

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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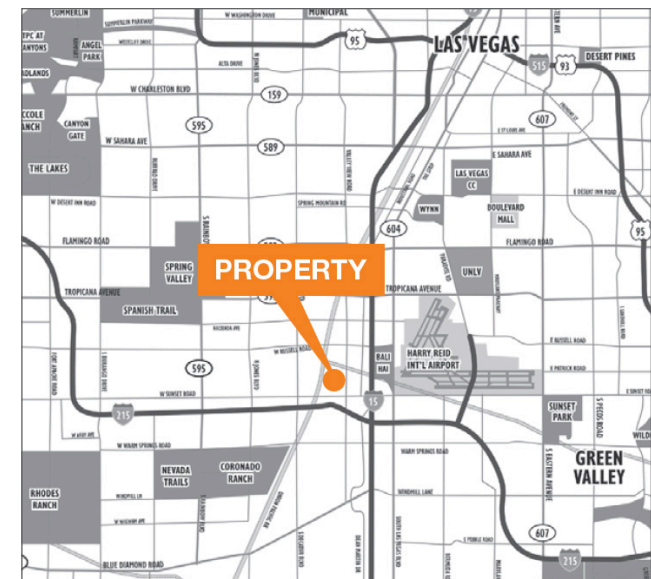
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LIC. #NV-S.0172845

PROMOTIONAL RATES FROM \$0.75/SF*

PROPERTY FEATURES

- ±360,413 Total SF
- Units available between ±974 SF and ±3,865 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard



* Promotional rates require a minimum 40-month term. Rates increase 4% annually after Year 2. 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



FOR MORE INFORMATION

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COLLIERS LAS VEGAS

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VALLEY VIEW BUSINESS CENTER I, II, & III

AVAILABILITIES

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AVAILABILITIES								
VBVC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	100	120	±1,834	±734	±1,100	\$1.09 Y1/\$1.75 Y2*	\$0.40 PSF/Mo	Available Now
I	200	220	±1,812	±921	±891	\$0.75 Y1/\$1.50 Y2*	\$0.40 PSF/Mo	Available Now
I	200	236	±1,820	±903	±917	\$0.75 Y1/\$1.50 Y2*	\$0.40 PSF/Mo	Available Now
I	300	320	±1,810	±722	±1,088	\$0.99 Y1/\$1.65 Y2*	\$0.40 PSF/Mo	Available Now
I	400	412	±1,803	±866	±937	\$1.50/SF**	\$0.40 PSF/Mo	Available Now
II	500	522	±1,828	±691	±1,137	\$1.50/SF**	\$0.41 PSF/Mo	Available Now
II	600	630	±1,801	±717	±1,084	\$0.99 Y1/\$1.65 Y2*	\$0.41 PSF/Mo	Available Now
II	700	718	±2,606	±675	±1,931	\$1.50/SF**	\$0.41 PSF/Mo	Available Now
II	700	721	±974	±974	0	\$0.75 Y1/\$1.00 Y2/\$1.25 Y3***	\$0.41 PSF/Mo	Available Now
II	700	729-731	±1,870	±1,870	0	\$0.75 Y1/\$1.50 Y2*	\$0.41 PSF/Mo	Available Now
III	100	102	±1,475	±1,475	0	\$1.65/SF**	\$0.42 PSF/Mo	Available Now
III	200	200	±2,985	±1,164	±1,821	\$1.50/SF**	\$0.42 PSF/Mo	Available Now
III	200	202-204	±3,865	±805	±3,060	\$1.50/SF**	\$0.42 PSF/Mo	Available Now
III	200	224	±2,716	±679	±2,037	\$1.65/SF**	\$0.42 PSF/Mo	11/01/2026
III	200	226	±1,839	±686	±1,153	\$1.65/SF**	\$0.42 PSF/Mo	Available Now
III	300	316	±2,514	±1,103	±1,411	\$0.75 Y1/\$1.50 Y2*	\$0.42 PSF/Mo	Available Now
III	300	326	±1,700	±507	±1,193	\$0.75 Y1/\$1.00 Y2/\$1.25 Y3***	\$0.42 PSF/Mo	Available Now

* Promotions require a minimum 40-month term. Rates increase 4% annually after Year 2.

** Minimum 40-month term. Rates increase 4% annually.

*** Minimum 40-month term. Rates increase 4% annually after Year 3.

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FLOOR PLAN

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PROMOTIONAL PRICING

RATE: \$1.09 Y1/\$1.75 Y2*
NNN: \$0.40 PSF/MO

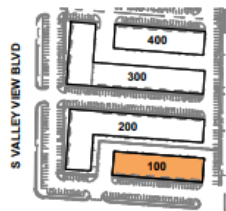
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY AFTER YEAR 2.

VVBC I | BUILDING 100

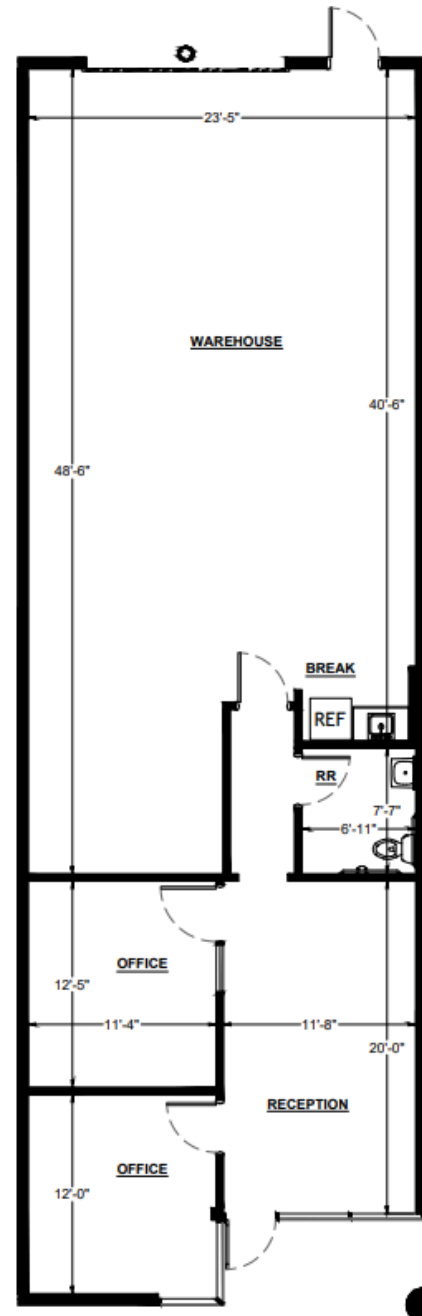
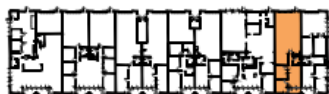
SUITE 120

- ±1,834 Total SF
- ±734 Office SF
- ±1,100 A/C Warehouse SF
- HVAC Warehouse

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$0.75 Y1/\$1.50 Y2*
NNN: \$0.40 PSF/MO

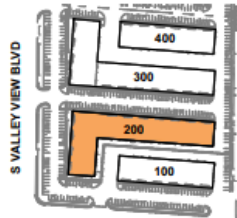
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VVBC I | BUILDING 200

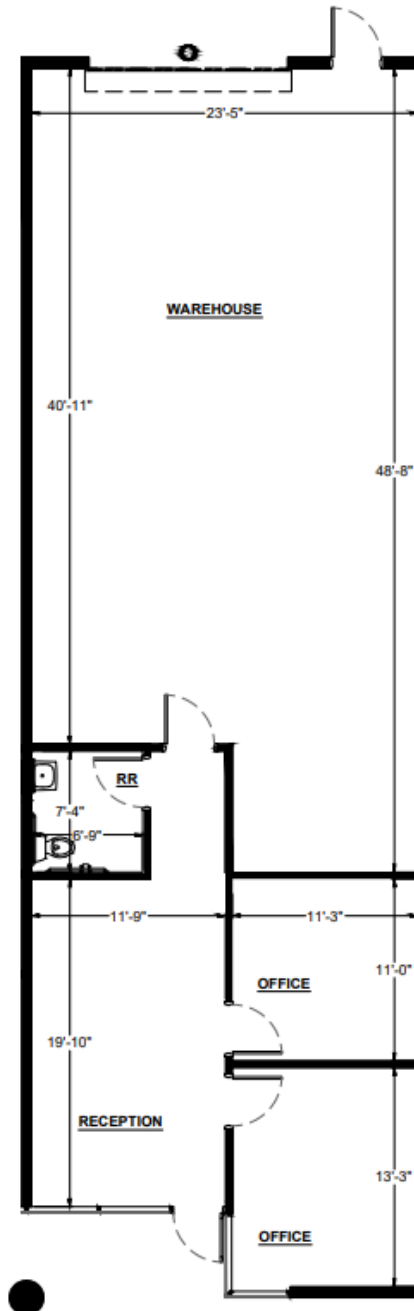
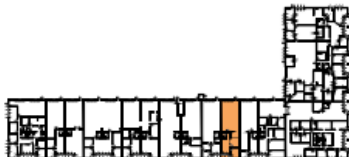
SUITE 220

- ±1,812 Total SF
- ±921 Office SF
- ±891 A/C Warehouse SF
- 20'-0"-21'-0" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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RATE: \$0.75 Y1/\$1.50 Y2*
NNN: \$0.40 PSF/MO

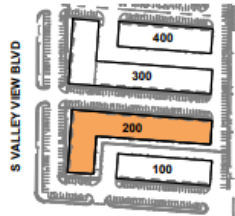
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VVBC I | BUILDING 200

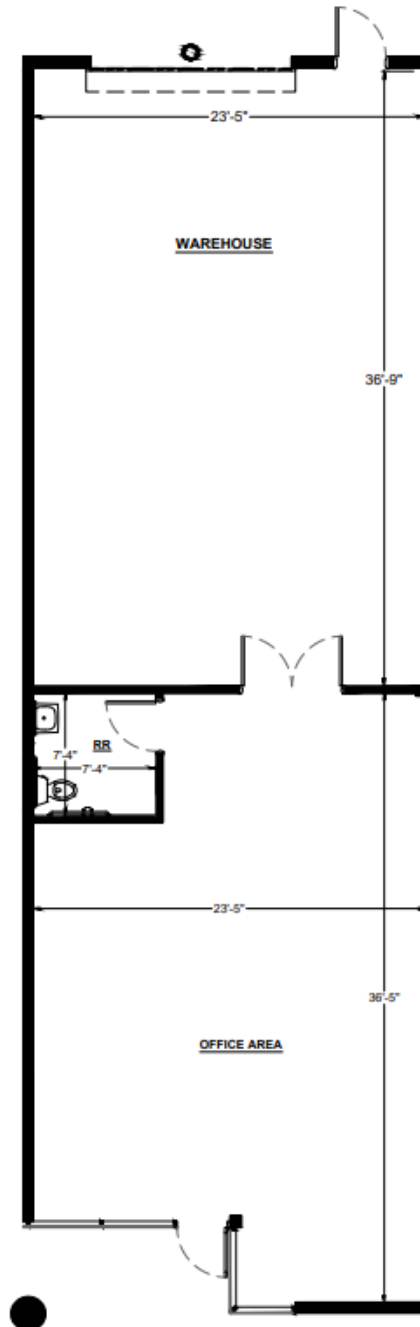
SUITE 236

- ±1,820 Total SF
- ±903 Office SF
- ±917 A/C Warehouse SF
- 20'-0"-20'-6" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$0.99 Y1/\$1.65 Y2*
NNN: \$0.40 PSF/MO

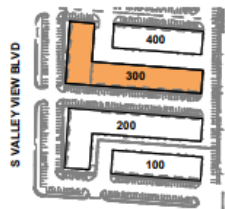
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY AFTER YEAR 2.

VVBC I | BUILDING 300

SUITE 320

- ±1,810 Total SF
- ±722 Office SF
- ±1,088 A/C Warehouse SF
- 20'-0"-21'-0" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$1.50/SF*
NNN: \$0.40 PSF/MO

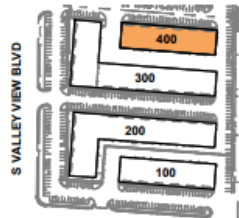
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VVBC I | BUILDING 400

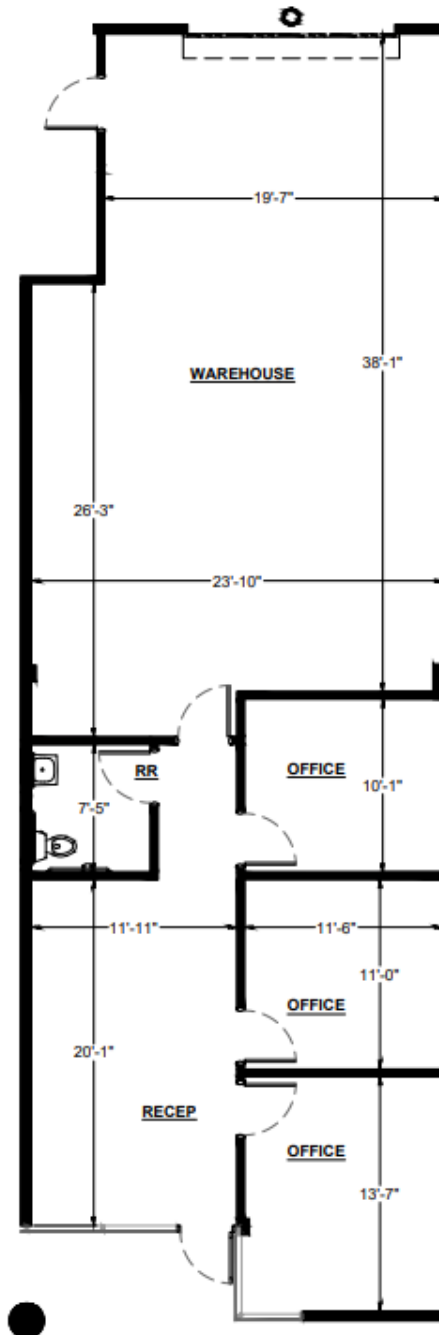
SUITE 412

- ±1,803 Total SF
- ±866 Office SF
- ±937 A/C Warehouse SF
- 20'-0"-20'-6" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$1.50/SF*
NNN: \$0.41 PSF/MO

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VVBC II | BUILDING 500

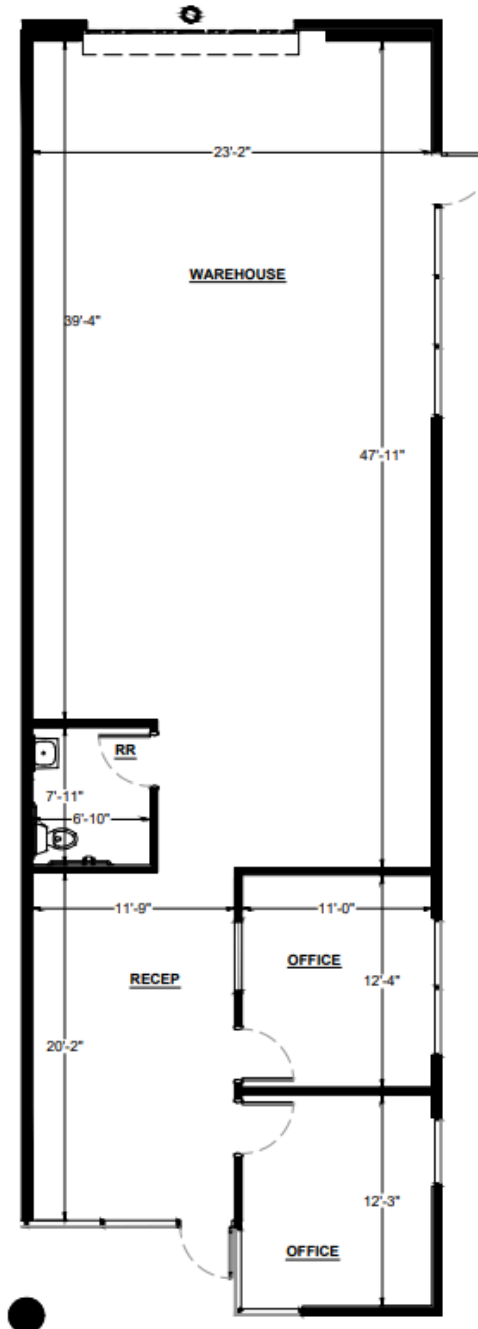
SUITE 522

- ±1,828 Total SF
- ±691 Office SF
- ±1,137 A/C Warehouse SF
- 9'-4" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$0.99 Y1/\$1.65 Y2*
NNN: \$0.41 PSF/MO

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VVBC II | BUILDING 600

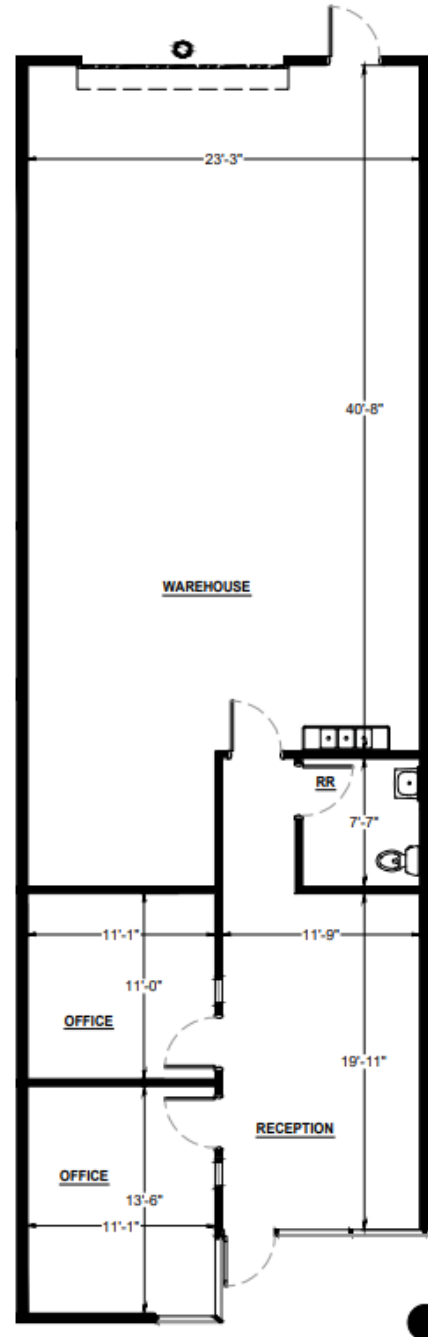
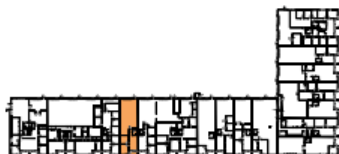
SUITE 630

- ±1,801 Total SF
- ±717 Office SF
- ±1,084 A/C Warehouse SF
- 20'-0"-21'-2" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$1.50/SF*
NNN: \$0.41 PSF/MO

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VVBC II | BUILDING 700

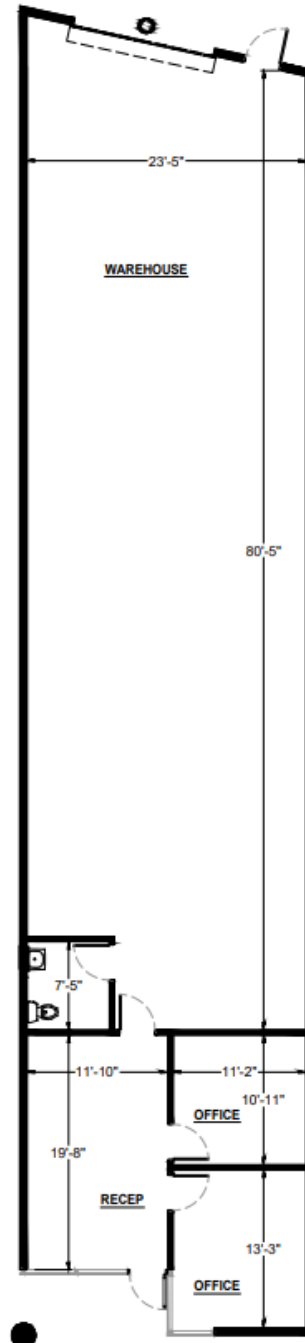
SUITE 718

- ±2,606 Total SF
- ±675 Office SF
- ±1,931 A/C Warehouse SF
- 20'-0"-21'-4" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$0.75 Y1/\$1.00 Y2/\$1.25 Y3*
NNN: \$0.41 PSF/MO

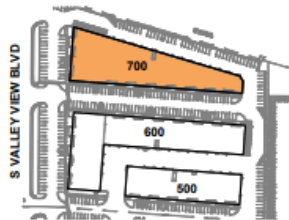
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VVBC II | BUILDING 700

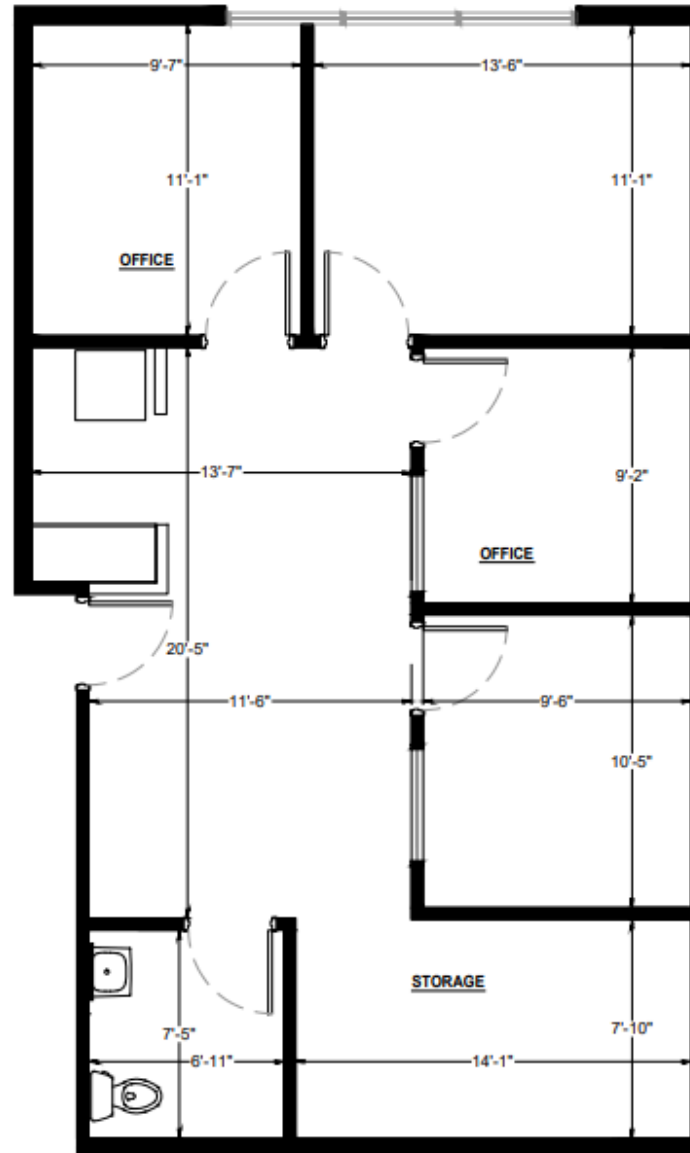
SUITE 721

- ±974 Total SF
- ±974 Office SF
- Second-Story Mezzanine

SITE KEY PLAN:



BUILDING KEY PLAN:



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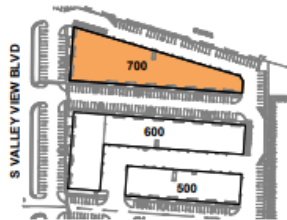
RATE: \$0.75 Y1/\$1.50 Y2*
NNN: \$0.41 PSF/MO

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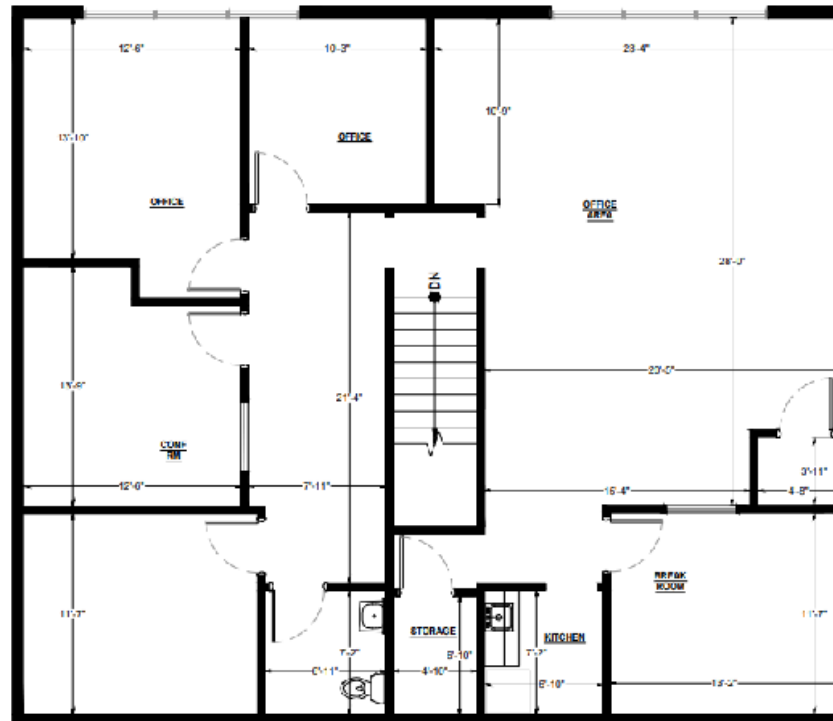
VVBC II | BUILDING 700
SUITE 729-731

- ±1,870 Total SF
- ±1,870 Office SF
- Second-Story Mezzanine

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$1.65/SF*
NNN: \$0.42 PSF/MO

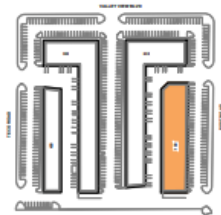
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VVBC III | BUILDING 100

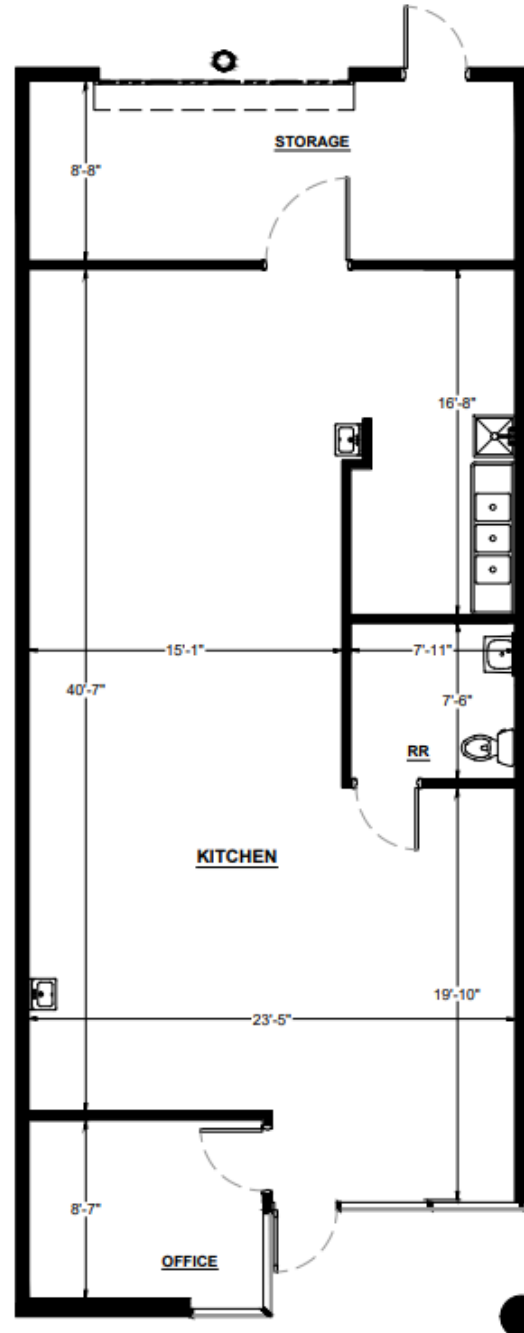
SUITE 102

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

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROMOTIONAL PRICING

RATE: \$1.50/SF*
NNN: \$0.42 PSF/MO

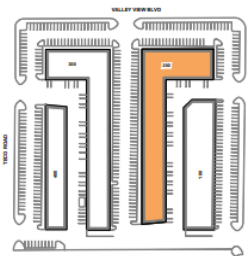
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY.

VVBC III | BUILDING 200

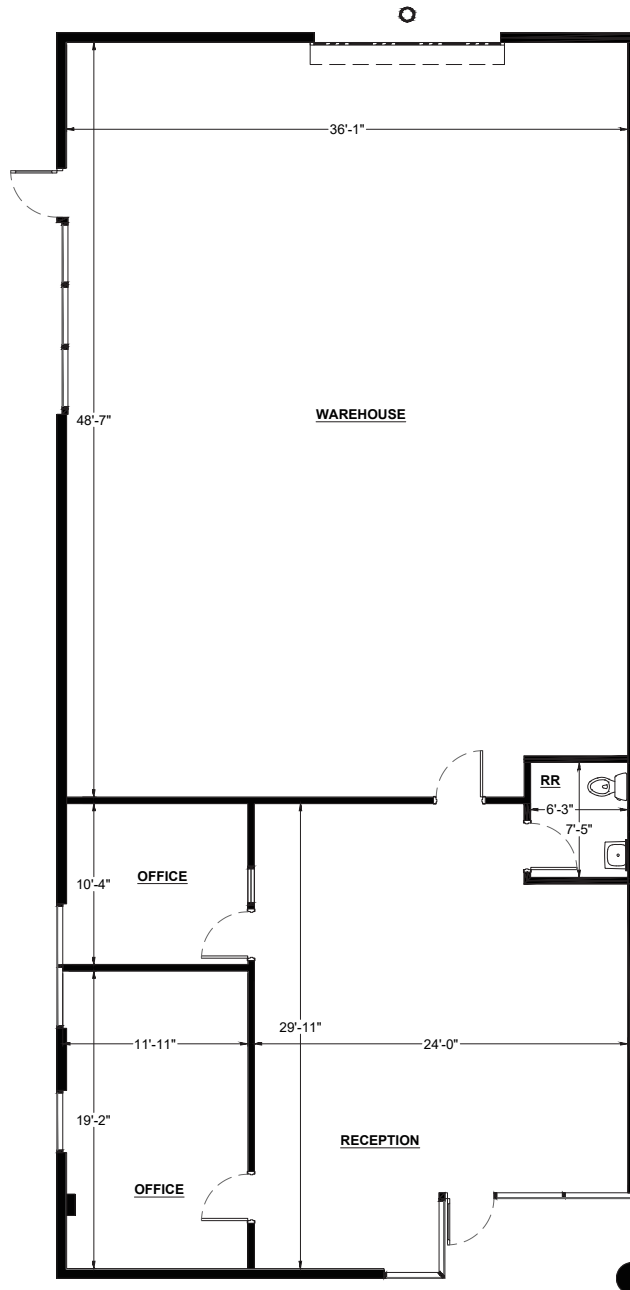
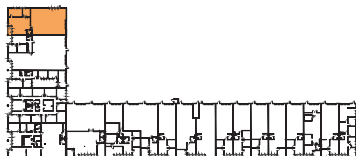
SUITE 200

- ±2,985 Total SF
- ±1,164 Office SF
- ±1,821 A/C Warehouse SF
- 20'-4"-21'-9" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



FOR MORE INFORMATION

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VALLEY VIEW BUSINESS CENTER
 6280 SOUTH VALLEY VIEW BLVD.
 LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER I, II, & III

FLOOR PLAN

FOR LEASE



PROMOTIONAL PRICING

RATE: \$1.50/SF*
NNN: \$0.42 PSF/MO

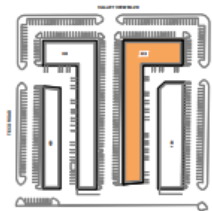
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY.

VVBC III | BUILDING 200

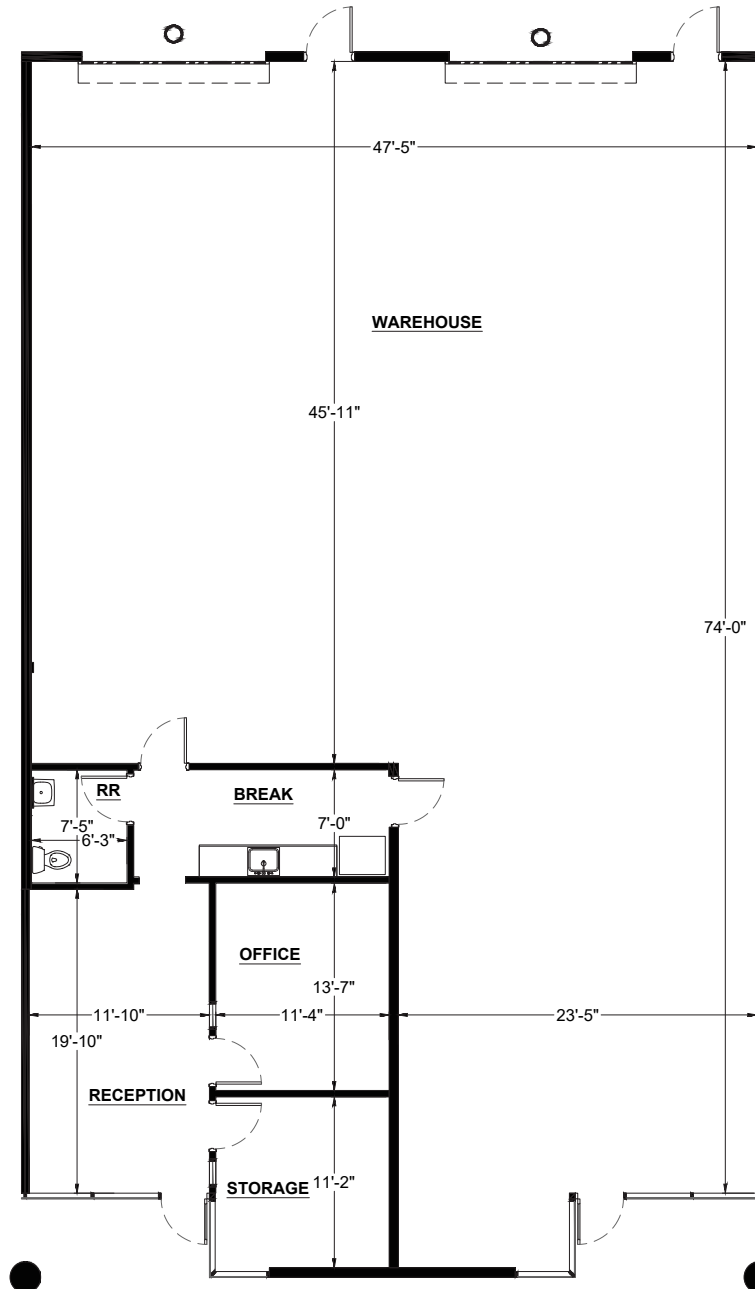
SUITE 202-204

- ±3,865 Total SF
- ±805 Office SF
- ±3,060 A/C Warehouse SF
- 20'-4"-22'-4" Clear Height
- 2 Grade Level Doors

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

FOR LEASE



PROMOTIONAL PRICING

RATE: \$1.65/SF*
NNN: \$0.42 PSF/MO

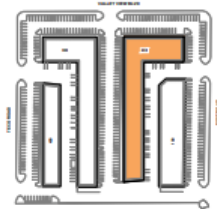
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY.

VVBC III | BUILDING 200

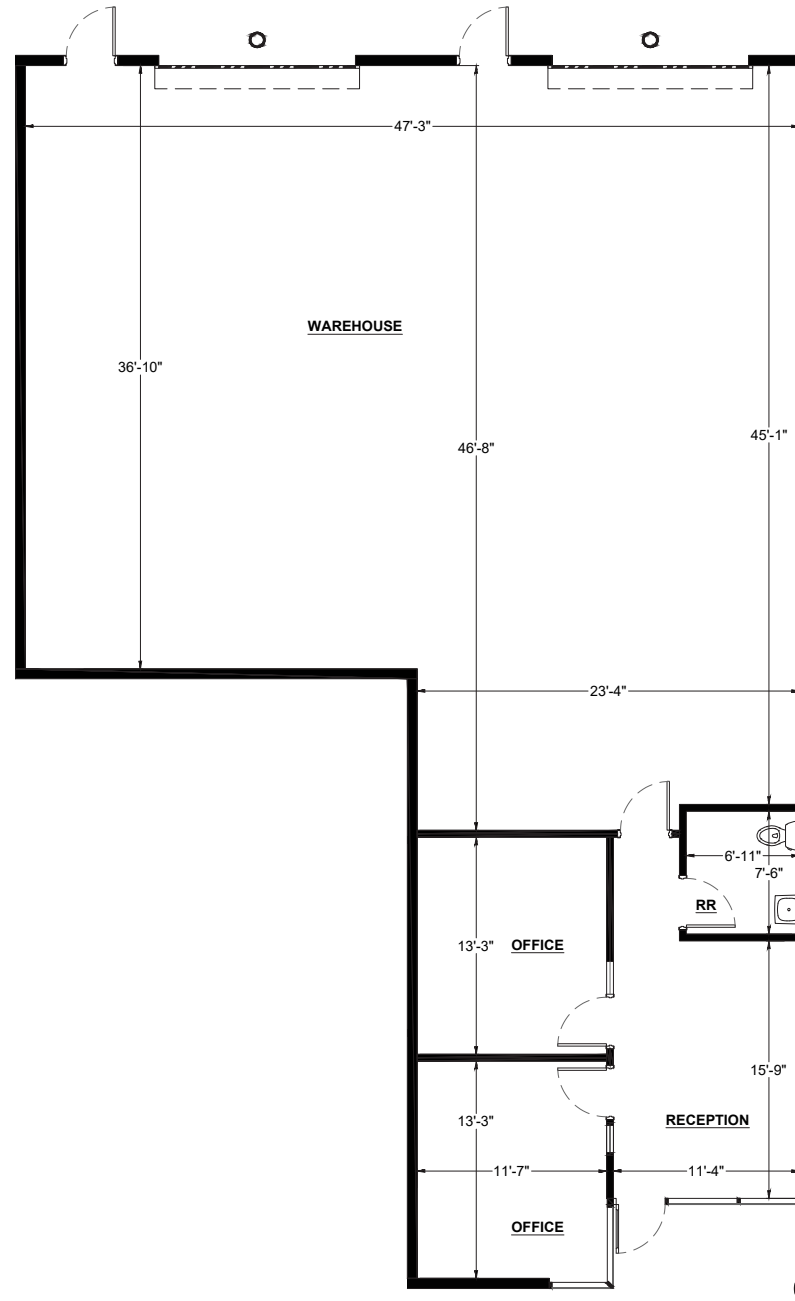
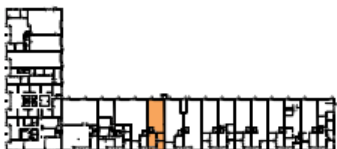
SUITE 224

- ±2,716 Total SF
- ±679 Office SF
- ±2,037 A/C Warehouse SF
- 20'-4"-22'-0" Clear Height
- HVAC Warehouse
- 2 Grade Level Doors

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

FOR LEASE



PROMOTIONAL PRICING

RATE: \$1.65/SF*
NNN: \$0.42 PSF/MO

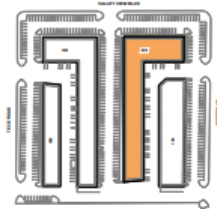
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY.

VVBC III | BUILDING 200

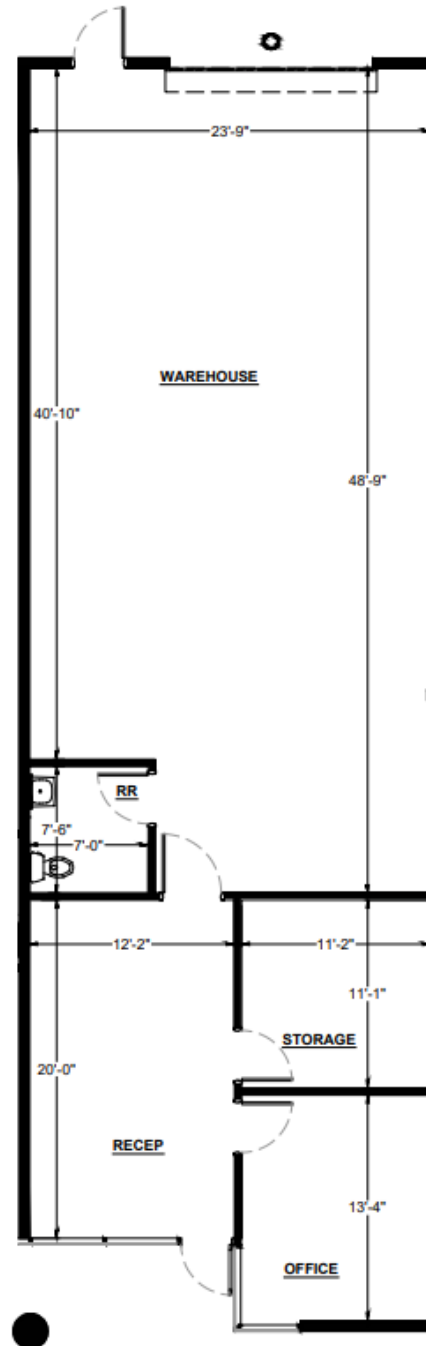
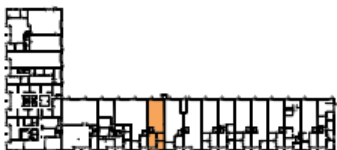
SUITE 226

- ±1,839 Total SF
- ±686 Office SF
- ±1,153 A/C Warehouse SF
- 20'-4"-21'-8" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

FOR LEASE



PROMOTIONAL PRICING

RATE: \$0.75 Y1/\$1.50 Y2*
NNN: \$0.42 PSF/MO

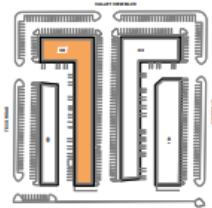
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY AFTER YEAR 2.

VVBC III | BUILDING 300

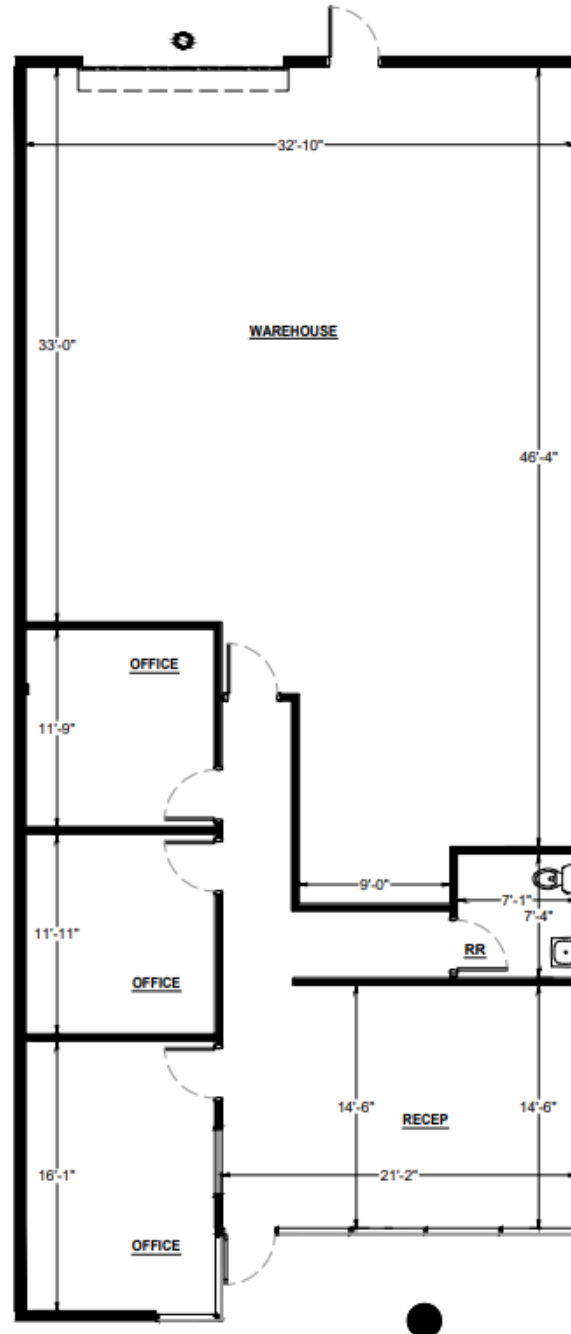
SUITE 316

- ±2,514 Total SF
- ±1,103 Office SF
- ±1,411 A/C Warehouse SF
- 20'-4"-21'-0" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

FOR LEASE



PROMOTIONAL PRICING

RATE: \$0.75 Y1/\$1.00 Y2/\$1.25 Y3*
NNN: \$0.42 PSF/MO

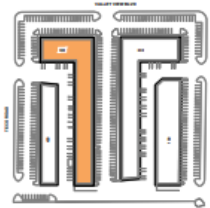
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY AFTER YEAR 3.

VVBC III | BUILDING 300

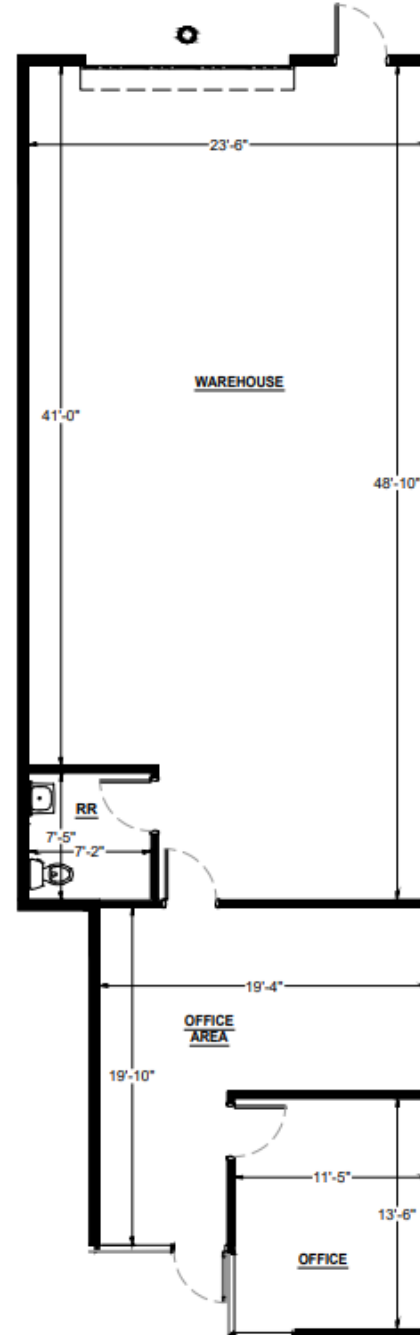
SUITE 326

- ±1,700 Total SF
- ±507 Office SF
- ±1,193 A/C Warehouse SF
- 20'-4"-21'-0" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS

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AMENITIES & IMPROVEMENTS

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