

VALLEY VIEW BUSINESS CENTER I, II & III



FOR LEASE

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

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PROPERTY FEATURES

- ±360,413 Total SF
- Units Available Between ±974 SF and ±3,863 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard

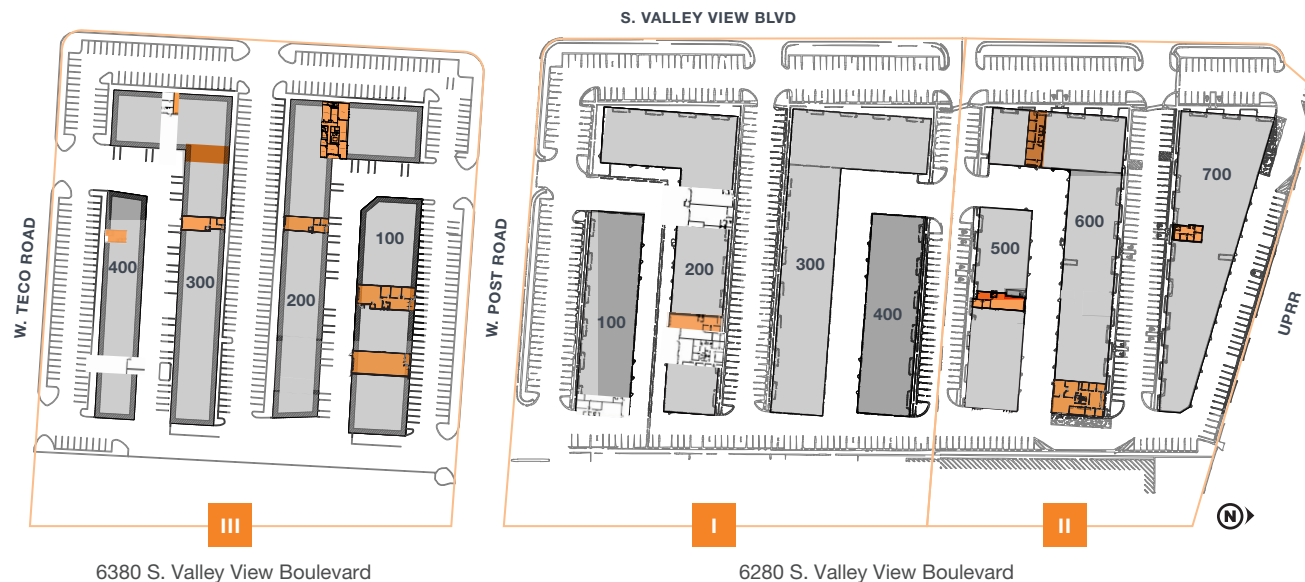


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN



UNIT AVAILABILITIES

■ OCCUPIED ■ AVAILABLE

VBVC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	100	122	±1,845	±1,592	±253	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
I	200	218	±1,817	±541	±1,276	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
I	200	220	±1,812	±921	±891	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
I	200	232	±1,812	±823	±997	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
I	200	234-236	±2,724	±681	±2,043	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
II	500	510	±1,696	±624	±1,072	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
II	600	604	±1,930	±695	±1,235	\$1.80 PSF/Mo	\$0.41 PSF/Mo	Available Now
II	600	640-642	±3,624	±3,211	±413	\$1.85 PSF/Mo	\$0.41 PSF/Mo	Available Now
II	700	721	±974	±974	N/A	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
II	700	729-731	±1,870	±1,870	N/A	\$1.50 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	100	108	±1,417	±849	±568	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	200	212-214	±3,843	±2,164	±1,679	\$1.80 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	200	226	±1,839	±686	±1,153	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	300	306	±1,925	±810	±1,115	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	300	316	±2,514	±1,103	±1,411	\$1.80 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	300	326	±1,700	±507	±1,193	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	400	404	±983	±983	N/A	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	400	418	±1,467	±714	±753	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now

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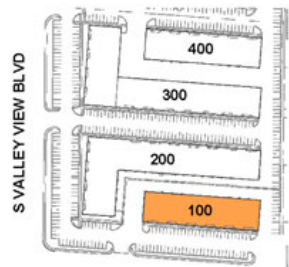
FLOOR PLAN

VVBC I | BUILDING 100

SUITE 122

- ±1,845 Total SF
- ±1,592 SF Office
- ±253 SF Warehouse
- ±20' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

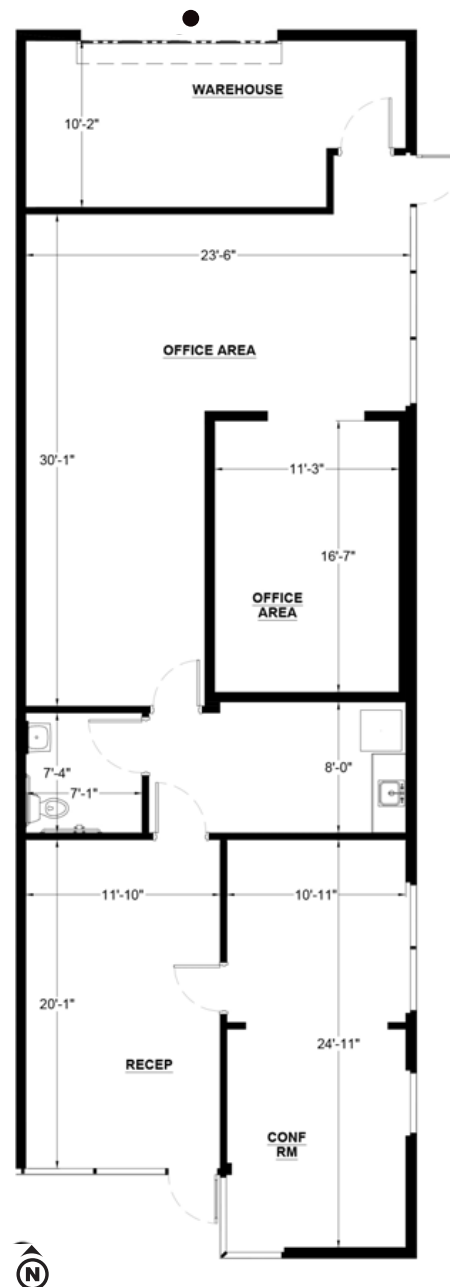
VVBC I



BUILDING 100



● = GRADE LEVEL DOORS



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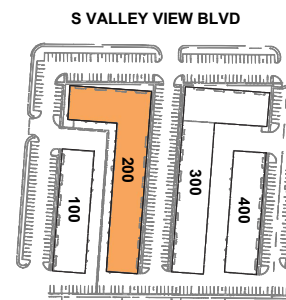
FLOOR PLAN

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
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

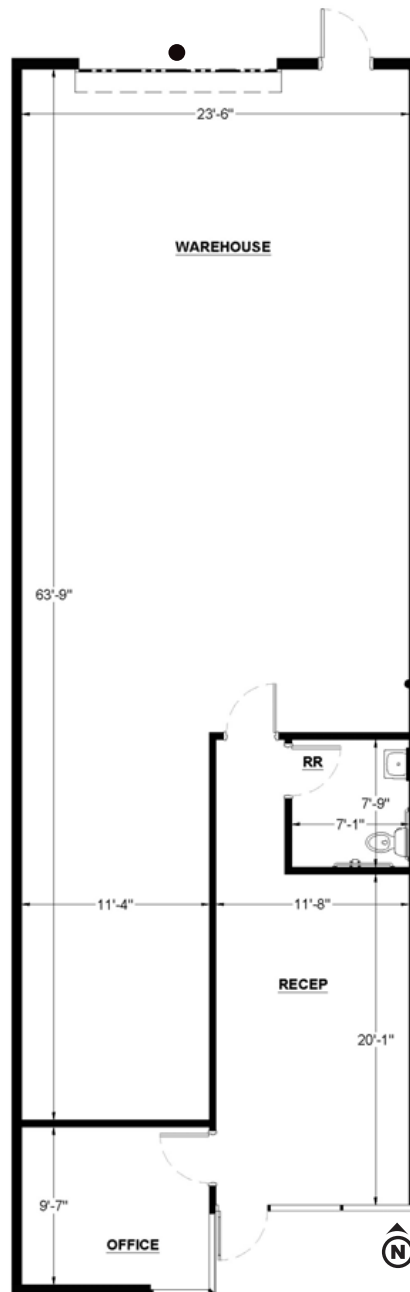
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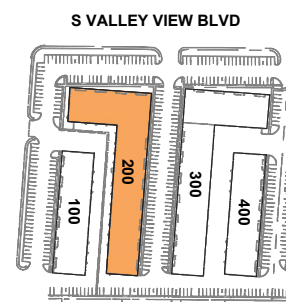
FLOOR PLAN

VVBC I | BUILDING 200

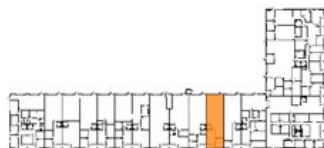
SUITE 220

- ±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
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

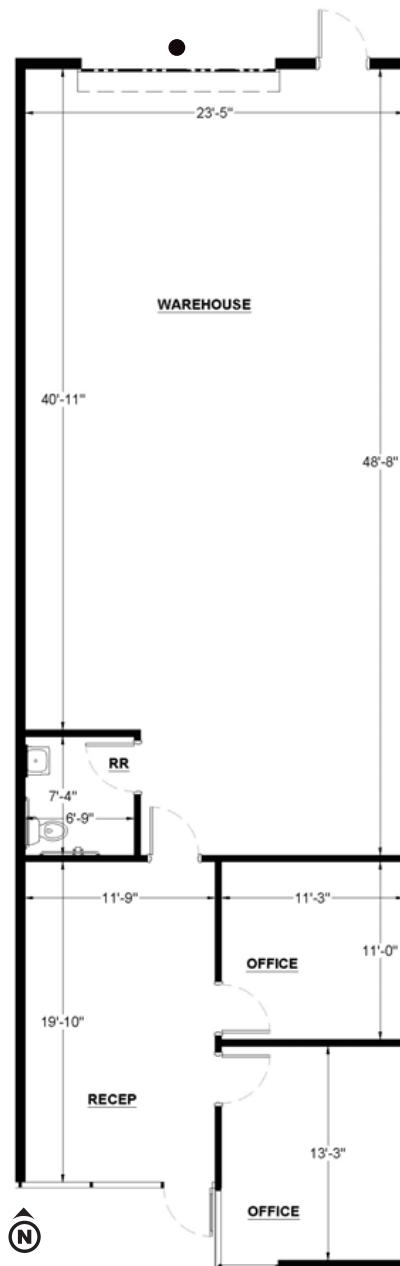
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FLOOR PLAN

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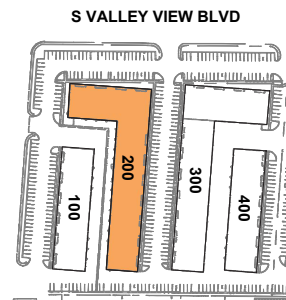


VVBC I | BUILDING 200

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
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

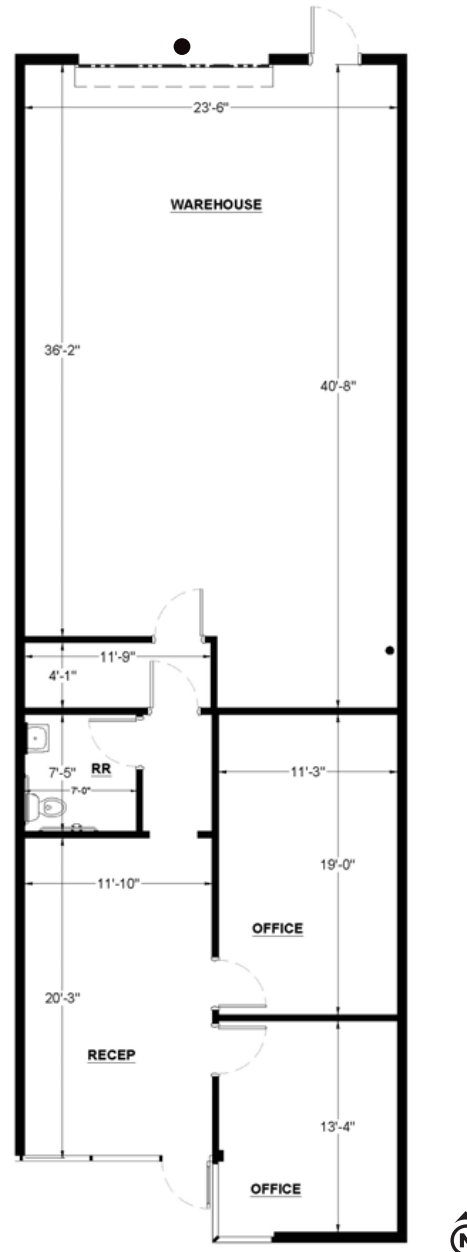
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BUILDING 200



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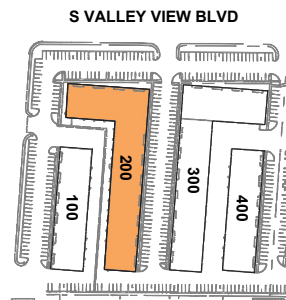
FLOOR PLAN

VVBC I | BUILDING 200

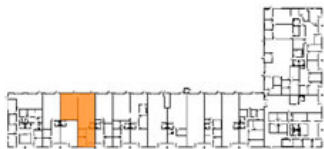
SUITE 234-236

- ±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
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

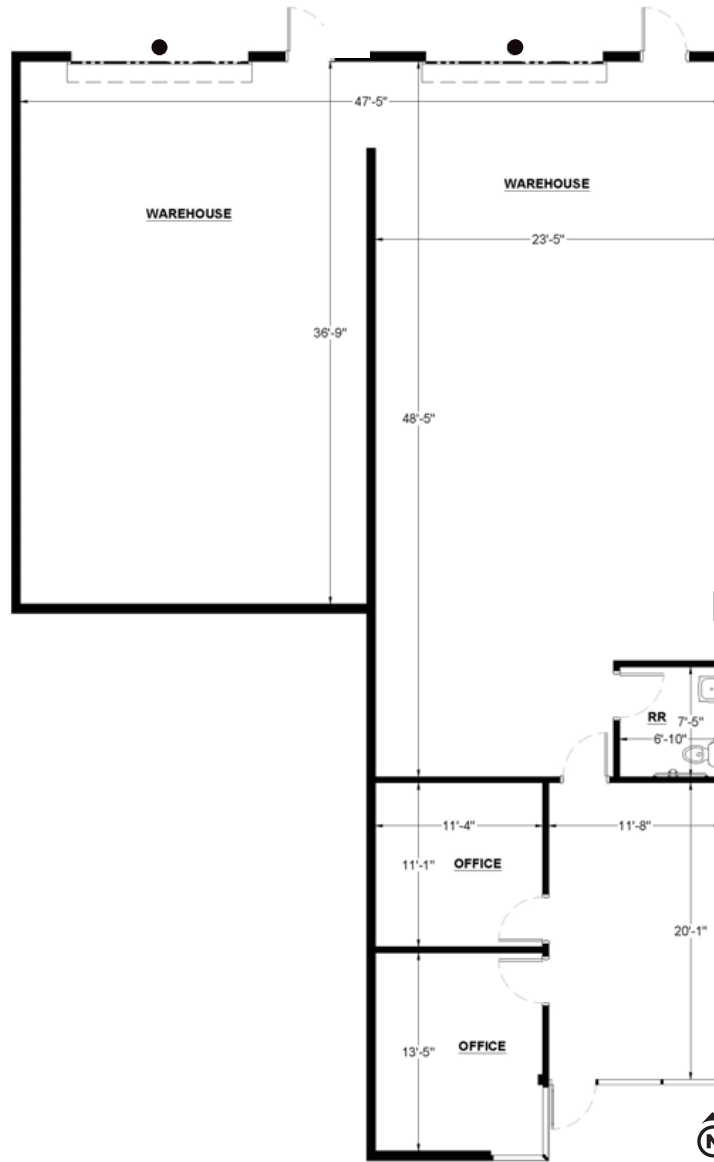
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BUILDING 200



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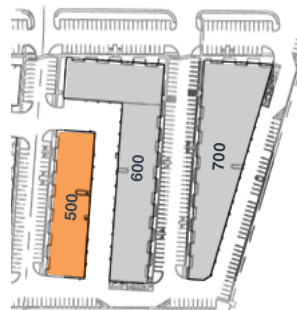
FLOOR PLAN

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
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

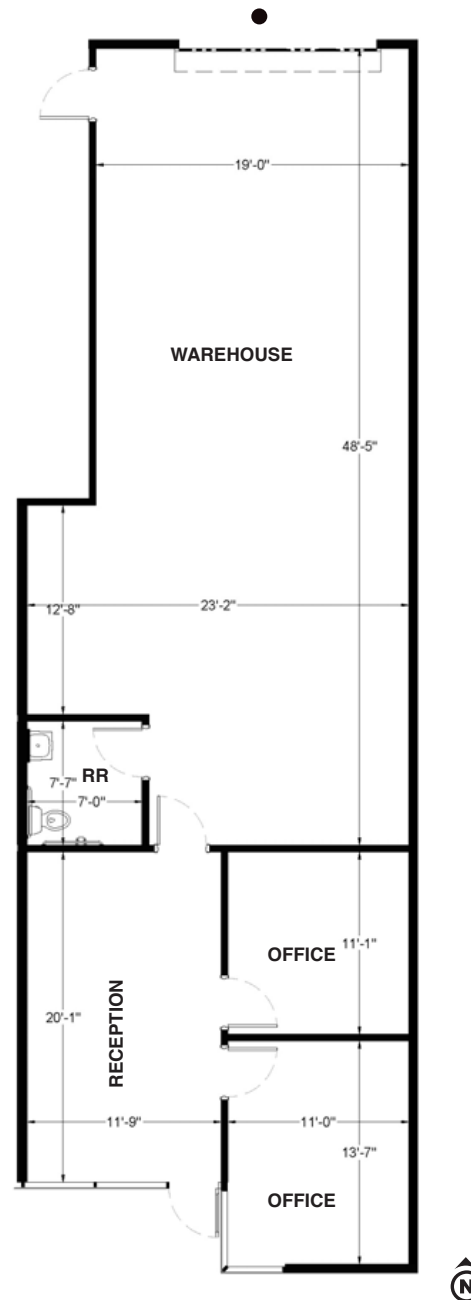
VVBC II



BUILDING 500



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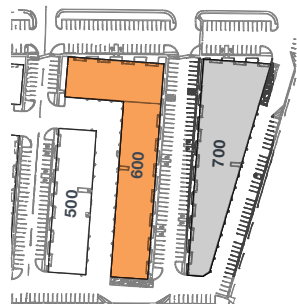
FLOOR PLAN

VVBC II | BUILDING 600

SUITE 604

- 100% HVAC
- ±1,930 Total SF
- ±695 Office SF
- ±1,235 Warehouse SF
- 20' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- \$1.80 PSF/Mo
- \$0.41 PSF/Mo

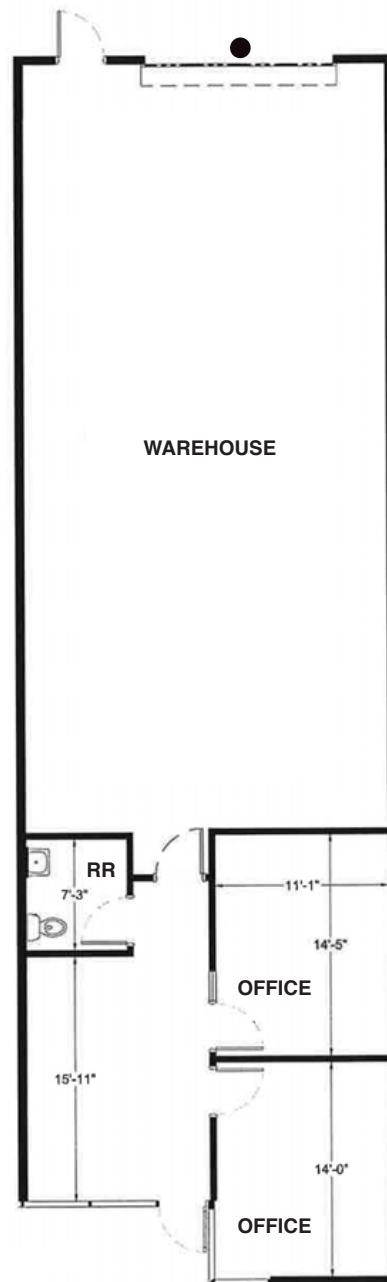
VVBC II



BUILDING 600



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FLOOR PLAN

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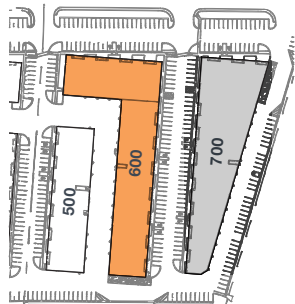


VVBC II | BUILDING 600

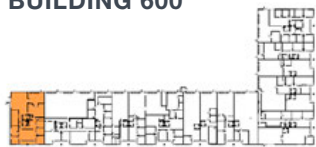
SUITE 640-642

- ±3,624 Total SF
- ±3,211 Office SF
- ±413 Warehouse SF
- 20' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- \$1.85 PSF/Mo
- \$0.41 PSF/Mo

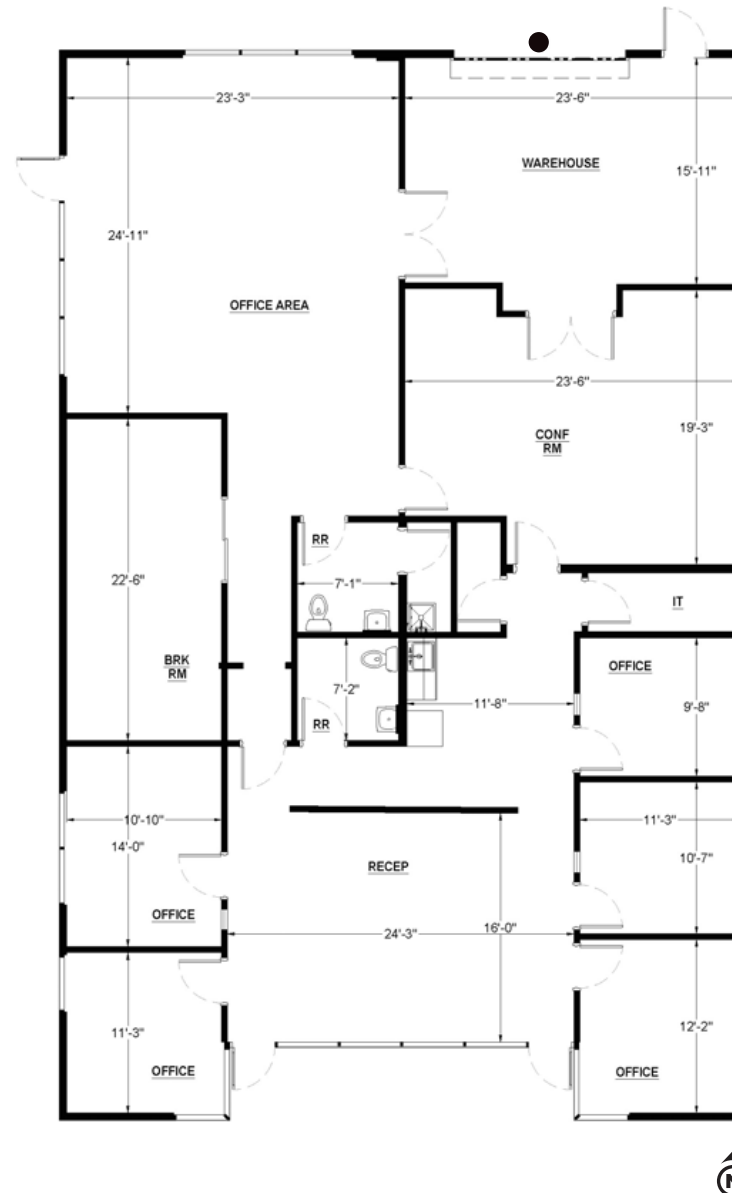
VVBC II



BUILDING 600



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VALLEY VIEW BUSINESS CENTER I, II & III

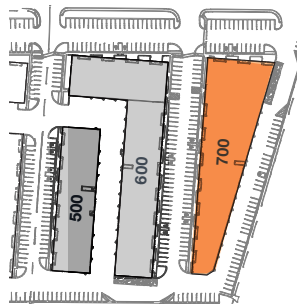
FLOOR PLAN

VVBC II | BUILDING 700

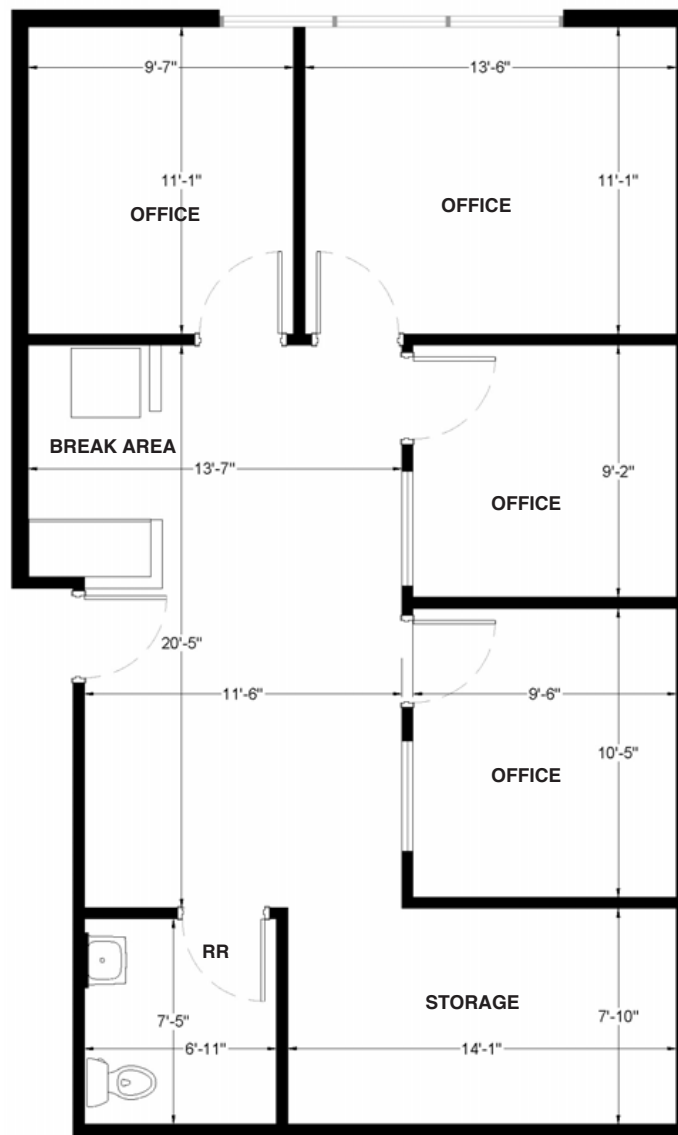
SUITE 721

- ±974 Total SF
- Small fully built out office featuring four private offices, in suite restroom, and break area.
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

VVBC II



BUILDING 700



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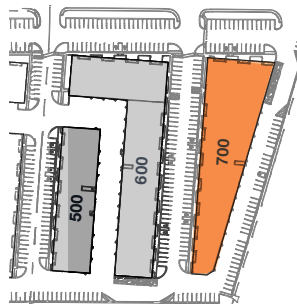
FLOOR PLAN

VVBC II | BUILDING 700

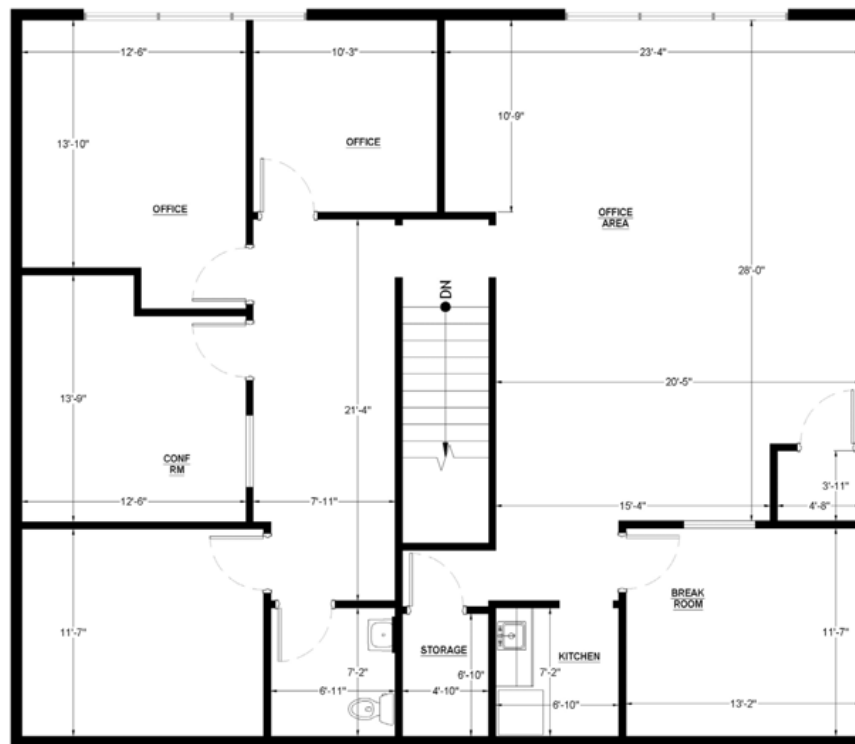
SUITE 729-731

- ±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.
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

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BUILDING 700



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FLOOR PLAN

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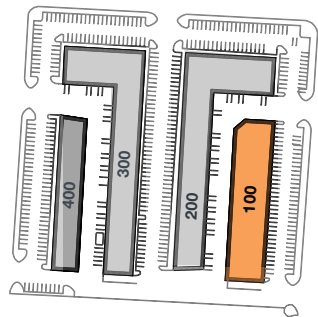


VVBC III | BUILDING 100

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
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

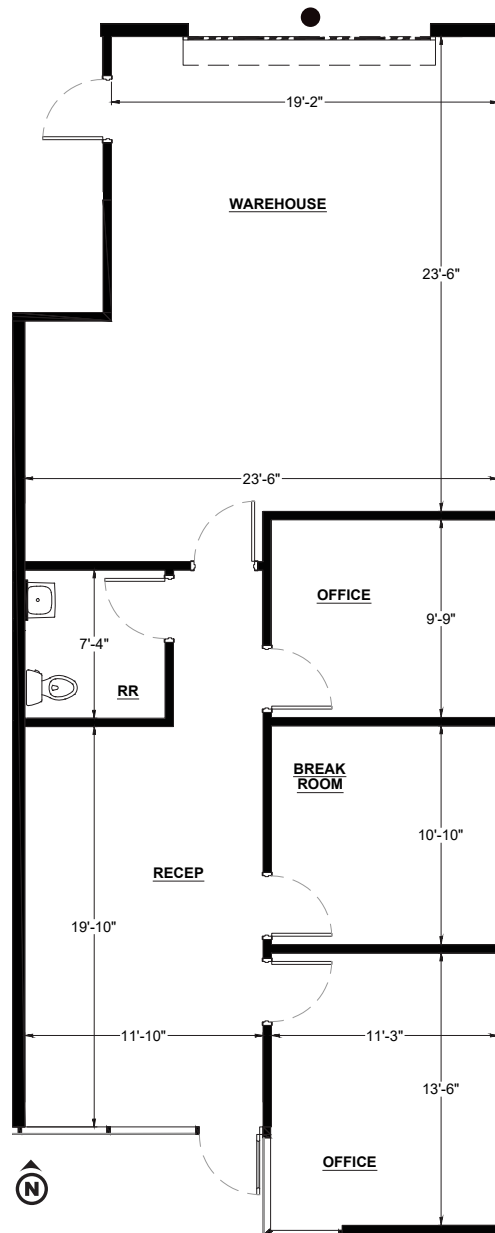
VVBC III



BUILDING 100



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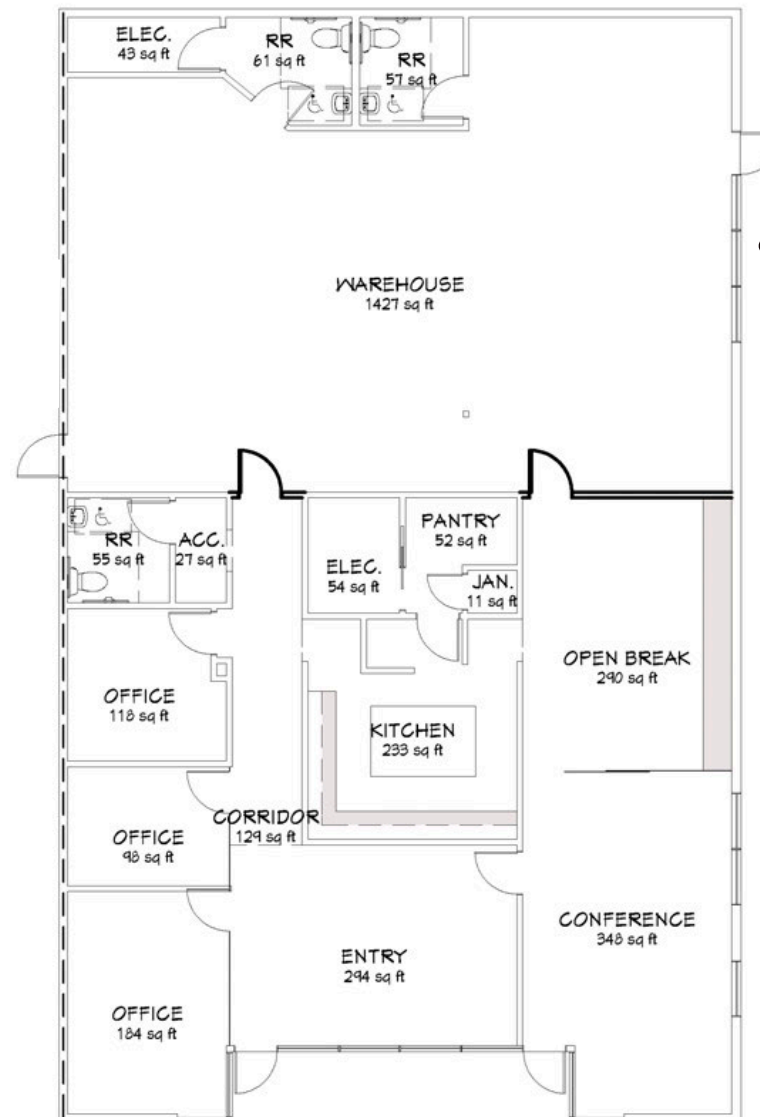
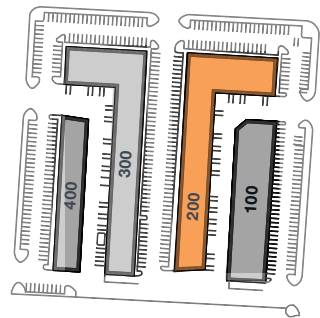


VVBC III | BUILDING 200

SUITE 212-214

- ±3,840 Total SF
- ±2,413 SF Office
- ±1,427 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.80 PSF/Mo
- NNN \$0.41 PSF/Mo

VVBC III



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



VALLEY VIEW BUSINESS CENTER I, II & III

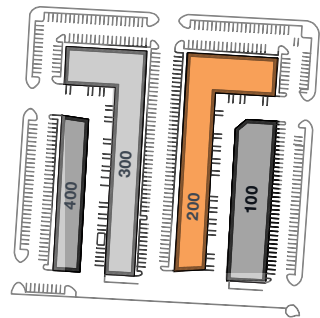
FLOOR PLAN

VVBC III | BUILDING 200

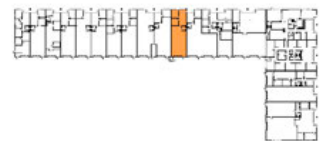
SUITE 226

- ±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
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

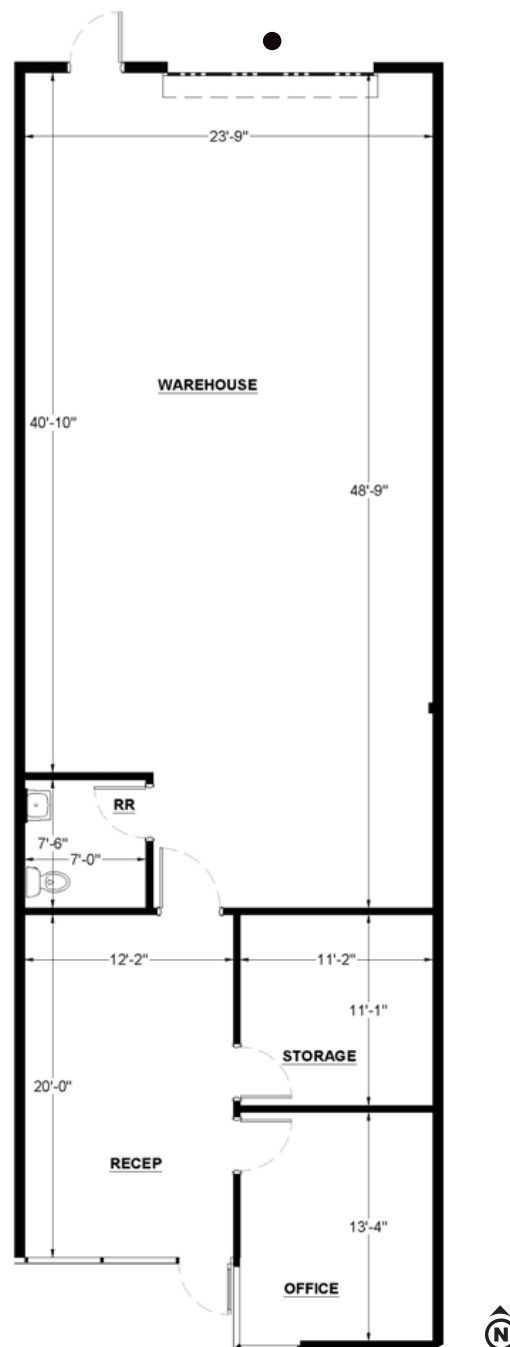
VVBC III



BUILDING 200



● = GRADE LEVEL DOORS



FOR LEASE



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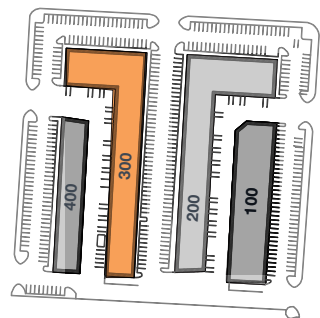
FLOOR PLAN

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
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

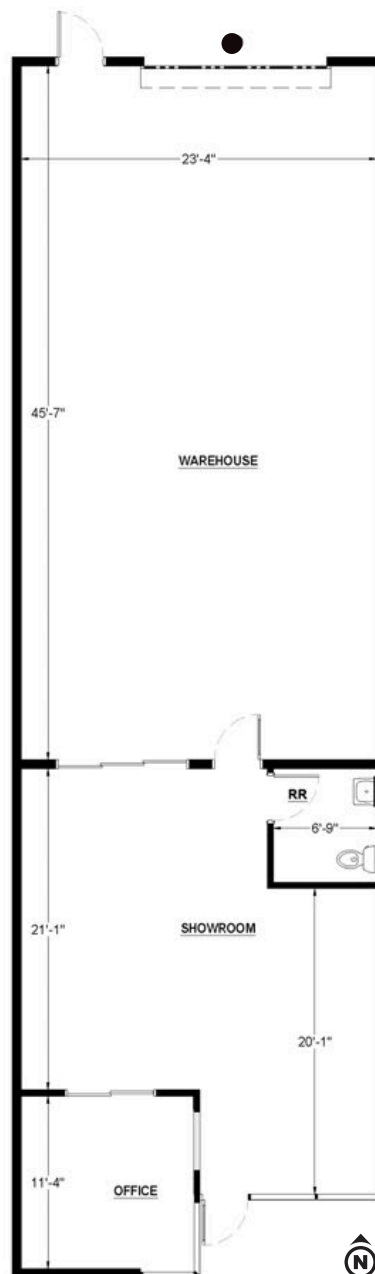
VVBC III



BUILDING 300



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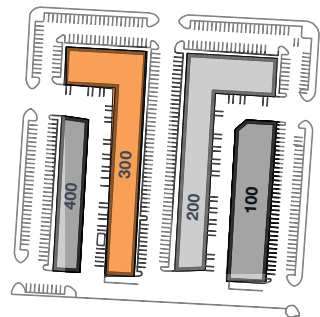
FLOOR PLAN

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
- Rate \$1.80 PSF/Mo
- NNN \$0.41 PSF/Mo

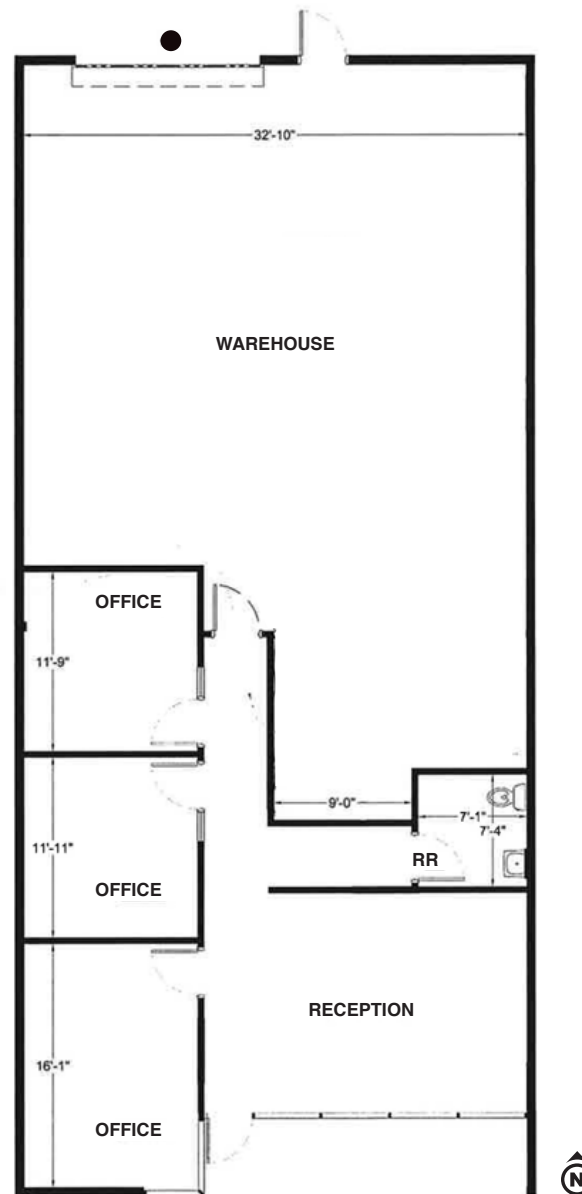
VVBC III



BUILDING 300



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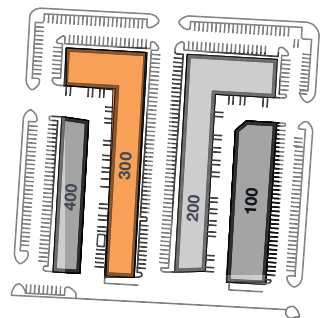
FLOOR PLAN

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
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

VVBC III



BUILDING 300



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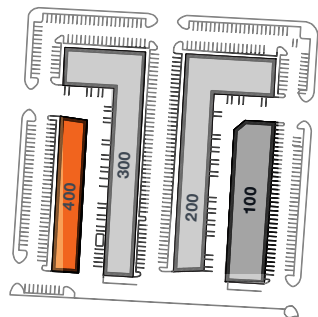
FLOOR PLAN

VVBC III | BUILDING 400

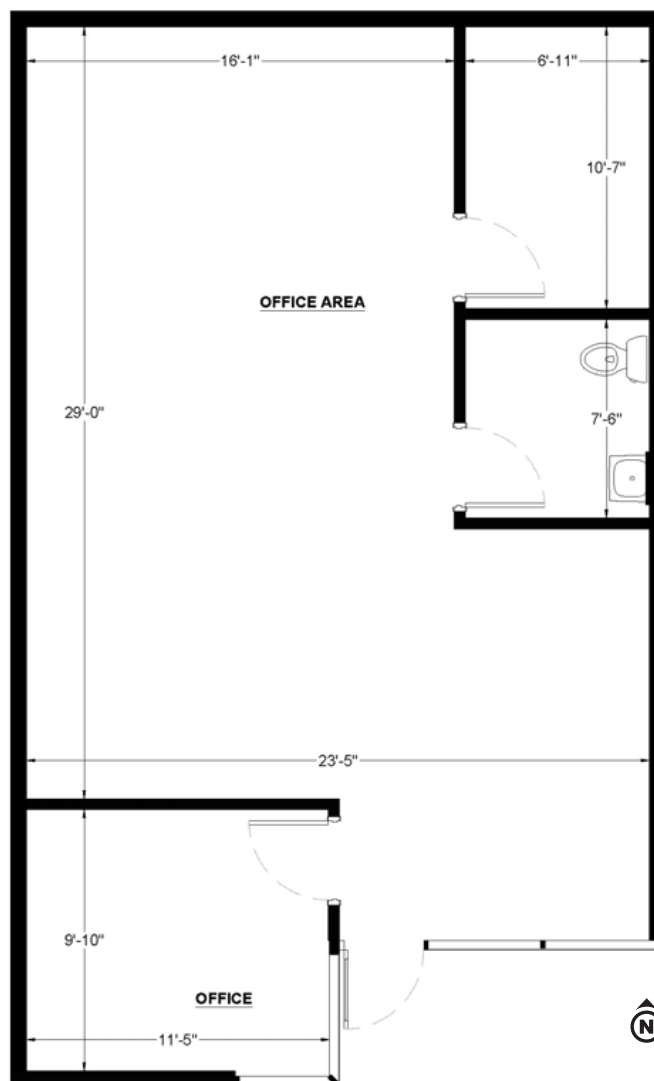
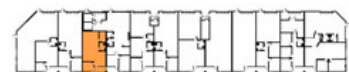
SUITE 404

- ±983 Total SF
- ±983 SF Office
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

VVBC III



BUILDING 400



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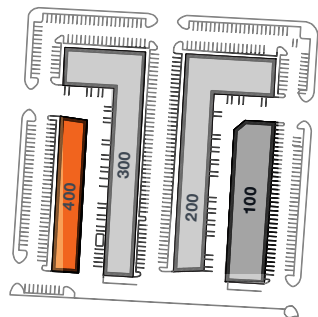
FLOOR PLAN

VVBC III | BUILDING 400

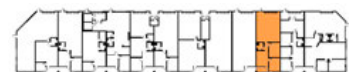
SUITE 418

- ±1,467 Total SF
- ±714 SF Office
- ±753 SF Warehouse
- ±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 III



BUILDING 400



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PROPERTY IMAGES

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AMENITIES & IMPROVEMENTS

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NEARBY AMENITIES

Allegiant Stadium
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Harry Reid
International Airport

Las Vegas Premium
Outlet South

Town Square

Las Vegas Strip

T-Mobile Arena

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