

VALLEY VIEW BUSINESS CENTER IV

5% TO PROCURING BROKER

FOR LEASE

6625 SOUTH VALLEY VIEW BOULEVARD | LAS VEGAS | NV | 89118

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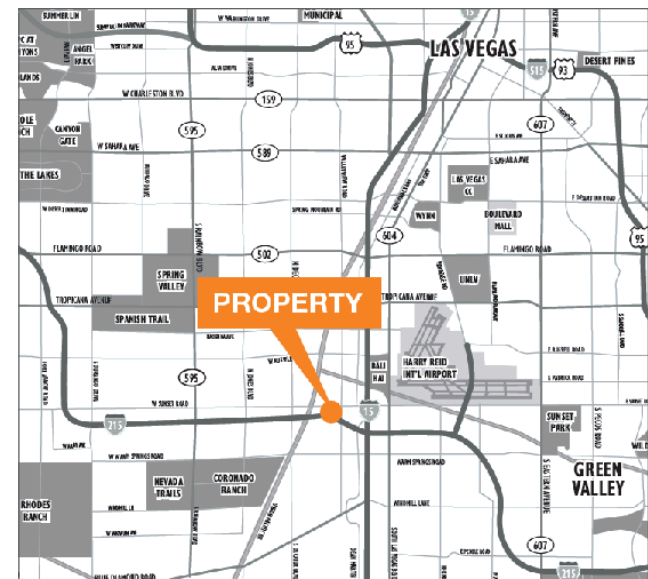
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PROMOTIONAL RATES FROM \$0.75/SF*

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

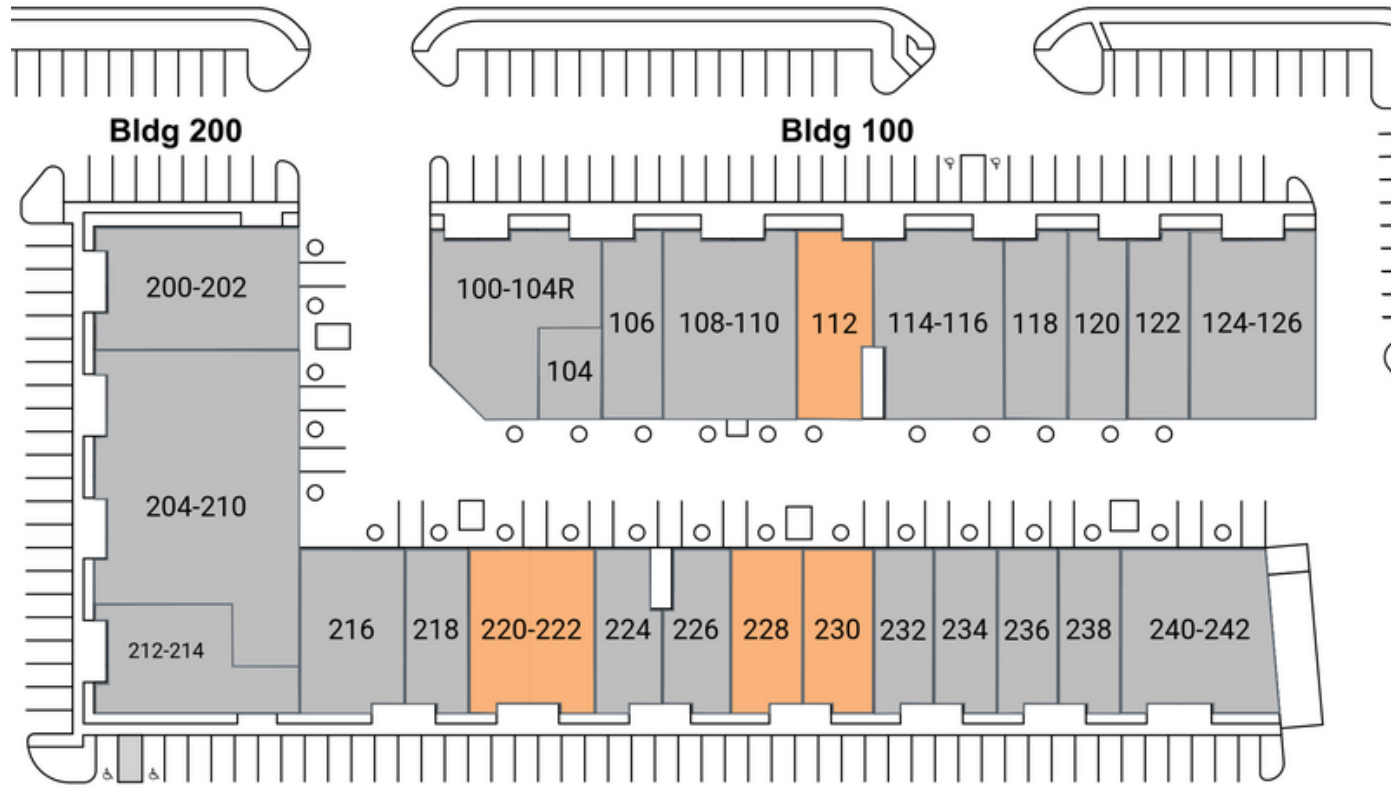


* Promotional rates require a minimum 40-month term. Rates increase 4% annually after Year 2. The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



VALLEY VIEW BUSINESS CENTER IV

SITE PLAN



Phase IV - 6625 S. Valley View Blvd.

AVAILABILITIES

AVAILABLE OCCUPIED

VBVC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	112	±1,814	±199	±1,615	\$0.99 Y1/\$1.65 Y2*	\$0.41 PSF/Mo	Available Now
IV	200	228	±1,716	±552	±1,164	\$0.75 Y1/\$1.50 Y2*	\$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	\$0.75 Y1/\$1.50 Y2*	\$0.41 PSF/Mo	Available Now
IV	200	220-222	±3,120	±1,355	±1,765	\$1.50/SF**	\$0.41 PSF/Mo	11/01/2026

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

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE



PROMOTIONAL PRICING

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

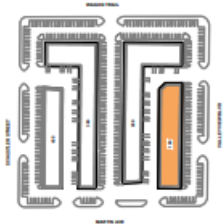
* PROMOTIONAL RATES REQUIRE A MINIMUM 40-MONTH TERM. RATES INCREASE 4% ANNUALLY AFTER YEAR 2.

VVBC IV | BUILDING 100

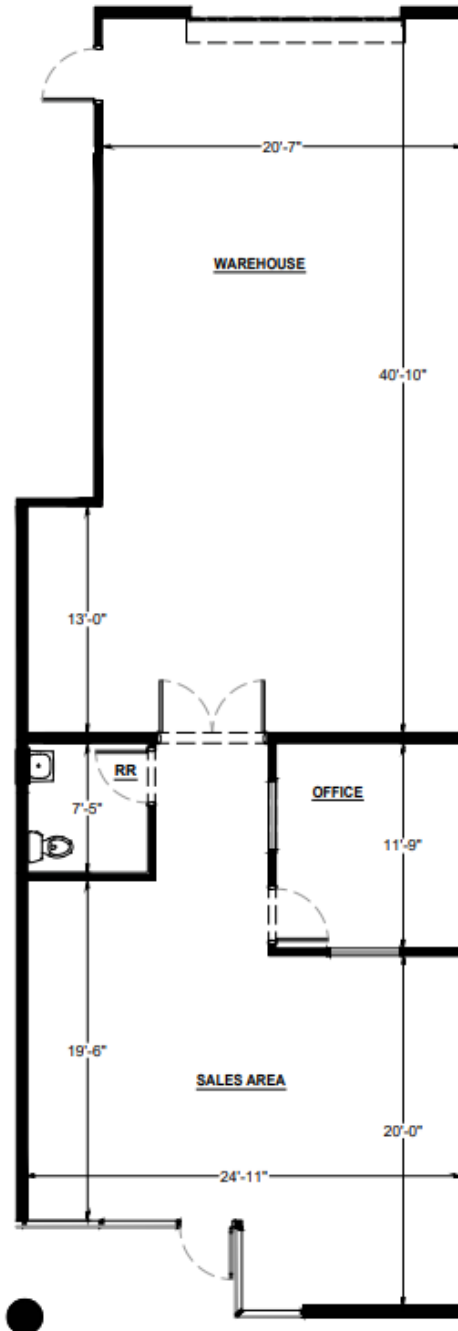
SUITE 112

- ±1,814 Total SF
- ±199 Office SF
- ±1,615 Warehouse SF
- 20'-6"-22'-0" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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VALLEY VIEW BUSINESS CENTER

6621 S. VALLEY VIEW BLVD.
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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

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PROMOTIONAL PRICING

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

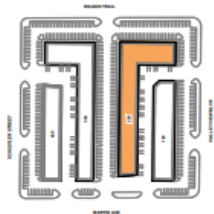
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VVBC IV | BUILDING 200

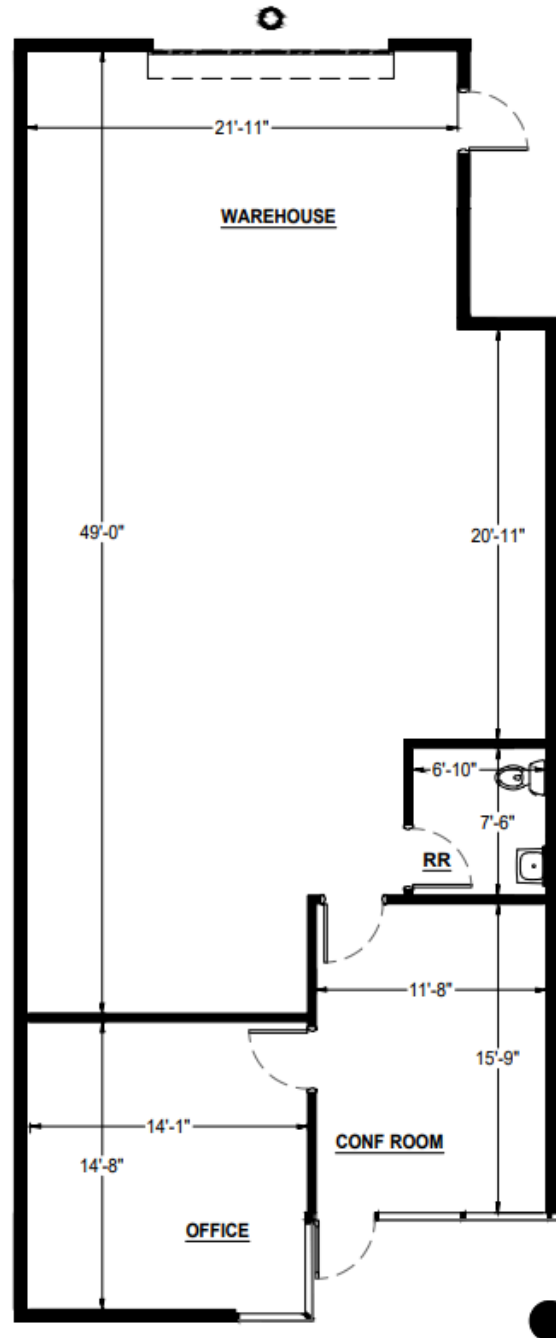
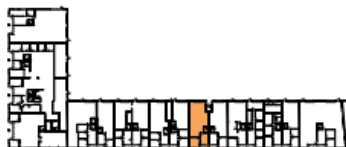
SUITE 228

- ±1,716 Total SF
- ±552 Office SF
- ±1,164 Warehouse SF
- 20'-2"-21'-10" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

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PROMOTIONAL PRICING

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

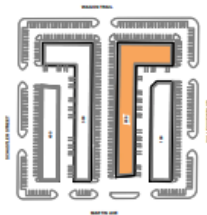
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VVBC IV | BUILDING 200

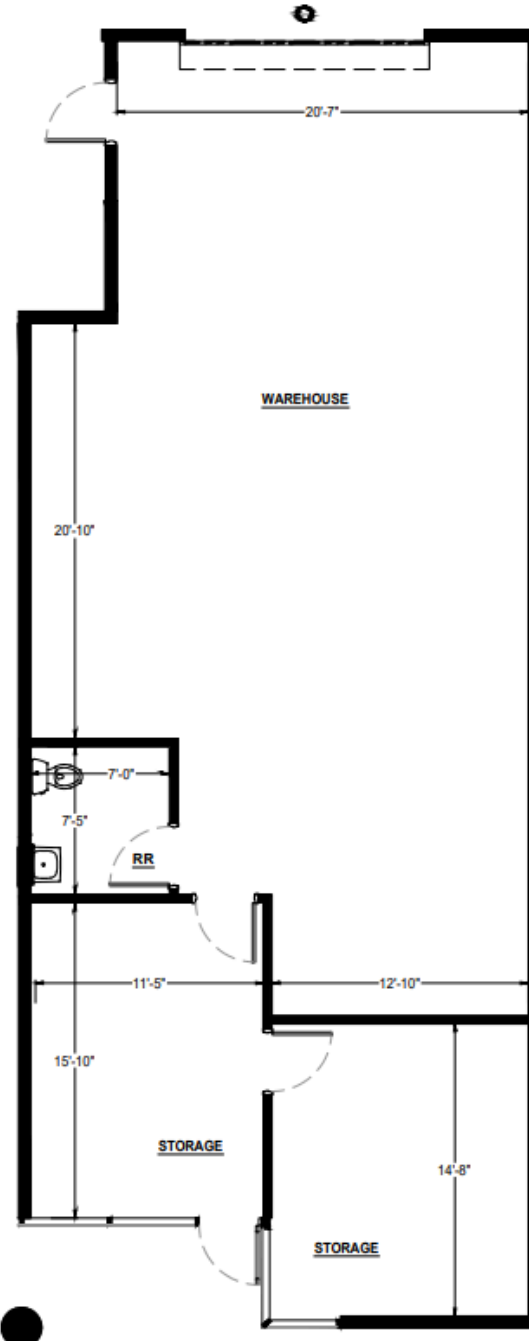
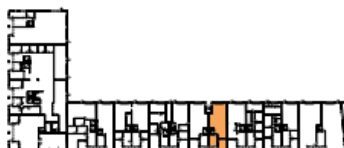
SUITE 230

- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- 20'-2"-21'-10" Clear Height
- 1 Grade Level Door

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN

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PROMOTIONAL PRICING

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NNN: \$0.41 PSF/MO

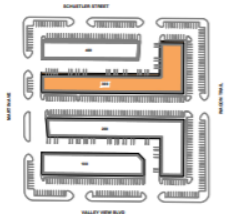
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VVBC IV | BUILDING 200

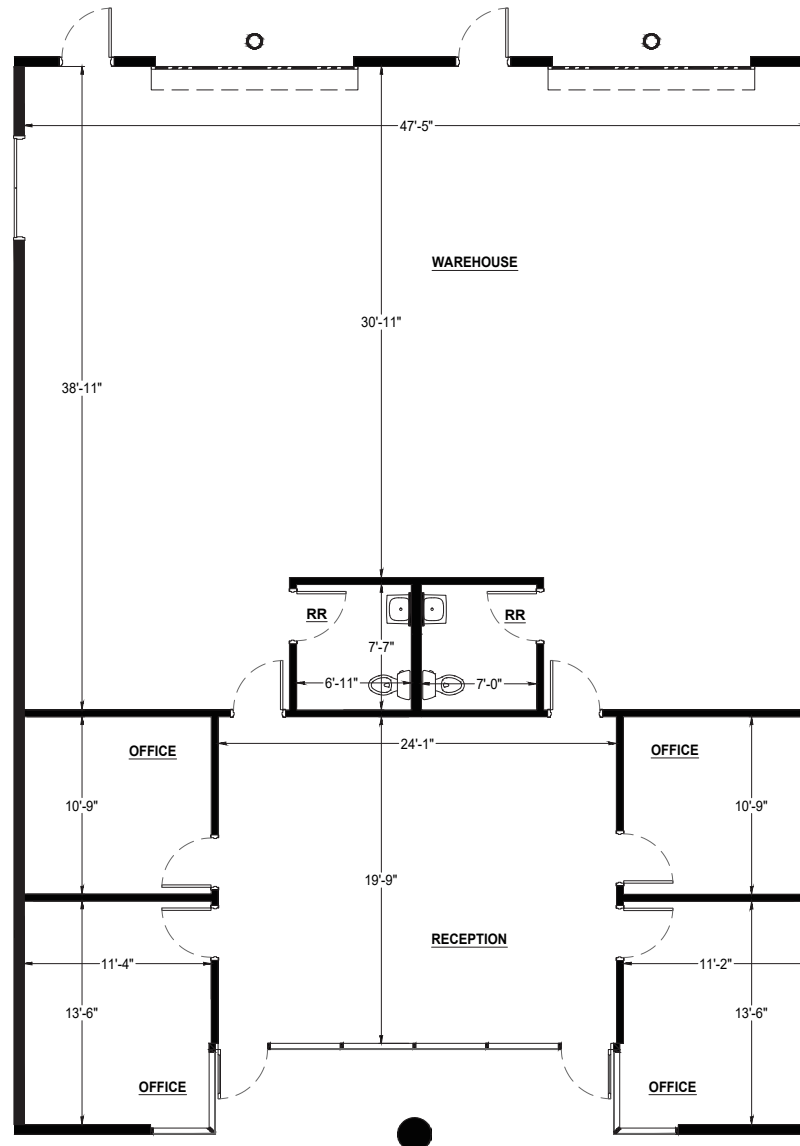
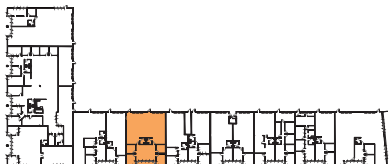
SUITE 220-222

- ±3,120 Total SF
- ±1,355 Office SF
- ±1,765 Warehouse SF
- 20'-2"-21'-5" Clear Height
- 2 Grade Level Doors

SITE KEY PLAN:



BUILDING KEY PLAN:



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PHOTOS

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AMENITIES & IMPROVEMENTS

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