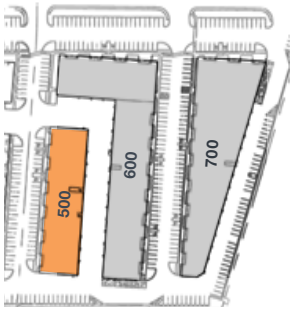
VVBC II | BUILDING 500

SUITE 510

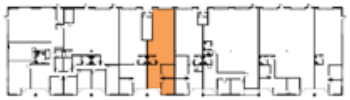
- ±1,696 Total SF
- ±624 SF Office
- ±1,072 SF Warehouse
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1



VVBC II



BUILDING 500



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FLOOR PLAN

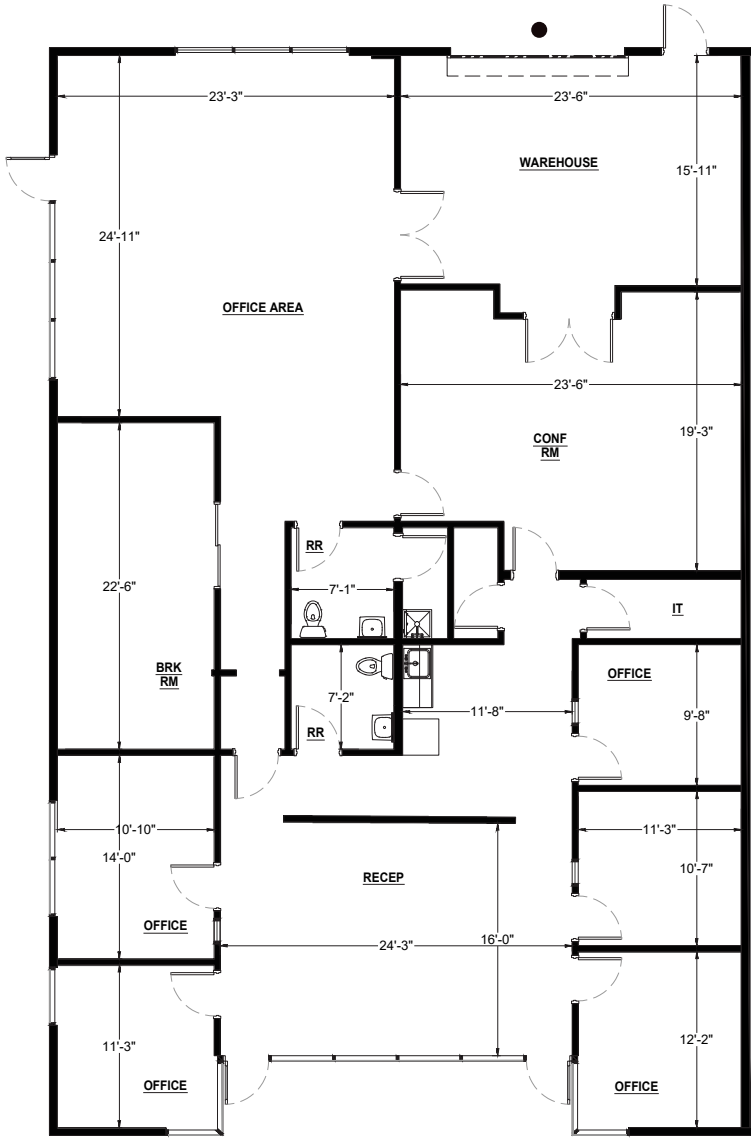
FOR LEASE

bkm

VVBC II | BUILDING 600

SUITE 640–642

- ±3,624 Total SF
- ±3,211 SF Office
- ±413 SF Warehouse
- ±20’ – ±20’, 6” Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1



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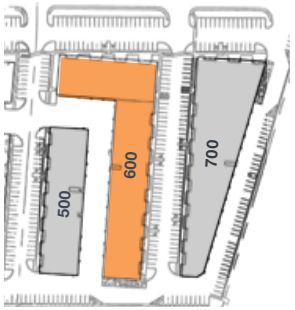

BUILDING 600

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VALLEY VIEW BUSINESS CENTER I, II & III

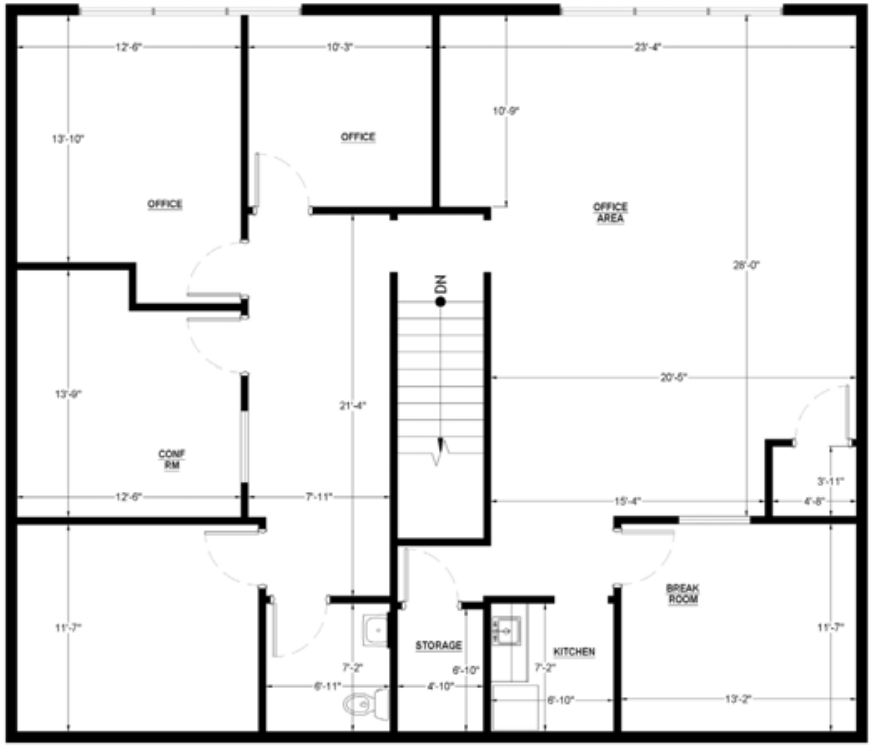
FLOOR PLAN

FOR LEASE

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.



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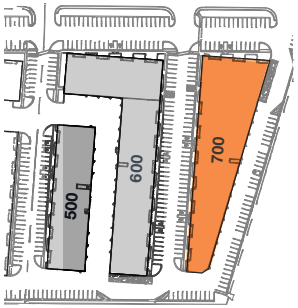

BUILDING 700

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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

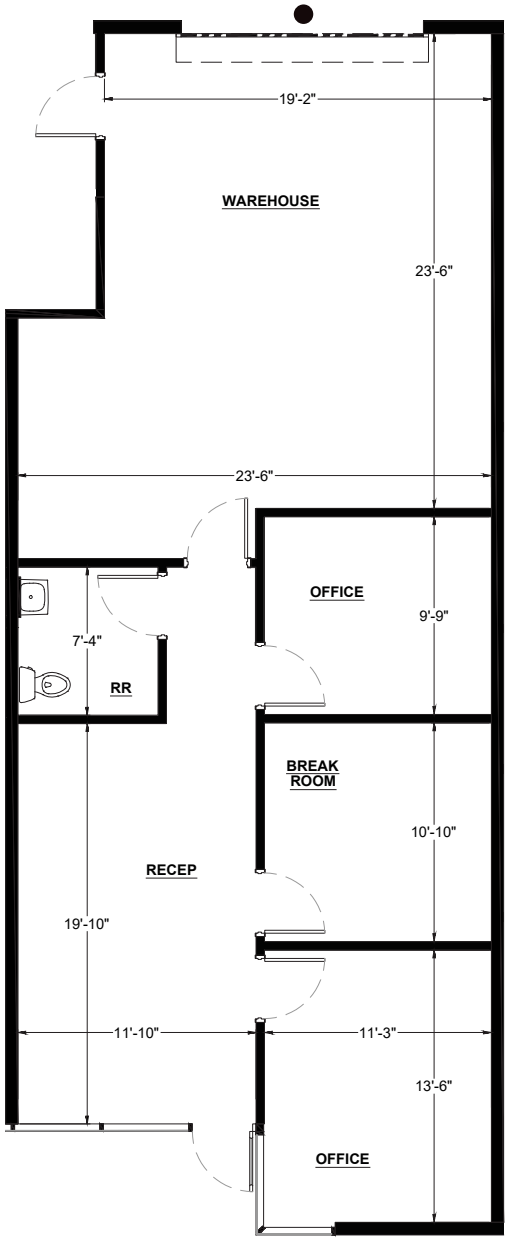
FOR LEASE

bkm

VVBC III | BUILDING 100

SUITE 108

- ±1,417 Total SF
- ±849 Office SF
- ±568 Warehouse SF
- ±20'– ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- One (1) Grade Level Door



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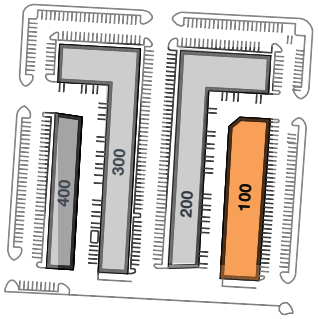

BUILDING 100

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FLOOR PLAN

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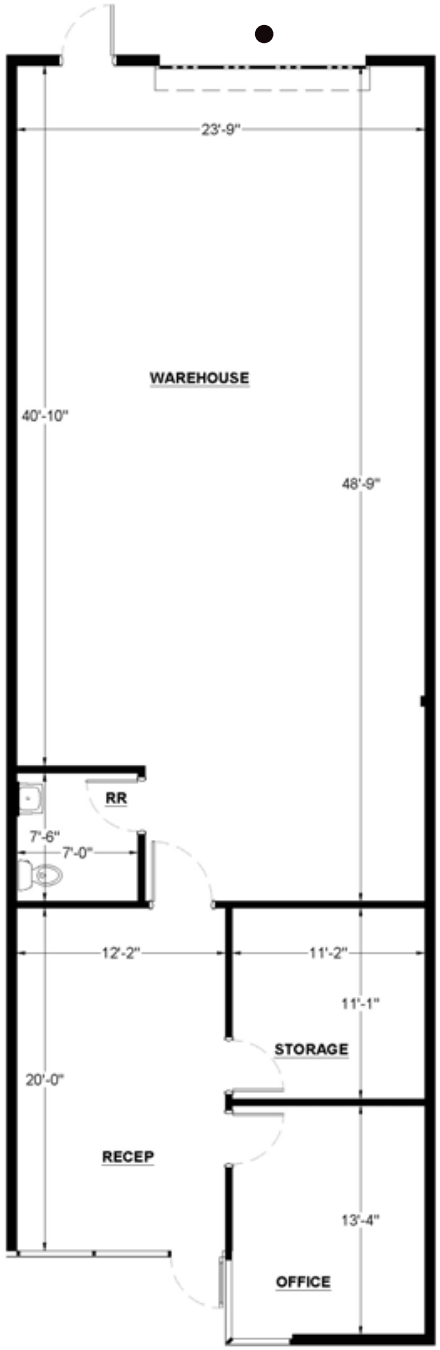
bkm

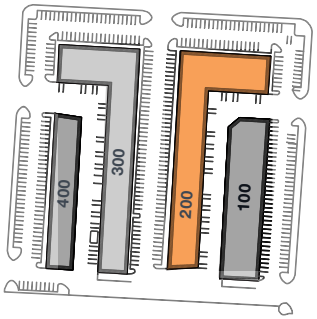
VVBC III | BUILDING 200

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



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FLOOR PLAN

FOR LEASE

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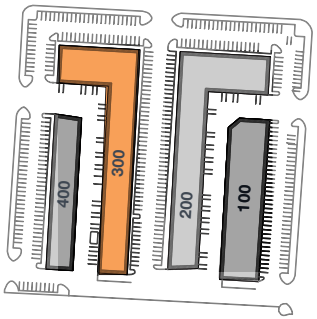
VVBC III | BUILDING 300

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

VVBC III



BUILDING 300

● = GRADE LEVEL DOORS

FOR MORE INFORMATION

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VALLEY VIEW
BUSINESS CENTER I, II & III
6280 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118

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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

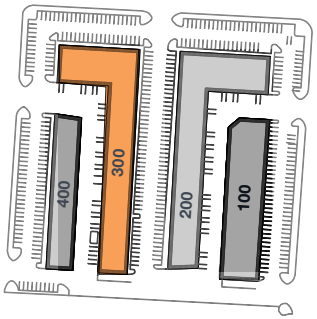
FOR LEASE

VVBC III | BUILDING 300

SUITE 316

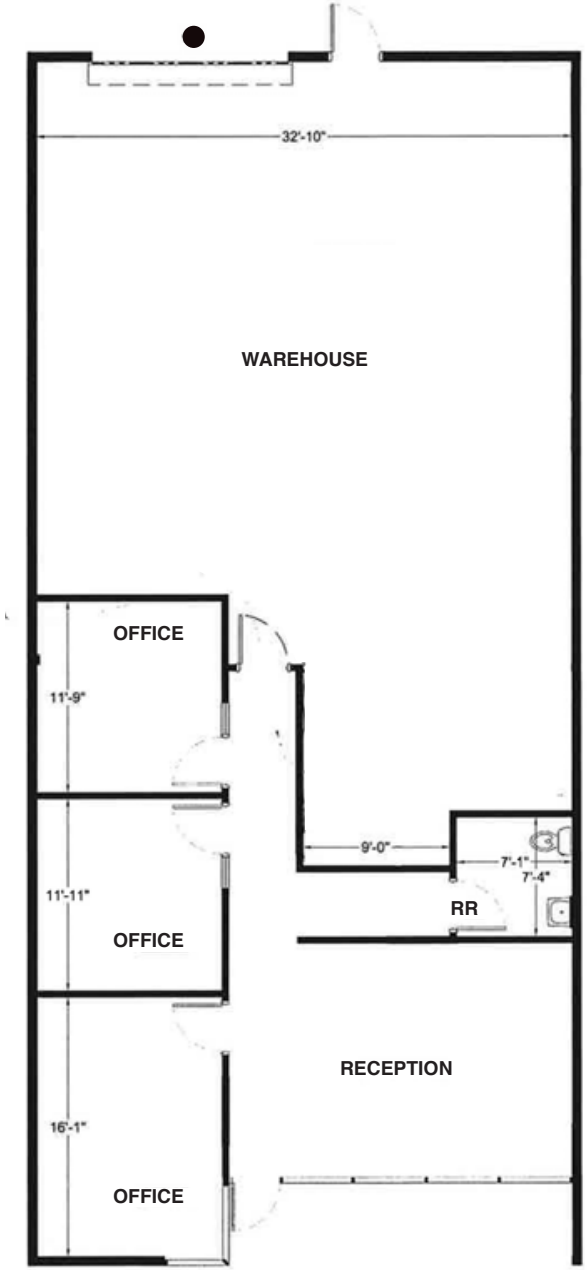
- 100%HVAC
- ±2,514 Total SF
- ±1,166 Office SF
- ±1,348 Warehouse SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

VVBC III



BUILDING 300

● = GRADE LEVEL DOORS



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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

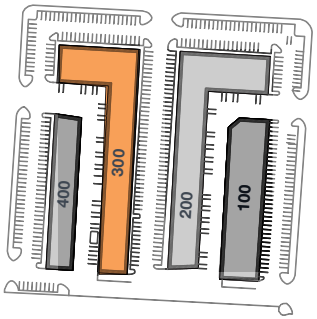
FOR LEASE

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

VVBC III



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VALLEY VIEW BUSINESS CENTER I, II & III

PROPERTY IMAGES

FOR LEASE

bkm

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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