

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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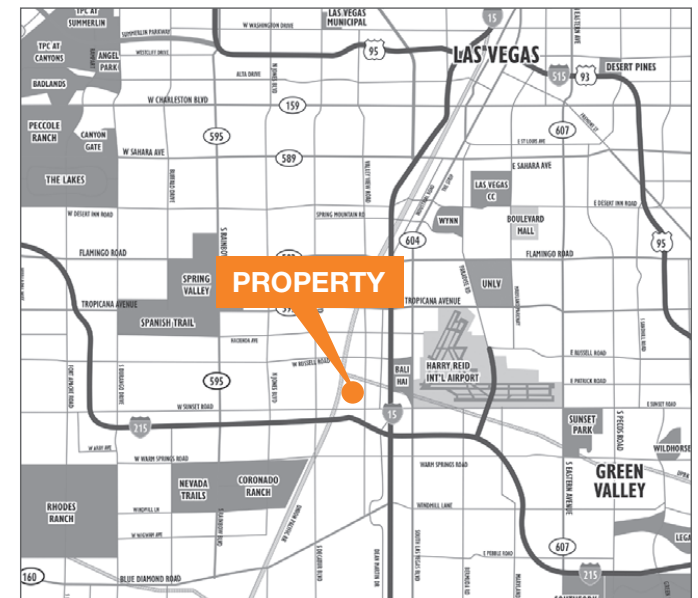
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YEAR 1 - \$0.99 | YEAR 2 - \$1.65

PROPERTY FEATURES

- ±360,413 Total SF
- Units Available Between ±974 SF and ±3,644 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.

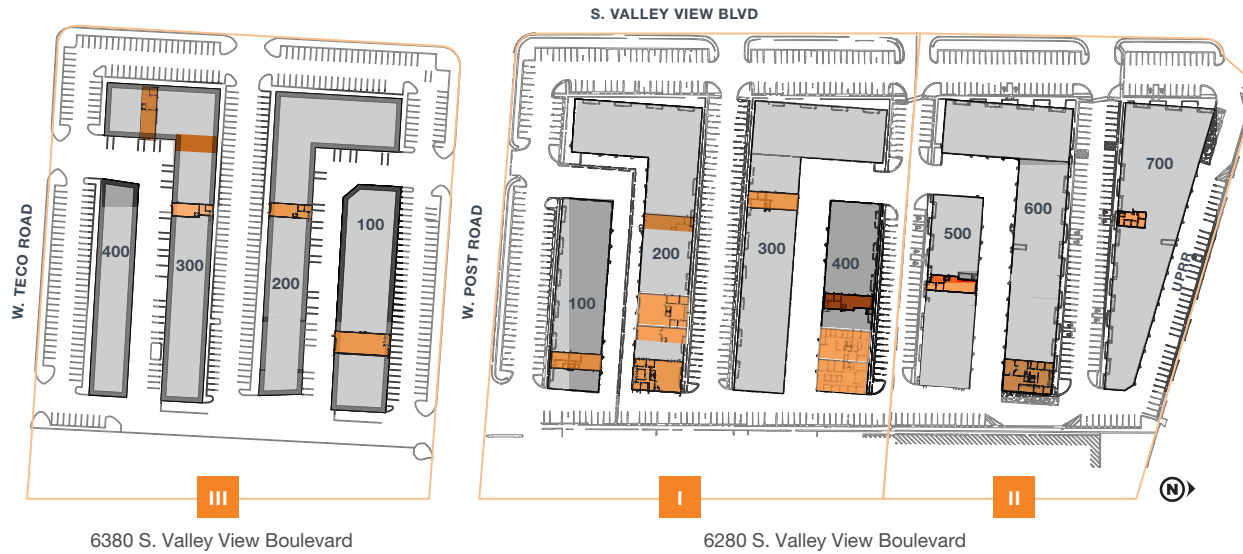


VALLEY VIEW BUSINESS CENTER I, II & III

SITE PLAN



FOR LEASE



FOR MORE INFORMATION

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UNIT AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	100	120	±1,834	±1,834	±1,818	\$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	236	±1,820	±903	±917	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	200	240-242	±3,616	±1,600	±2,016	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	300	320	±1,810	±722	±1,088	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	300	342	±2,342	±1,068	±1,274	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	400	410	±1,688	±678	±1,010	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
II	500	522	±1,828	±691	±1,137	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
II	600	630	±1,801	±717	±1,084	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	700	721	±974	±974	±0	\$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	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

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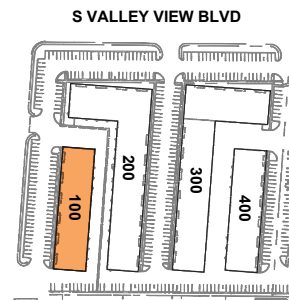
FLOOR PLAN

VVBC I | BUILDING 100

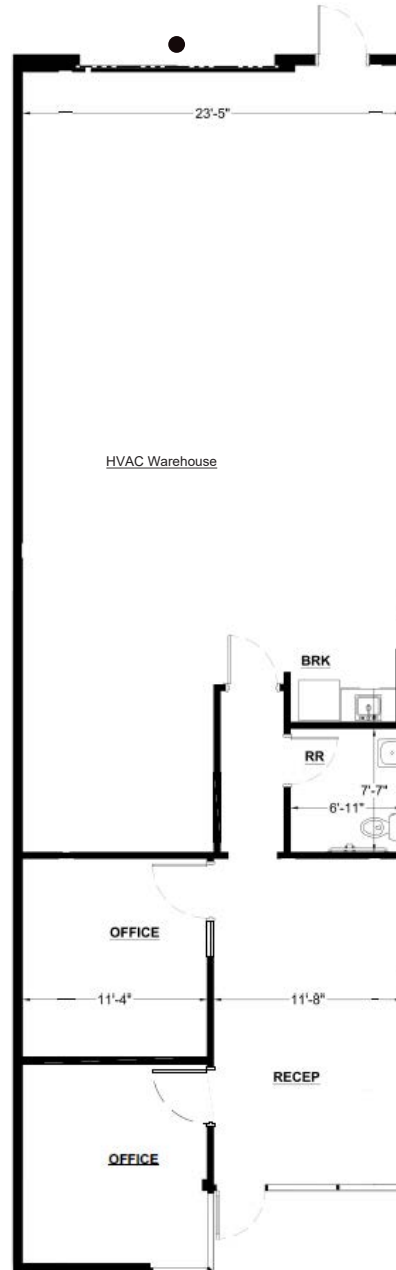
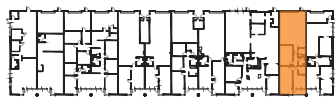
SUITE 120

- 100% HVAC
- ±1,834 Total SF
- ±1,181 SF HVAC Warehouse
- ±653 SF Office Space
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- One (1) Grade Level Door
- \$0.10/SF Premium

VVBC I



BUILDING 100



FOR LEASE



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FLOOR PLAN

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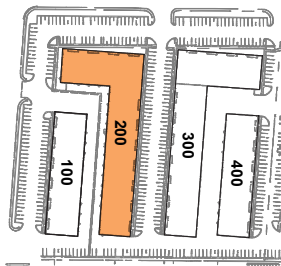
VVBC I | BUILDING 200

SUITE 220

- ±1,812 Total SF
- ±673 SF Office
- ±1,139 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- One (1) Grade Level Door
- Zoning M-1

VVBC I

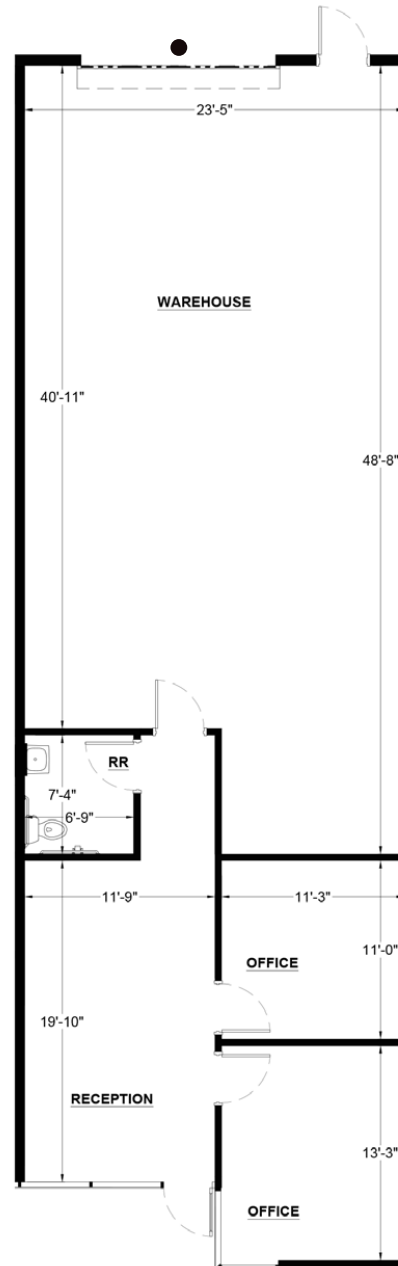
S VALLEY VIEW BLVD



BUILDING 200



● = GRADE LEVEL DOORS



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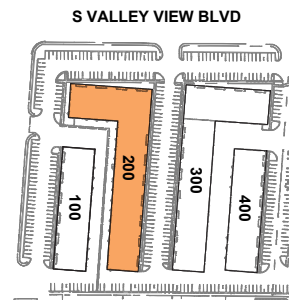


VVBC I | BUILDING 200

SUITE 240-242

- 100% HVAC
- ±3,616 Total SF
- ±1,600 Office SF
- ±2,016 Warehouse SF
- ±20' - ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Two (2) Grade Level Doors
- \$0.10/SF Premium

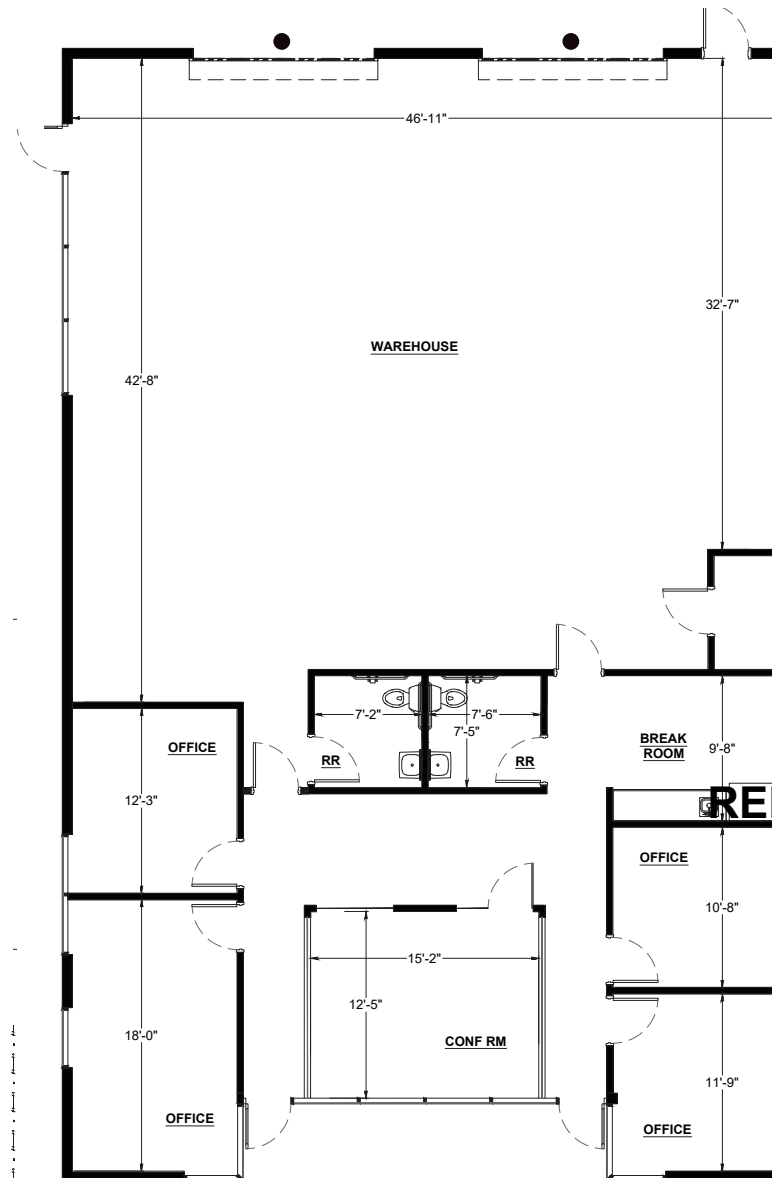
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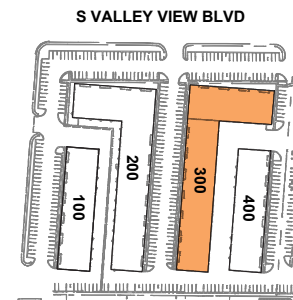
FLOOR PLAN

VVBC I | BUILDING 300

SUITE 320

- ±1,810 Total SF
- ±722 Office SF
- ±1,088 Warehouse SF
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- One (1) Grade Level Door
- Zoning M-1

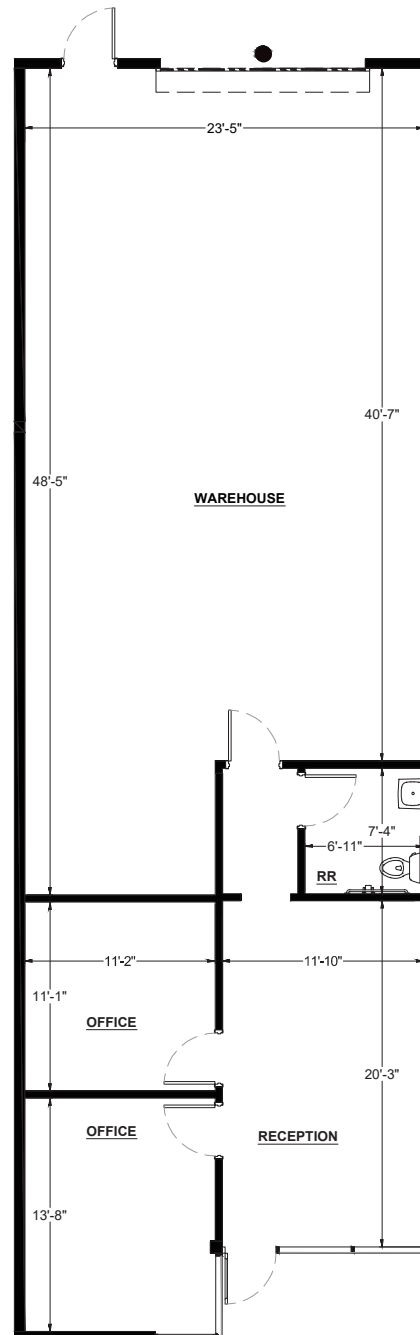
VVBC I



BUILDING 300



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FLOOR PLAN

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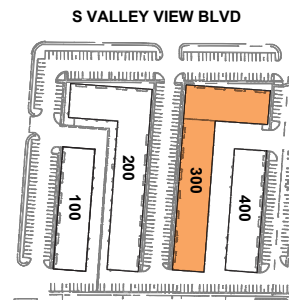


VVBC I | BUILDING 300

SUITE 342

- ±2,342 Total SF
- ±1,068 Office SF
- ±1,274 Warehouse SF
- ±20' Clear Height
- ±120/208 Volt, 3-Phase Power
- One (1) Grade Level Door
- Zoning M-1

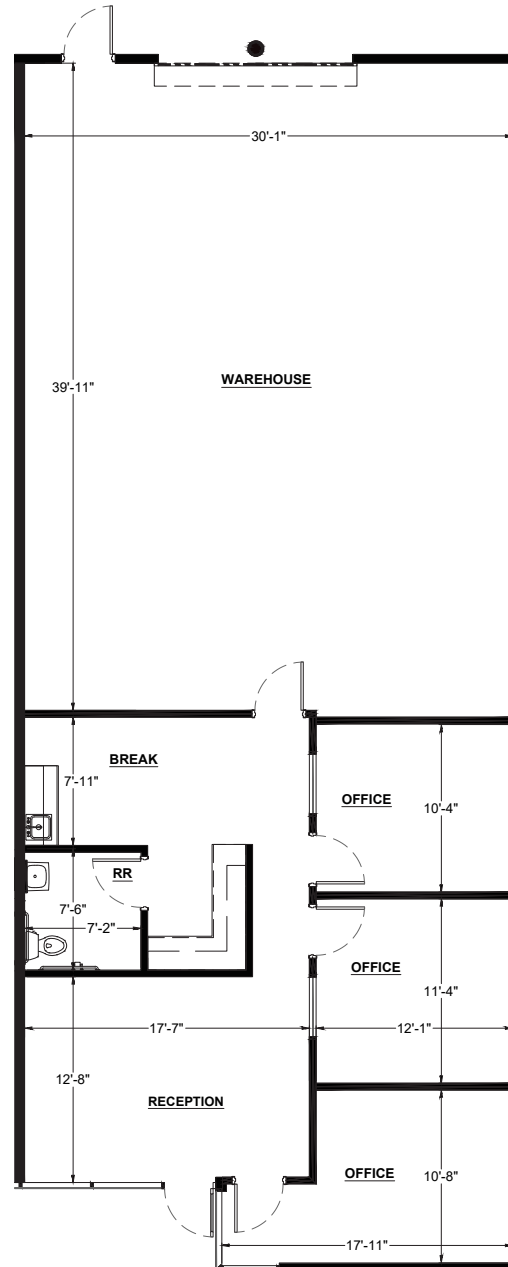
VVBC I



BUILDING 300



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FLOOR PLAN

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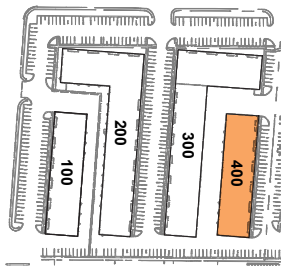
VVBC I | BUILDING 400

SUITE 410

- ±1,688 Total SF
- ±678 SF Office
- ±1,010 SF Warehouse
- ±20' – ±21' Clear Height
- One (1) Grade Level Door
- Zoning M-1

VVBC I

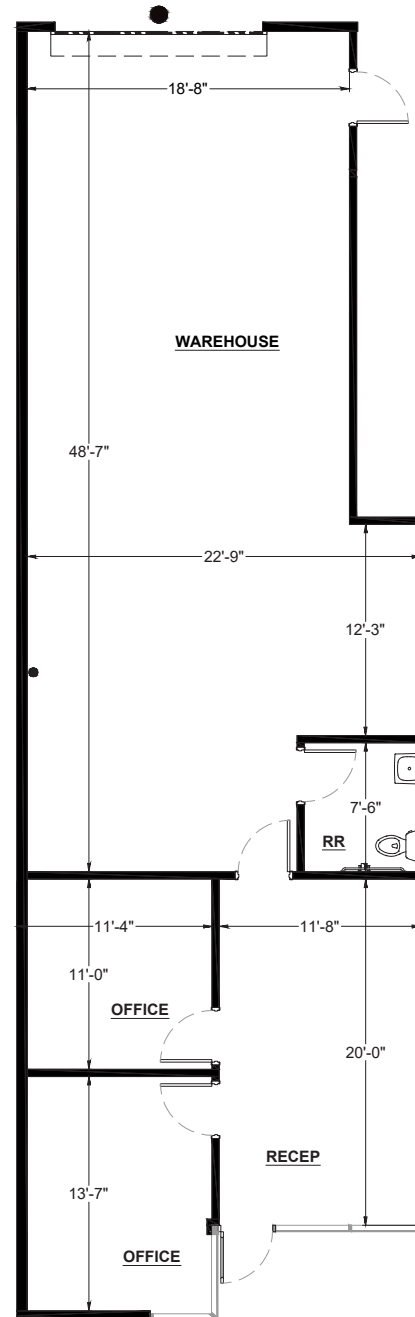
S VALLEY VIEW BLVD



BUILDING 400



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FLOOR PLAN

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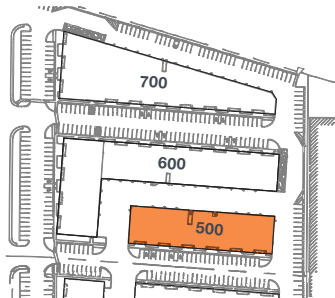


VVBC II | BUILDING 500

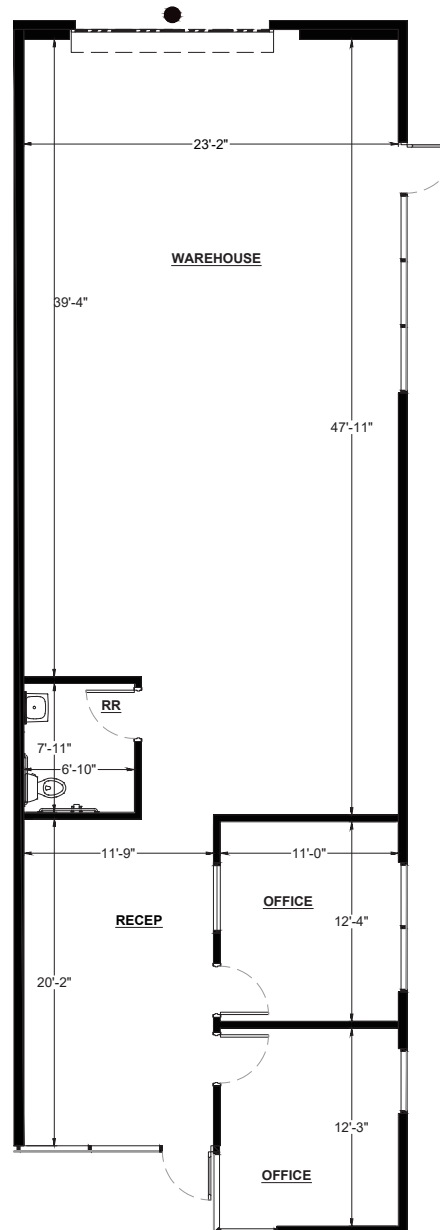
SUITE 522

- ±1,828 Total SF
- ±691 Office SF
- ±1,137 Warehouse SF
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- One (1) Grade Level Door

VVBC II



BUILDING 500



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FLOOR PLAN

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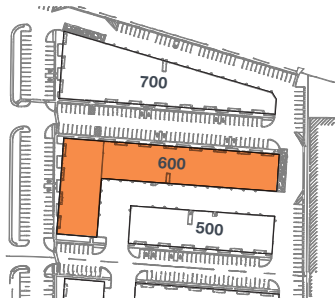


VVBC II | BUILDING 600

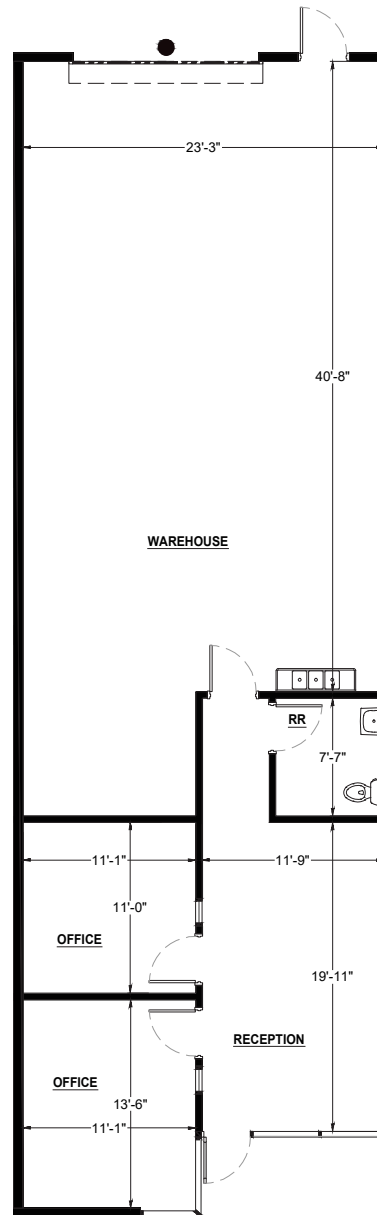
SUITE 630

- ±1,801 Total SF
- ±717 Office SF
- ±1,084 Warehouse SF
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- One (1) Grade Level Door
- Zoning M-1

VVBC II



BUILDING 600



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FLOOR PLAN

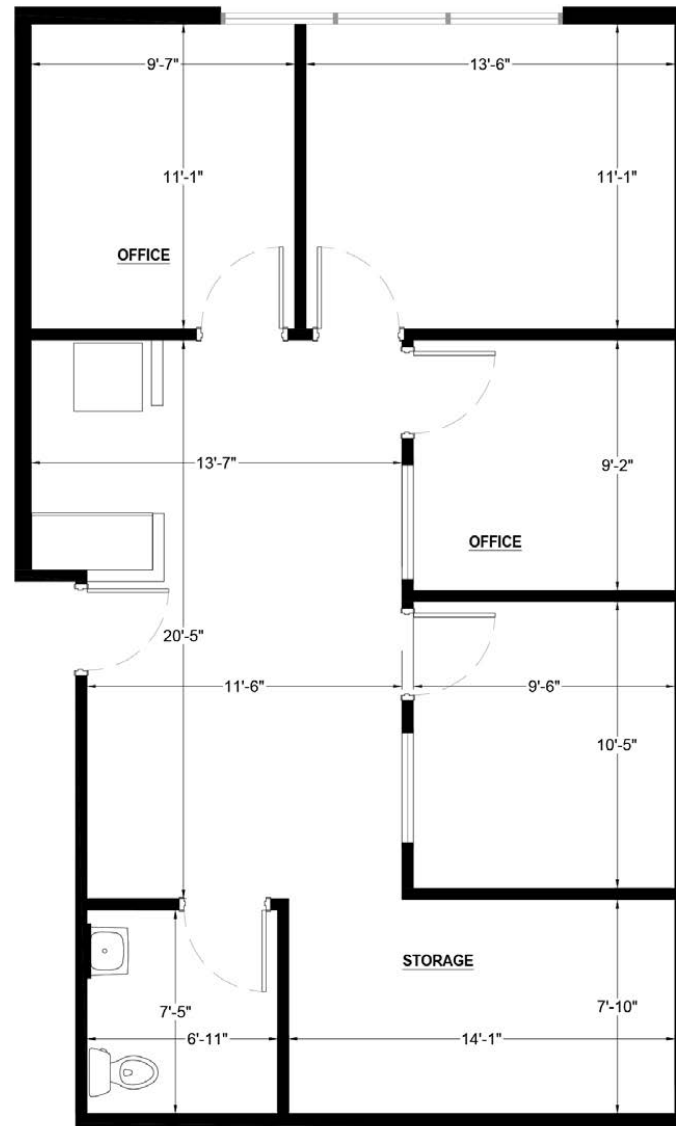
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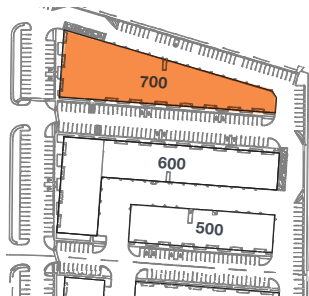
VVBC II | BUILDING 700

SUITE 721

- ±974 Total SF
- ±974 SF Office
- Mezzanine



VVBC II



BUILDING 700



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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

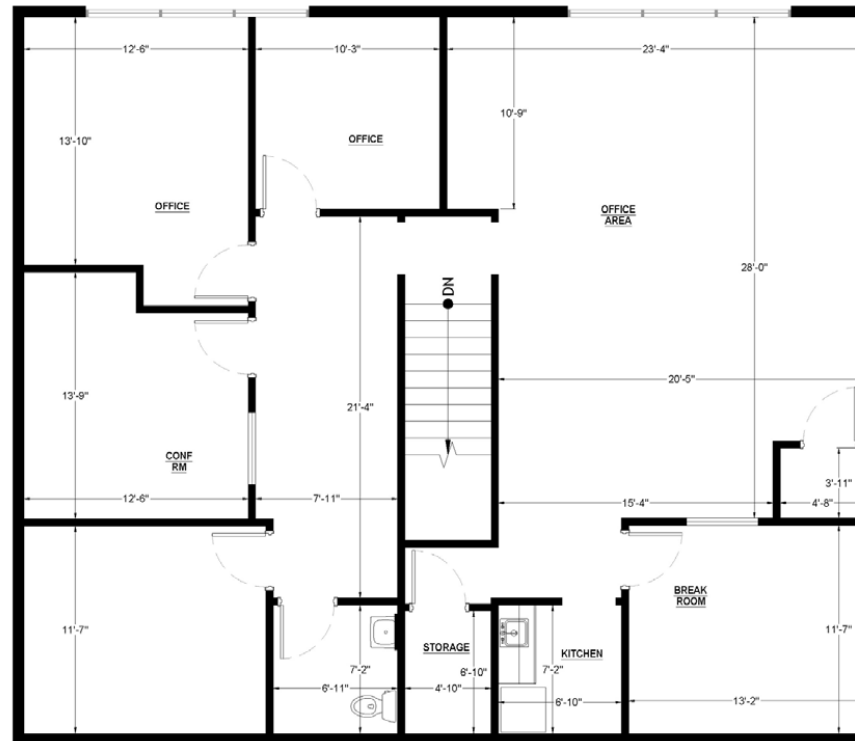
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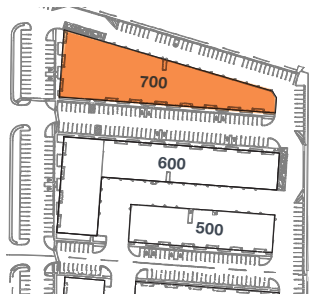
VVBC II | BUILDING 700

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
 - Kitchen Area
 - Open Office Area
- Mezzanine



VVBC II



BUILDING 700



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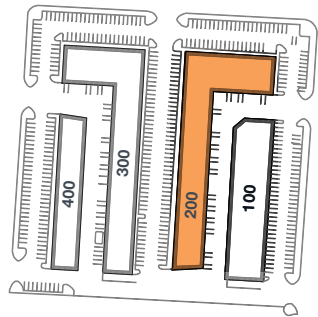
FLOOR PLAN

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
- One (1) Grade Level Door

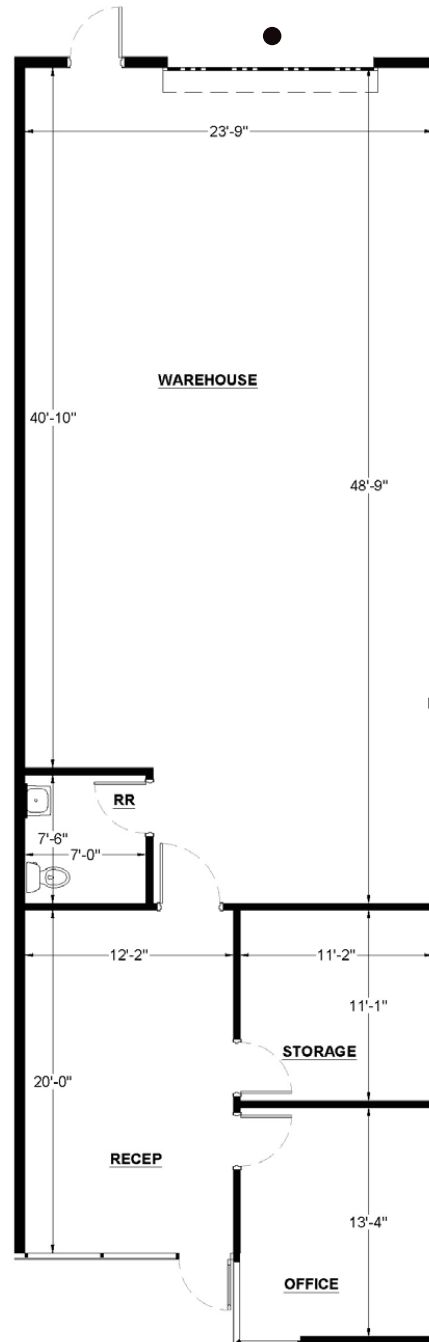
VVBC III



BUILDING 200



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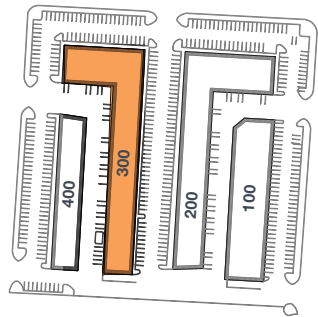
FLOOR PLAN

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
- One (1) Grade Level Door

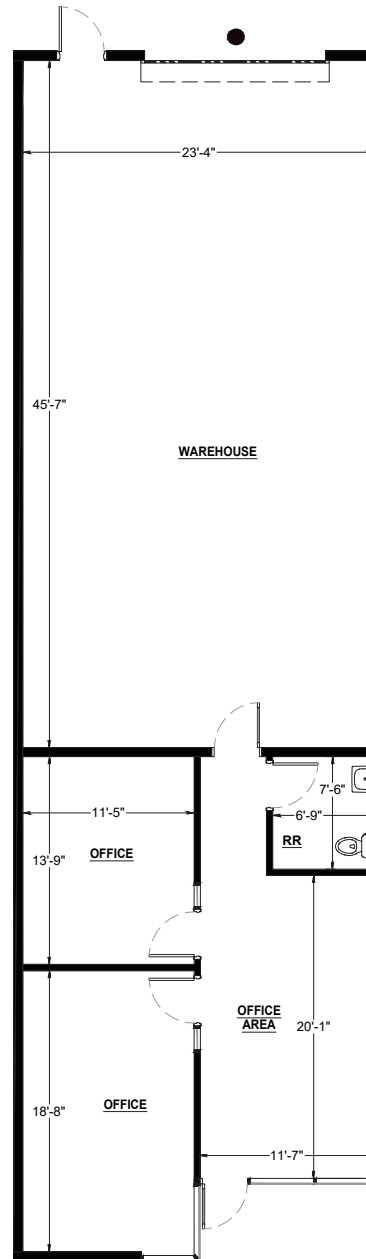
VVBC III



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FLOOR PLAN

FOR LEASE

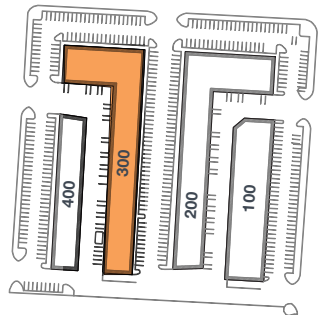


VVBC III | BUILDING 300

SUITE 316

- HVAC Warehouse
- ±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
- One (1) Grade Level Door
- \$0.10/SF Premium

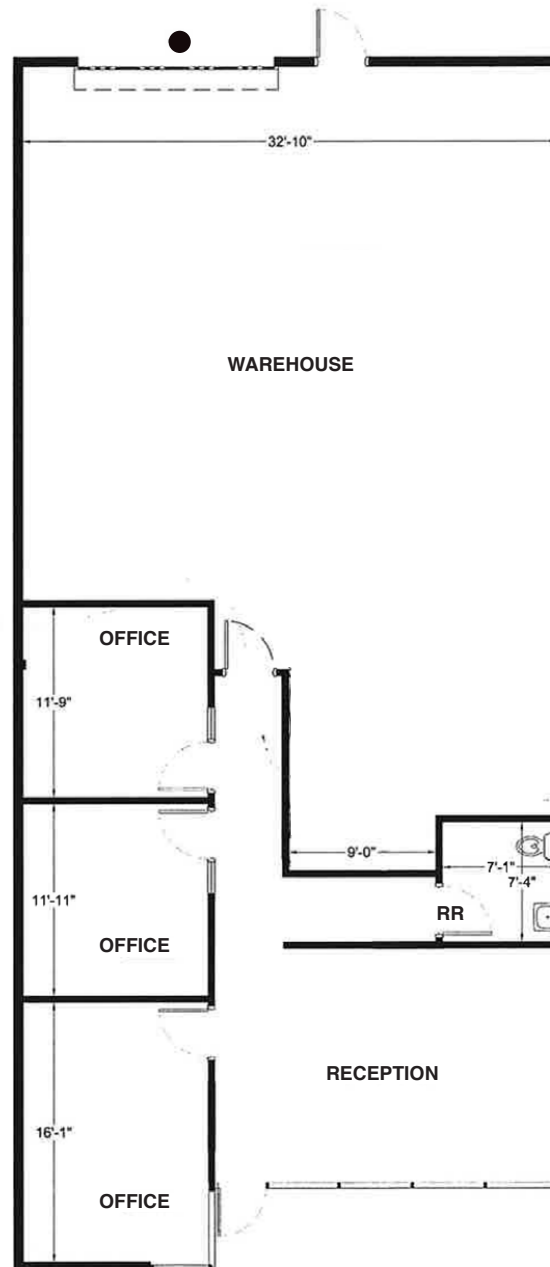
VVBC III



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



VALLEY VIEW BUSINESS CENTER I, II & III

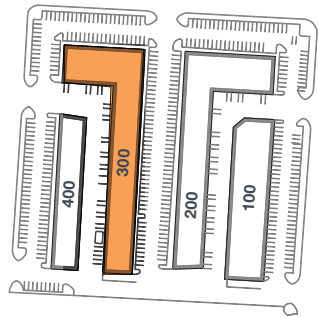
FLOOR PLAN

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
- One (1) Grade Level Door

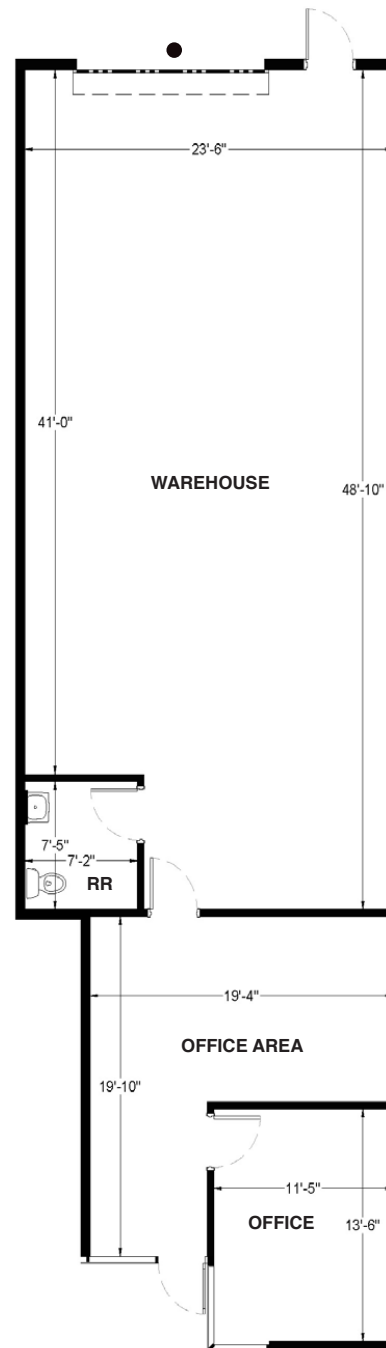
VVBC III



BUILDING 300



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FOR LEASE



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VALLEY VIEW BUSINESS CENTER I, II & III

PROPERTY IMAGES

FOR LEASE



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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NEARBY AMENITIES