VALLEY VIEW BUSINESS CENTER IV

5% TO PROCURING BROKER

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

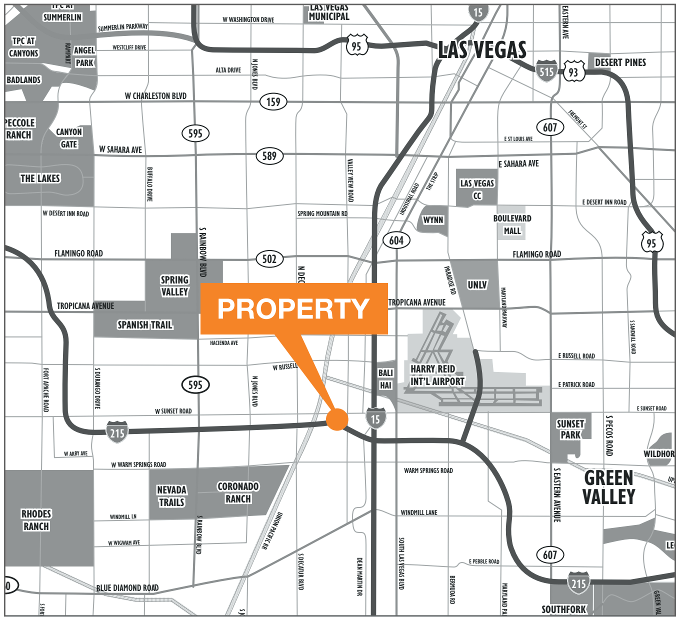
CHARLIE NEWMAN
+1 702 425 5537
charlie.newman@colliers.com
LIC. # NV-S.196915

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

YEAR 1 - $0.99 | YEAR 2 - $1.65

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

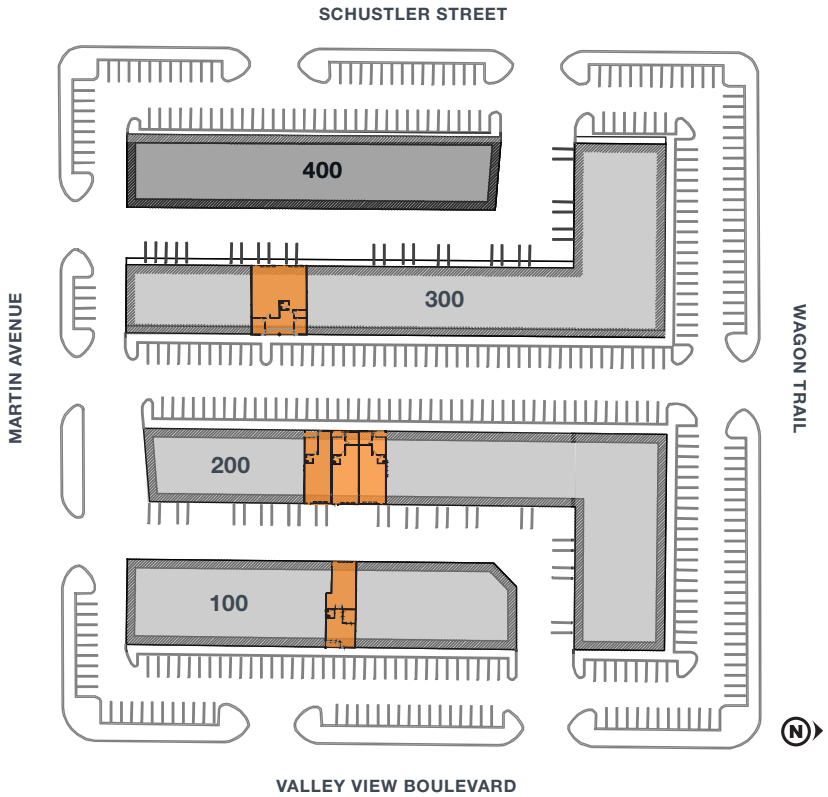


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

VALLEY VIEW BUSINESS CENTER IV

SITE PLAN

FOR LEASE



AVAILABILITIES

= AVAILABLE = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	112	±1,814	±199	±1,615	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	200	218	±1,577	±463	±1,114	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	$0.99* Year 1	$0.41 PSF/Mo	Available Now
IV	300	328–330	±2,880	±921	±1,959	$0.99* Year 1	$0.41 PSF/Mo	Available Now

*Year 2: $1.60 - $1.65

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

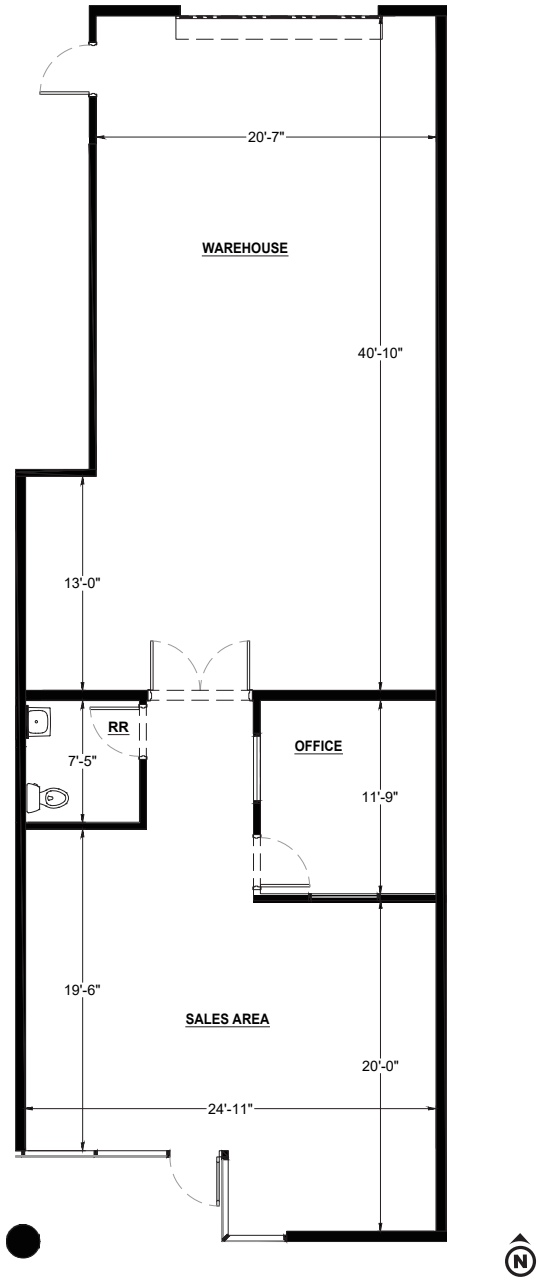
FOR LEASE

bkm

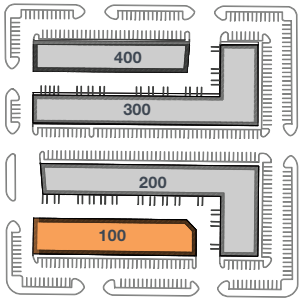
VVBC IV | BUILDING 100

SUITE 112

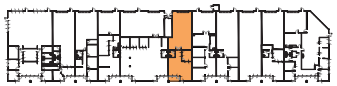
- ±1,814 Total SF
- ±199 Office SF
- ±1,615 Warehouse SF
- ±20' - ±22' Clear height
- 120/208 Volt, 3-Phase power
- 1 Grade level door
- Zoning M-1



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

Colliers

VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

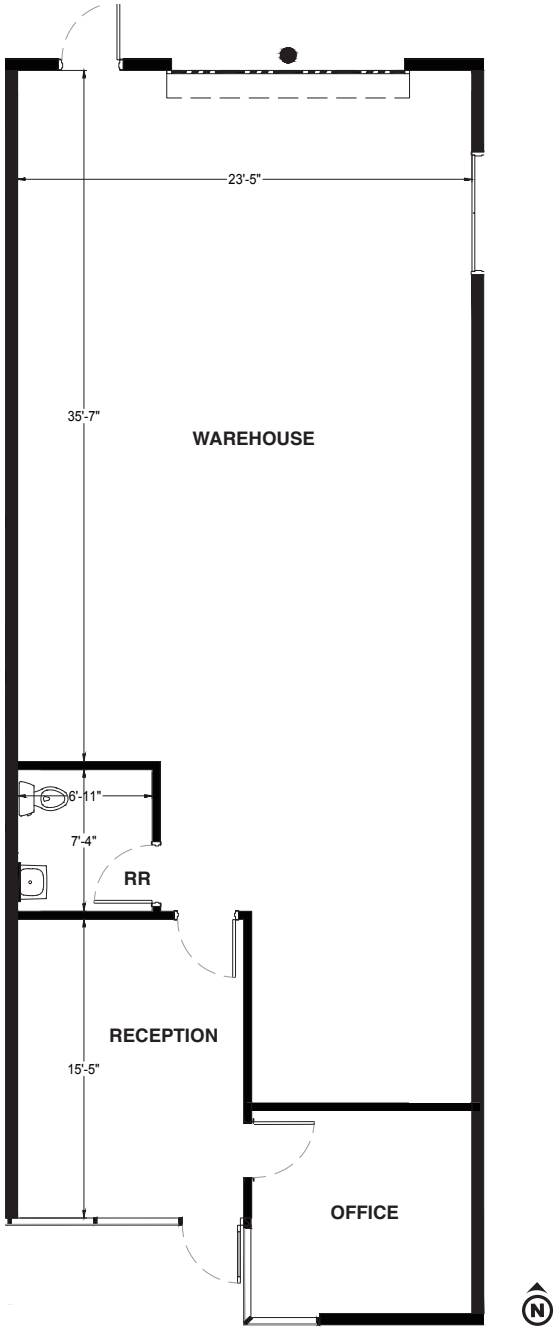
FOR LEASE

bkm

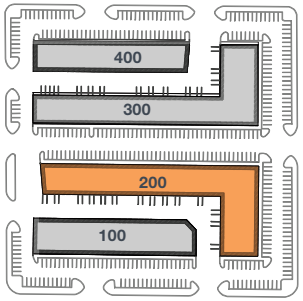
VVBC IV | BUILDING 200

SUITE 218

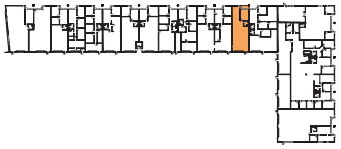
- ±1,577 Total SF
- ±463 Office SF
- ±1,114 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door



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

Colliers

VALLEY VIEW BUSINESS CENTER IV

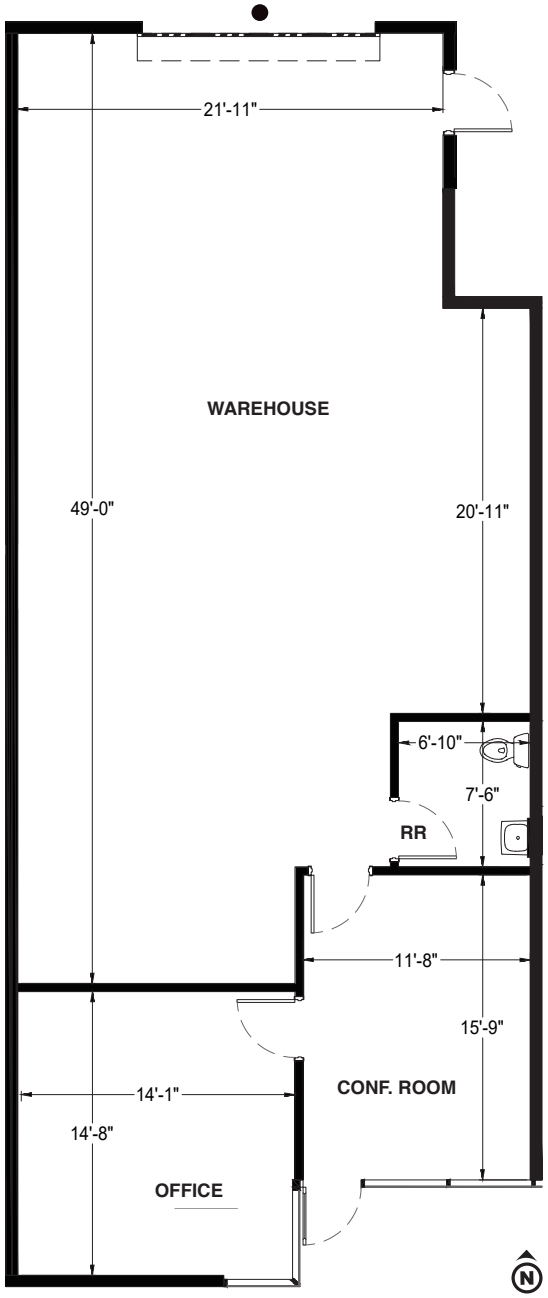
FLOOR PLAN

FOR LEASE

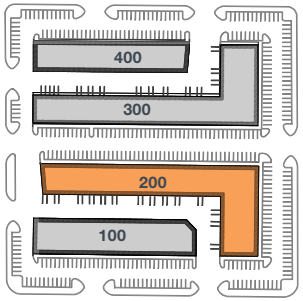
VVBC IV | BUILDING 200

SUITE 228

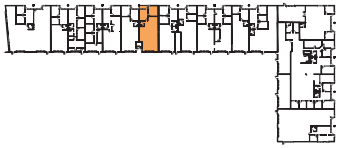
- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door



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

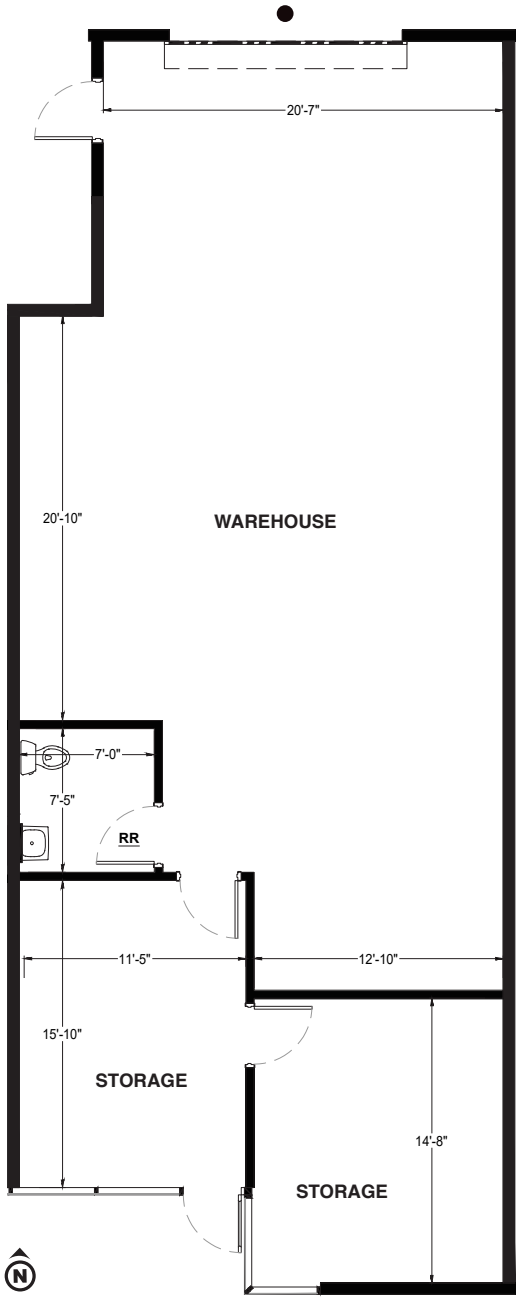
FLOOR PLAN

FOR LEASE

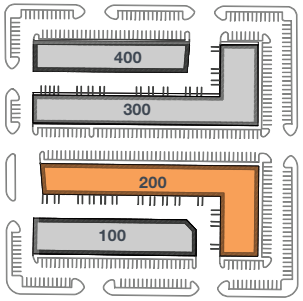
VVBC IV | BUILDING 200

SUITE 230

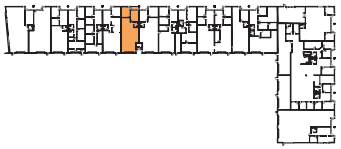
- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door



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

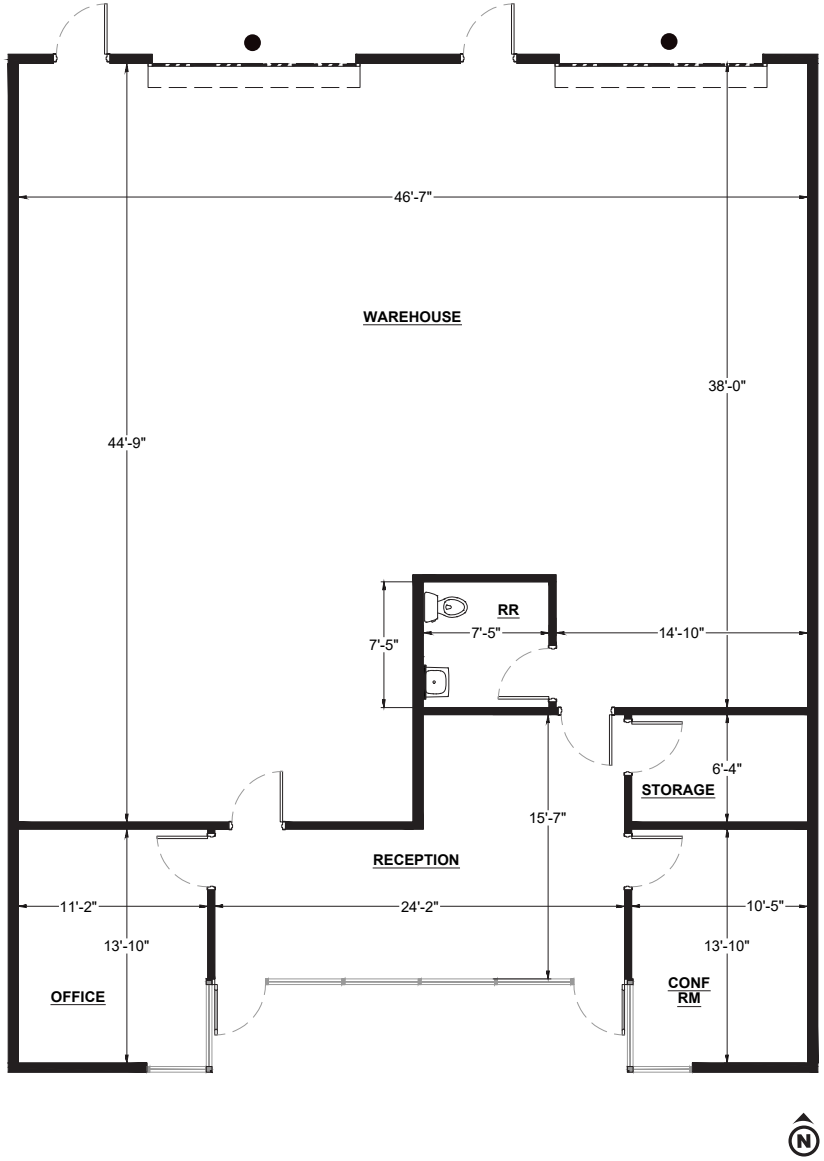
FOR LEASE

bkm

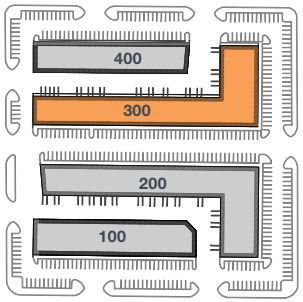
VVBC IV | BUILDING 300

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



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

Colliers

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

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