

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

PROPERTY FEATURES

- ±360,413 Total SF
- Units Available Between ±1,417 SF and ±3,624 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard

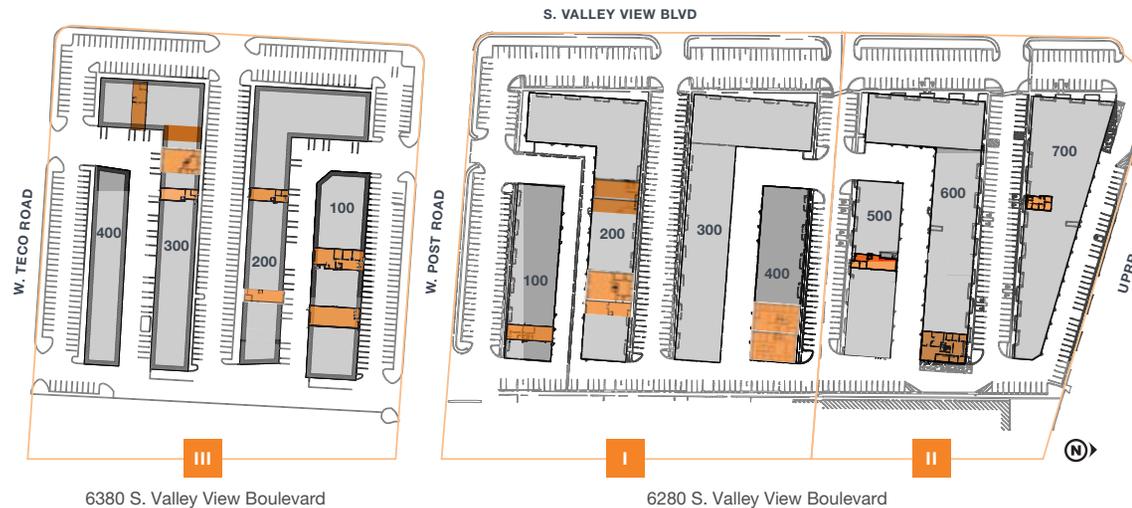


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



VALLEY VIEW BUSINESS CENTER I, II & III

SITE PLAN



FOR LEASE



FOR MORE INFORMATION

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	±0	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	200	218	±1,817	±541	±1,276	\$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	232-234	±3,640	±1,504	±2,136	\$0.99* Year 1	\$0.40 PSF/Mo	3/1/26
I	200	236	±1,820	±903	±917	\$0.99* Year 1	\$0.40 PSF/Mo	3/1/26
I	400	416-418	±3,644	±3,644	±0	\$0.99* Year 1	\$0.40 PSF/Mo	5/1/26
I	400	420-422	±3,600	±3,600	±0	\$0.99* Year 1	\$0.40 PSF/Mo	5/1/26
II	500	510	±1,696	±624	±1,072	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	600	640-642	±3,624	±3,211	±413	\$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	100	108	±1,417	±849	±568	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	226	±1,839	±686	±1,153	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	238	±1,800	±672	±1,128	\$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	318-320	±3,613	±1,353	±2,260	\$0.99* Year 1	\$0.42 PSF/Mo	3/1/26
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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VALLEY VIEW BUSINESS CENTER I, II & III

FLOOR PLAN

FOR LEASE



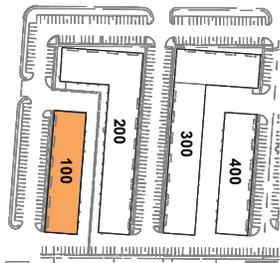
VVBC I | BUILDING 100

SUITE 120

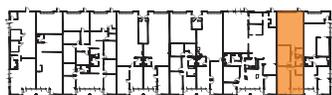
- ±1,834 Total SF
- ±1,834 SF Office
- 100% Office Space

VVBC I

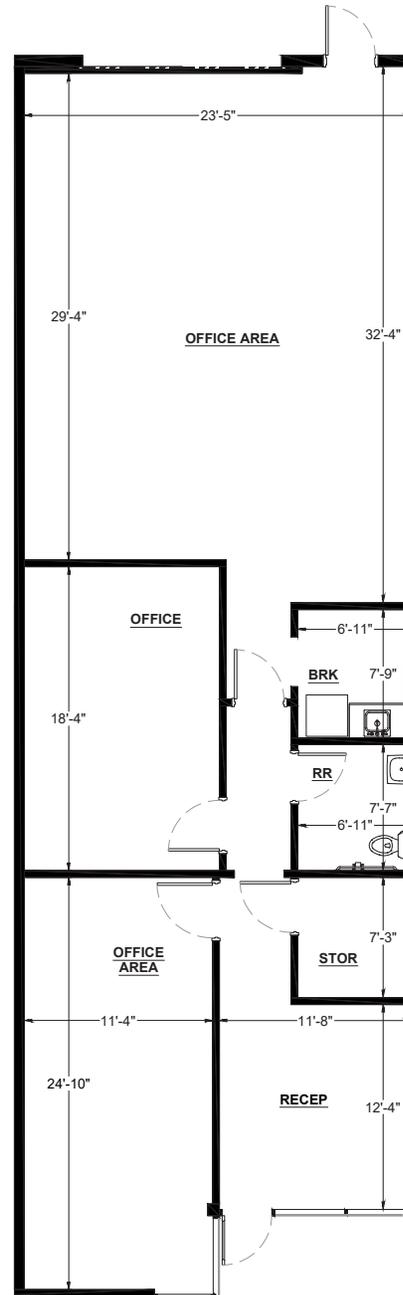
S VALLEY VIEW BLVD



BUILDING 200



● = GRADE LEVEL DOORS



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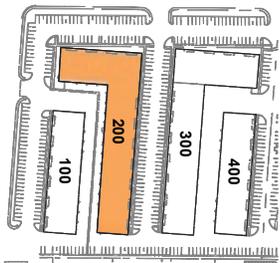
VVBC I | BUILDING 200

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

VVBC I

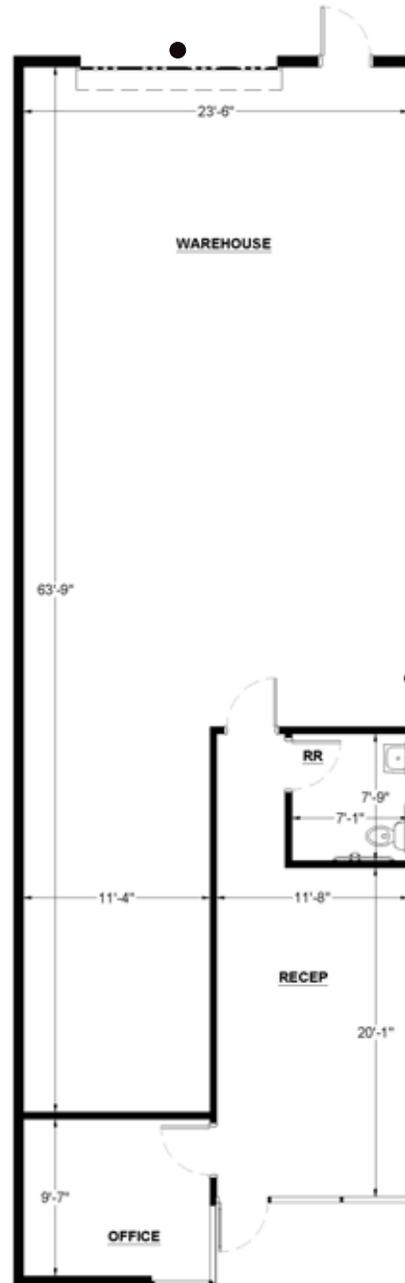
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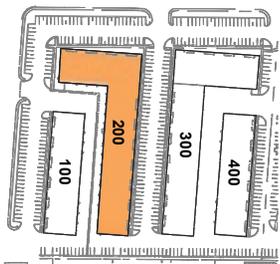
VVBC I | BUILDING 200

SUITE 220

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

VVBC I

S VALLEY VIEW BLVD



BUILDING 200



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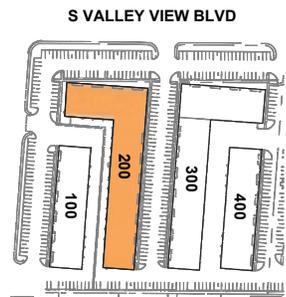


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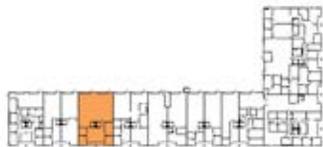
VVBC I | BUILDING 200 SUITE 232-234

- ±3,640 Total SF
- ±1,504 SF Office
- ±2,136 SF Warehouse
- ±20' - 21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 2 Grade Level Doors
- Zoning M-1
- Available 3/1/2026

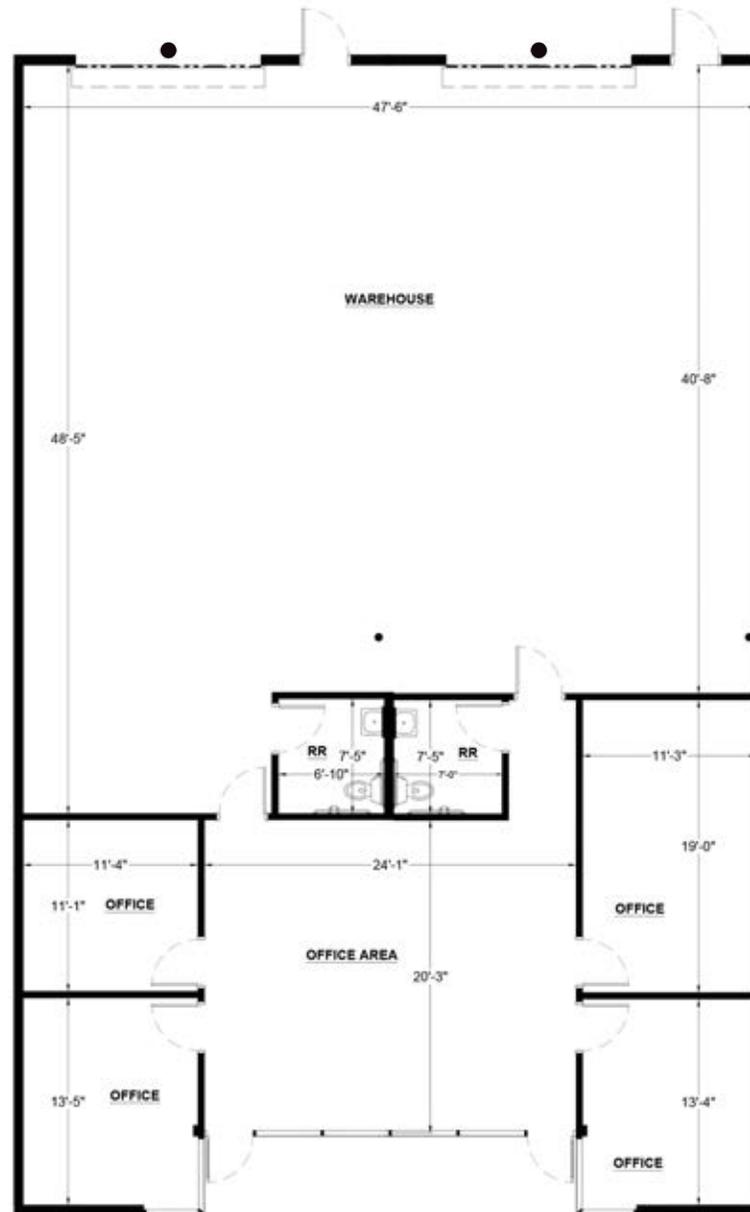
VVBC I



BUILDING 200



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FLOOR PLAN

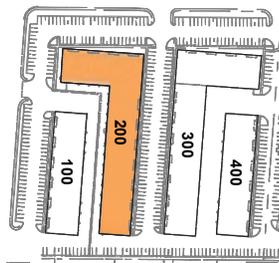
VVBC I | BUILDING 200

SUITE 236

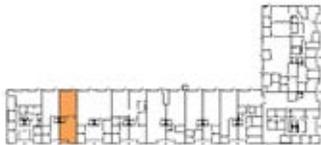
- ±1,820 Total SF
- ±903 SF Office
- ±917 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available 3/1/2026

VVBC I

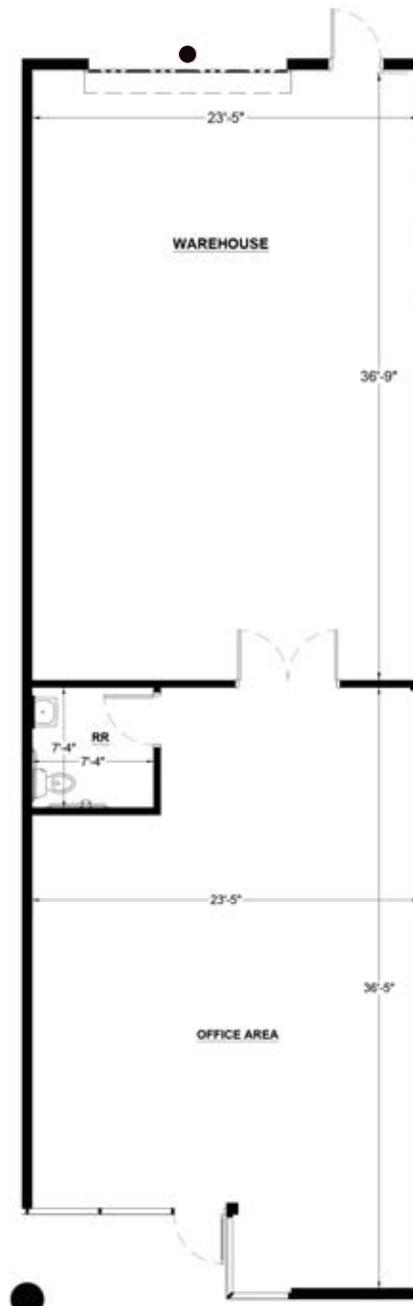
S VALLEY VIEW BLVD



BUILDING 200



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FOR LEASE



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FLOOR PLAN

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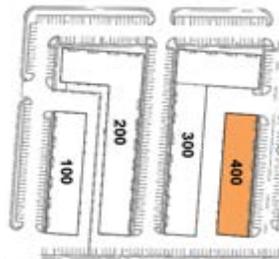


VVBC I | BUILDING 400

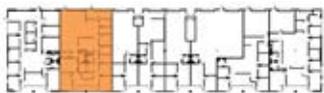
SUITE 416-418

- ±3,644 Total SF
- ±3,644 SF Office
- 1 Grade Level Door
- Available 5/1/2026

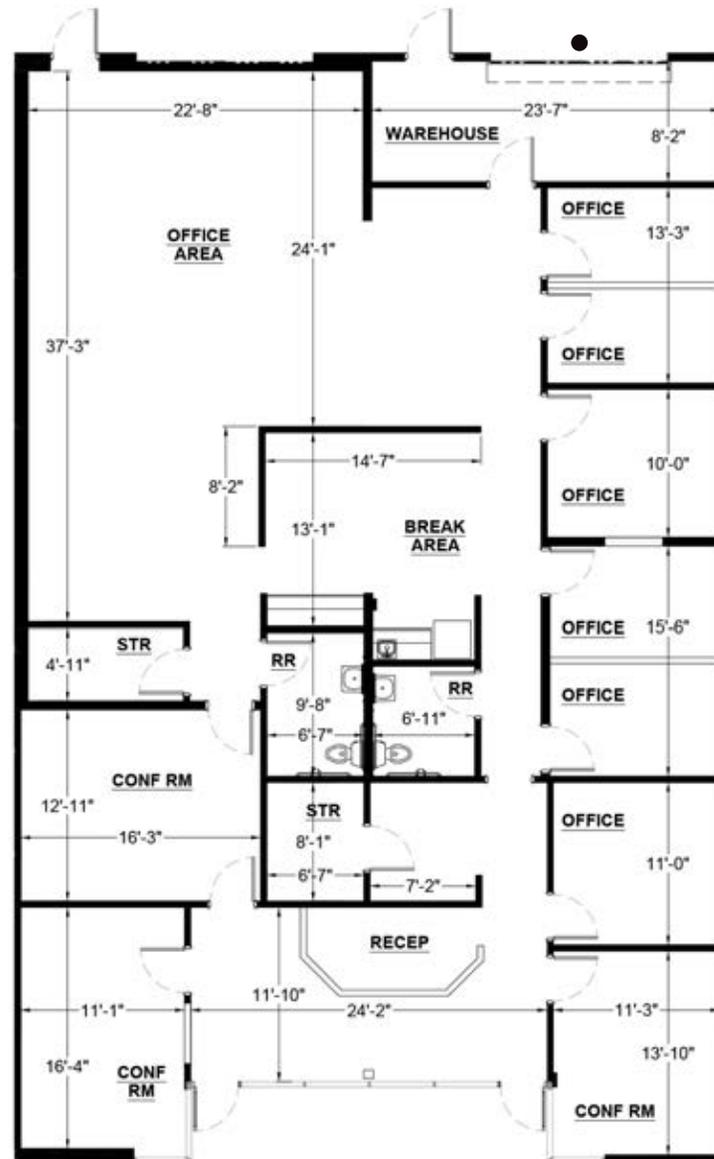
VVBC I



BUILDING 400



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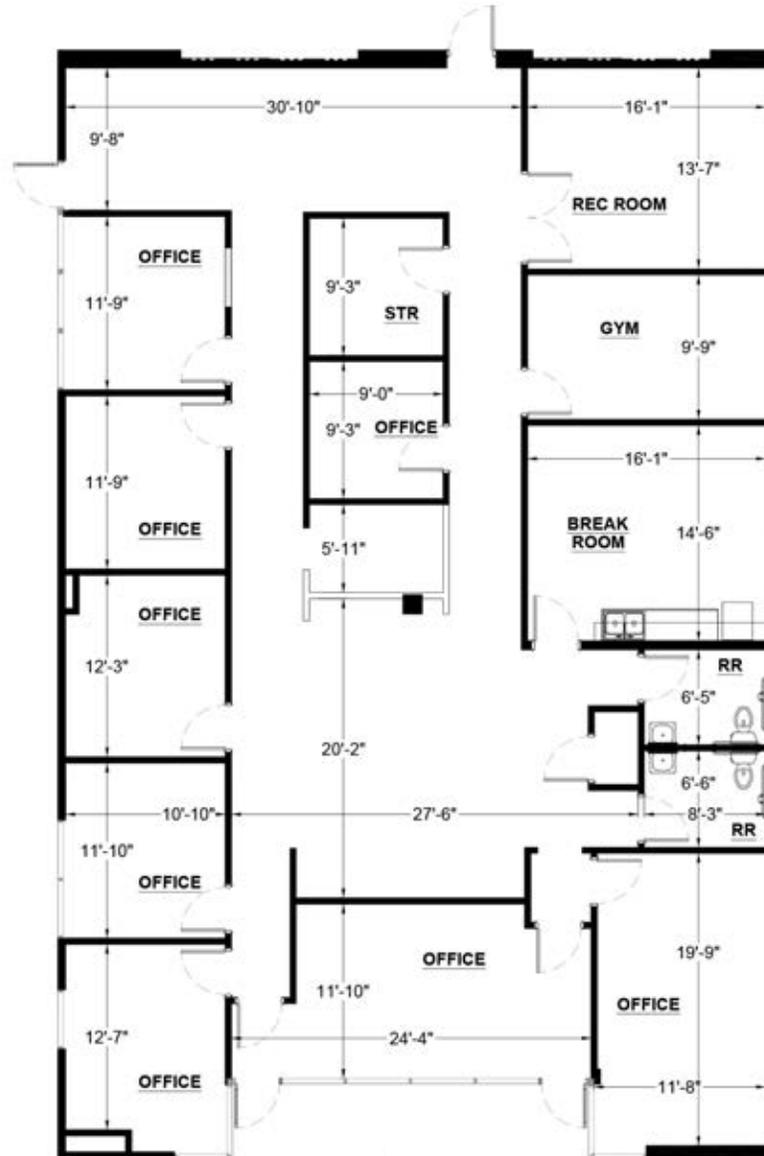
FLOOR PLAN

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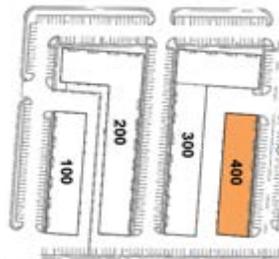


VVBC I | BUILDING 400 SUITE 420-422

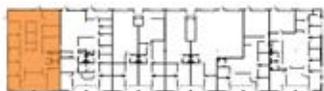
- ±3,600 Total SF
- ±3,600 SF Office
- Available 5/1/2026



VVBC I



BUILDING 400



● = GRADE LEVEL DOORS

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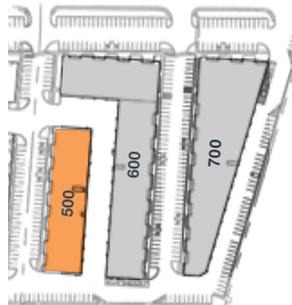
FLOOR PLAN

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

VVBC II



BUILDING 500



● = GRADE LEVEL DOORS



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FLOOR PLAN

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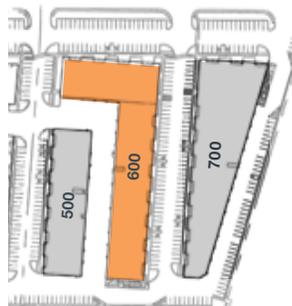


VVBC II | BUILDING 600

SUITE 640-642

- ±3,624 Total SF
- ±3,211 SF Office
- ±413 SF Warehouse
- ±20' – ±20', 6" Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

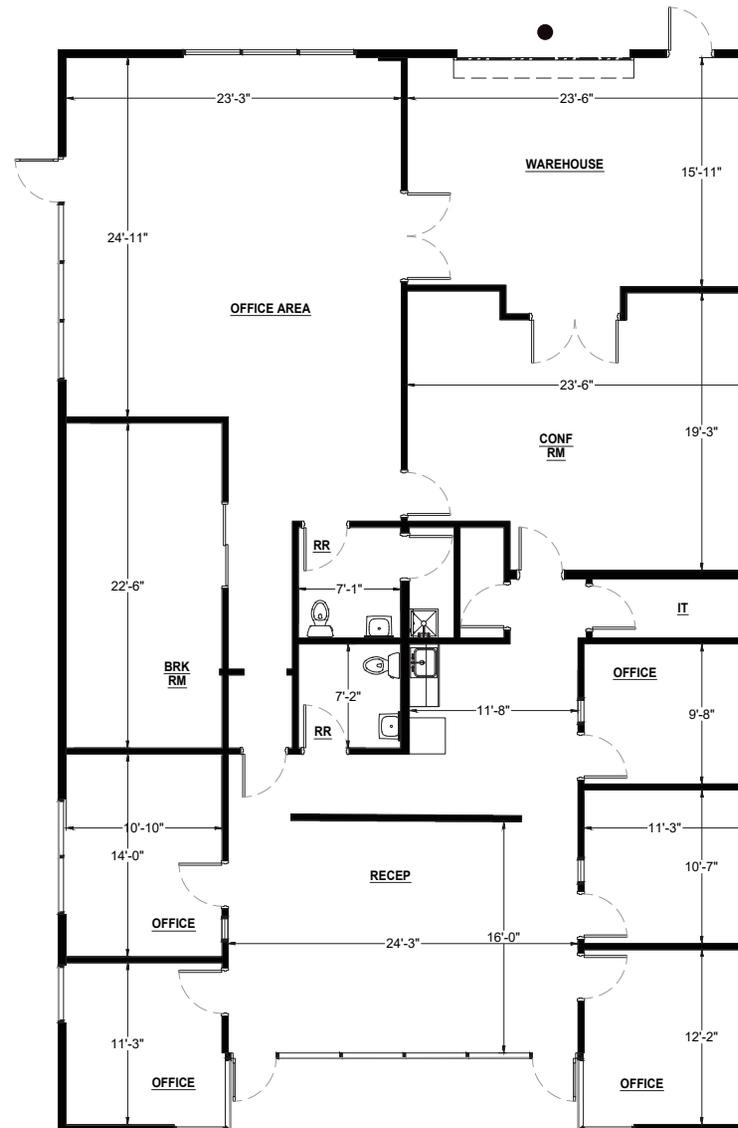
VVBC II



BUILDING 600



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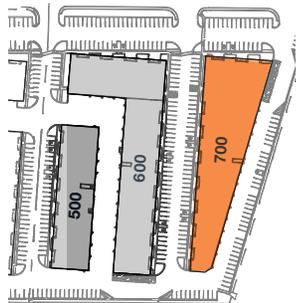
FLOOR PLAN

VVBC II | BUILDING 700

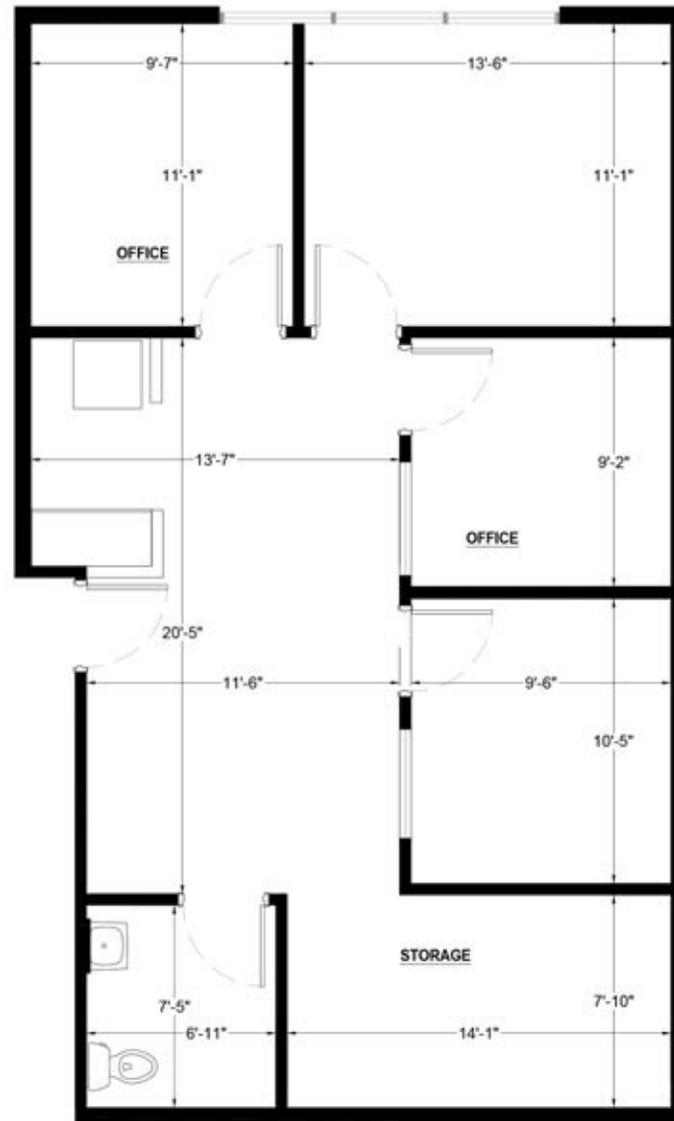
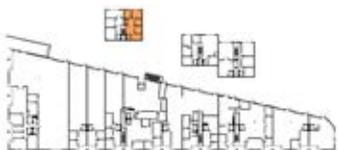
SUITE 721

- ±974 Total SF
- ±974 SF Office

VVBC II



BUILDING 700



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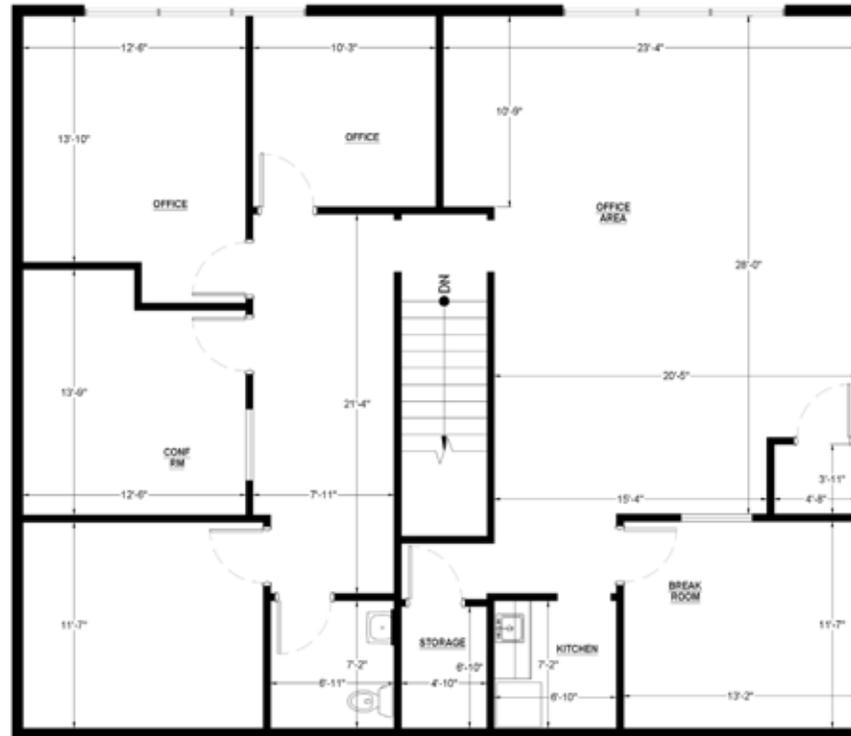
FOR LEASE



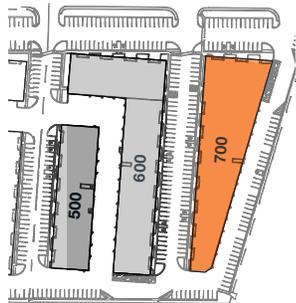
VVBC II | BUILDING 700

SUITE 729-731

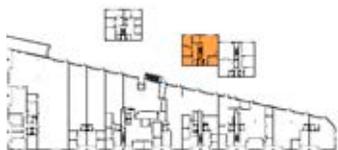
- ±1,870 Total SF
- Fully built out office featuring two (2) private offices, one (1) restroom, one (1) conference room, one (1) break room, a kitchen area, and an open office area.



VVBC II



BUILDING 700



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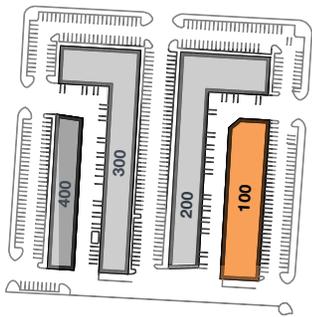


VVBC III | BUILDING 100

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

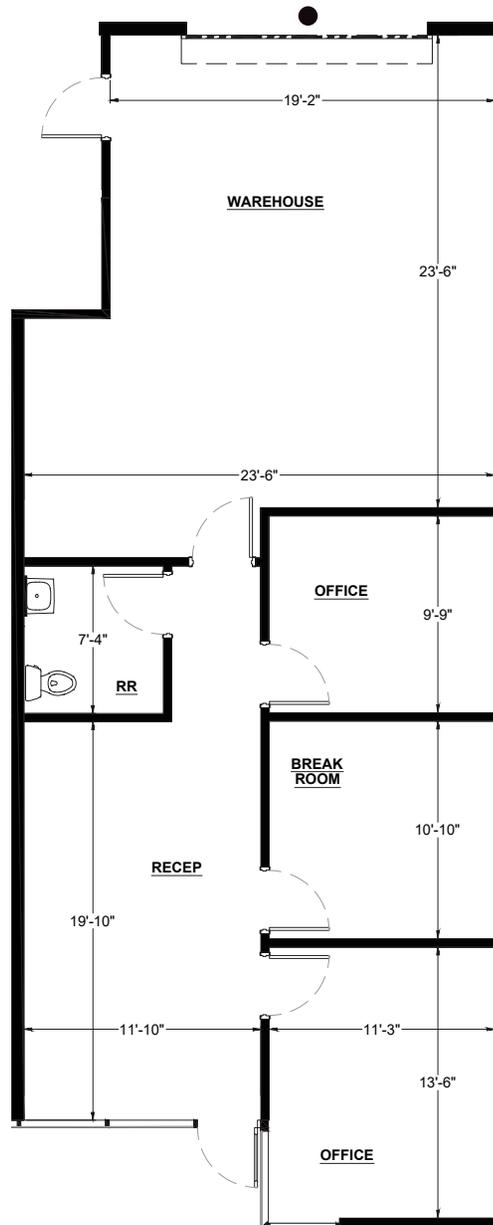
VVBC III



BUILDING 100



● = GRADE LEVEL DOORS



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VALLEY VIEW BUSINESS CENTER I, II & III

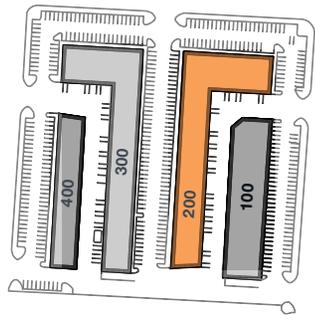
FLOOR PLAN

VVBC III | BUILDING 200

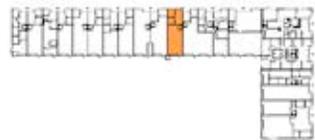
SUITE 226

- ±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

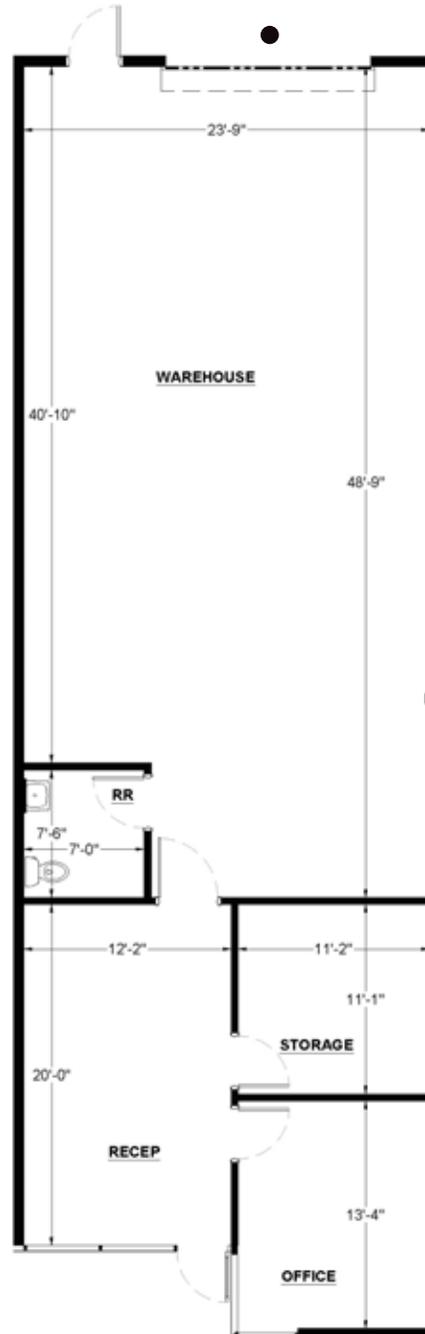
VVBC III



BUILDING 200



● = GRADE LEVEL DOORS



FOR LEASE



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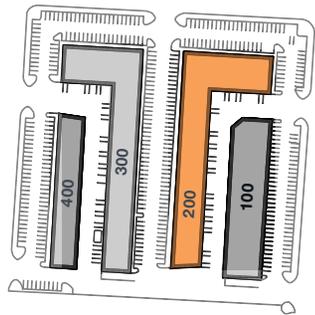
FLOOR PLAN

VVBC III | BUILDING 200

SUITE 238

- ±1,800 Total SF
- ±672 SF Office
- ±1,128 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

VVBC III



BUILDING 200



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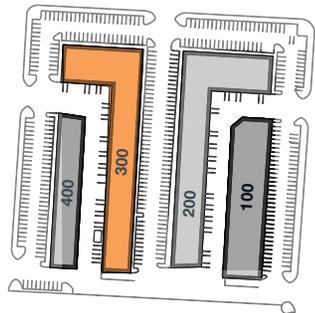
FLOOR PLAN

VVBC III | BUILDING 300

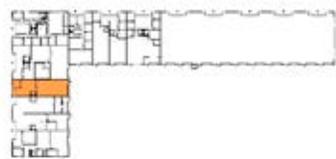
SUITE 306

- ±1,925 Total SF
- ±810 Office SF
- ±1,115 Warehouse SF
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

VVBC III



BUILDING 300



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FLOOR PLAN

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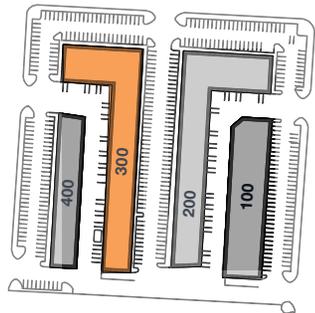


VVBC III | BUILDING 300

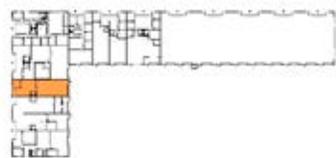
SUITE 316

- 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

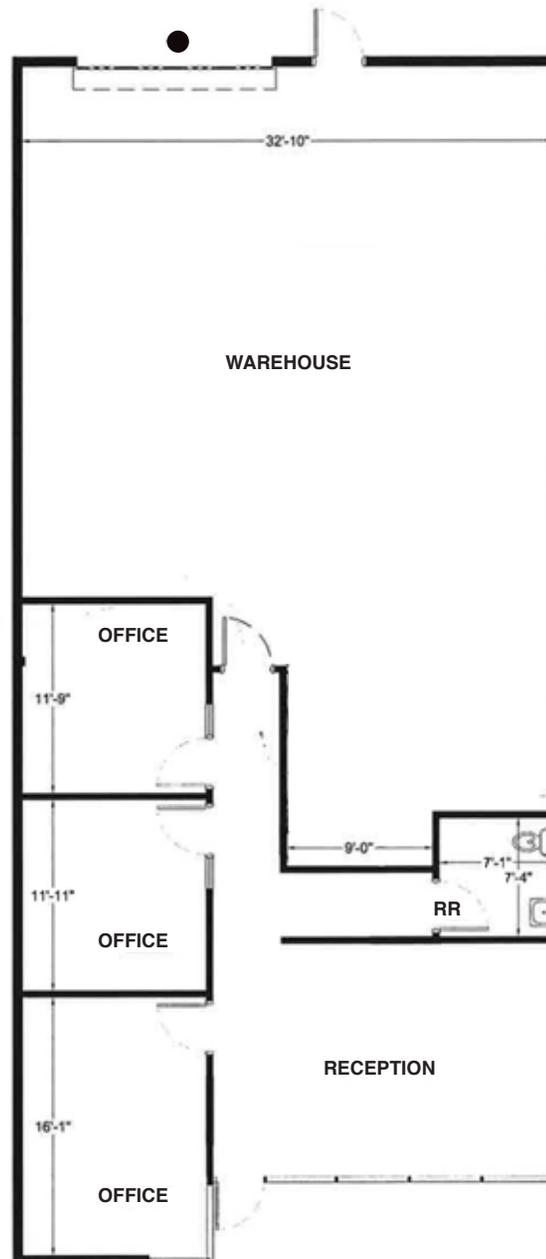
VVBC III



BUILDING 300



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FLOOR PLAN

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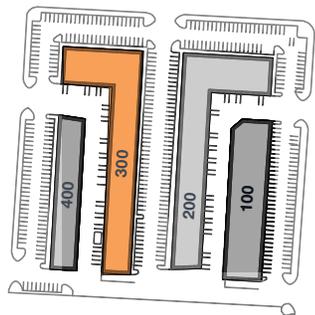


VVBC III | BUILDING 300

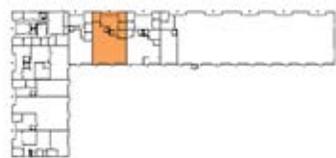
SUITE 318-320

- ±3,613 Total SF
- ±1,353 Office SF
- ±2,260 Warehouse SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Available 3/1/2026

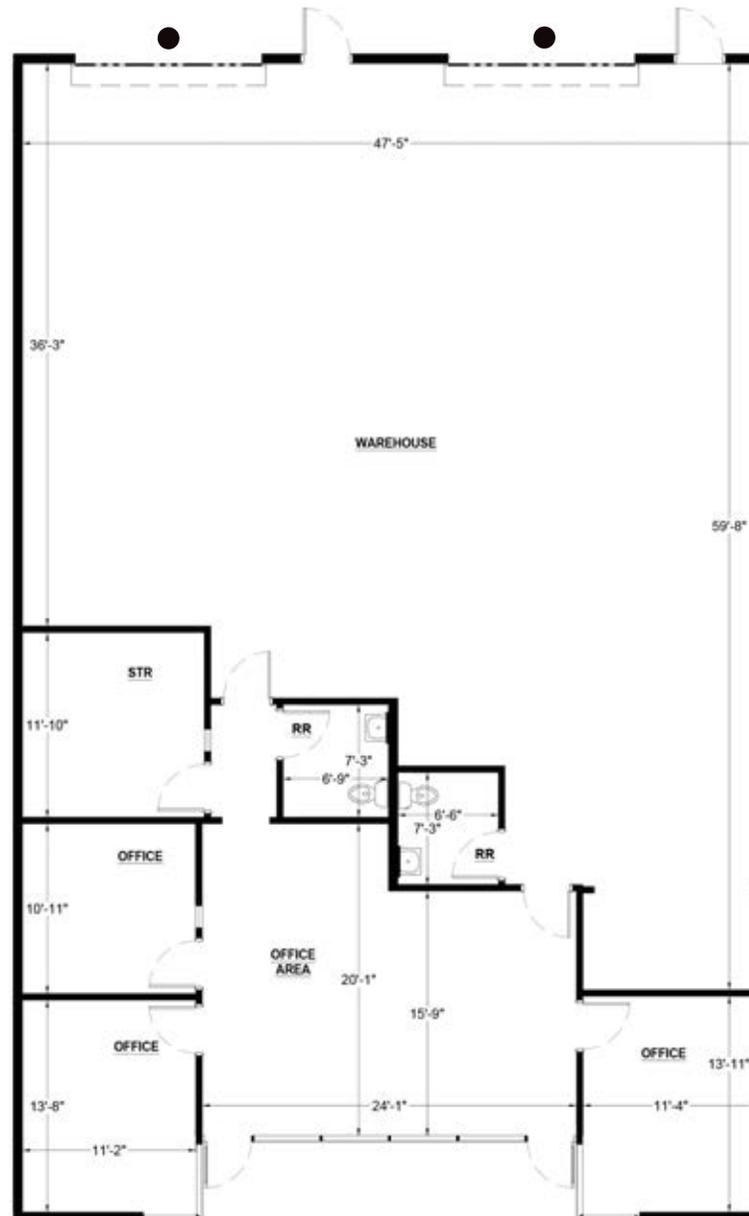
VVBC III



BUILDING 300



● = GRADE LEVEL DOORS



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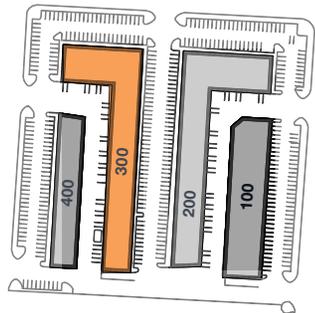
FLOOR PLAN

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

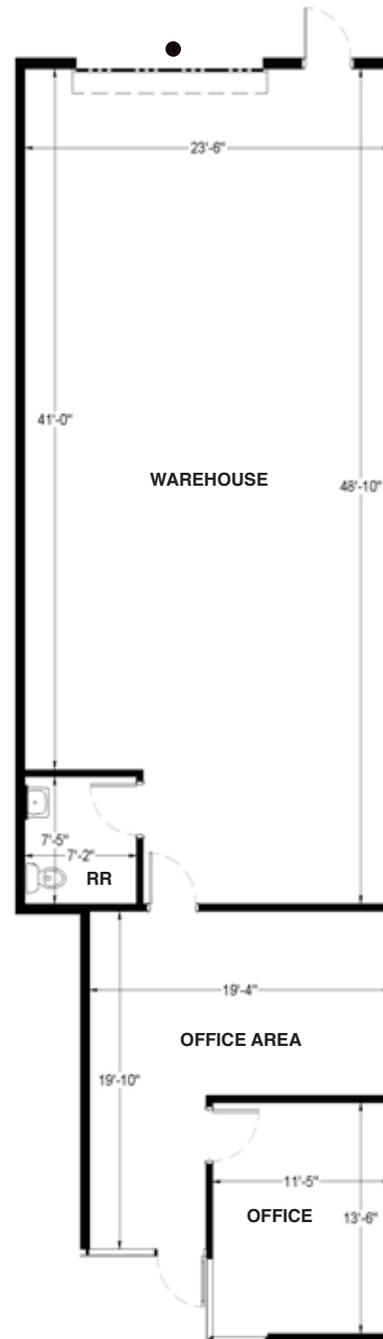
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PROPERTY IMAGES

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VALLEY VIEW BUSINESS CENTER I, II & III

AMENITIES & IMPROVEMENTS

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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