

VALLEY VIEW BUSINESS CENTER IV

5% TO PROCURING BROKER



FOR LEASE

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

PAT MARSH, SIOR

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CHARLIE NEWMAN

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SAM NEWMAN, SIOR

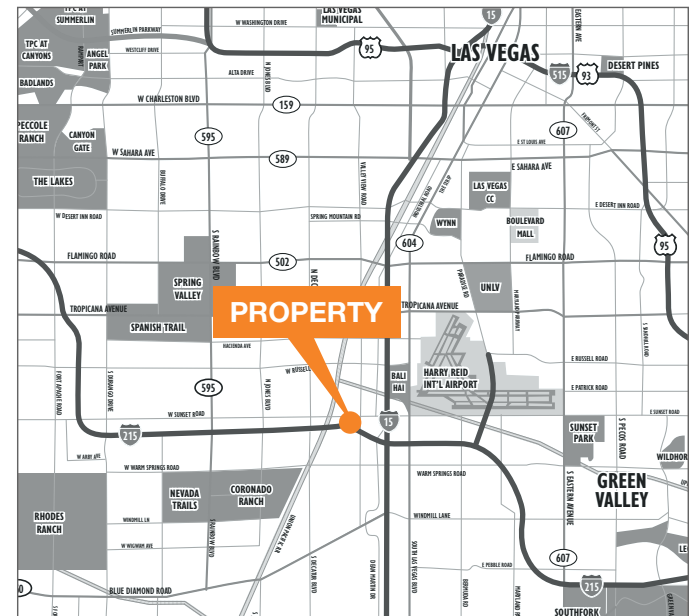
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sam.newman@colliers.com
LIC. # NV-S.0172845



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

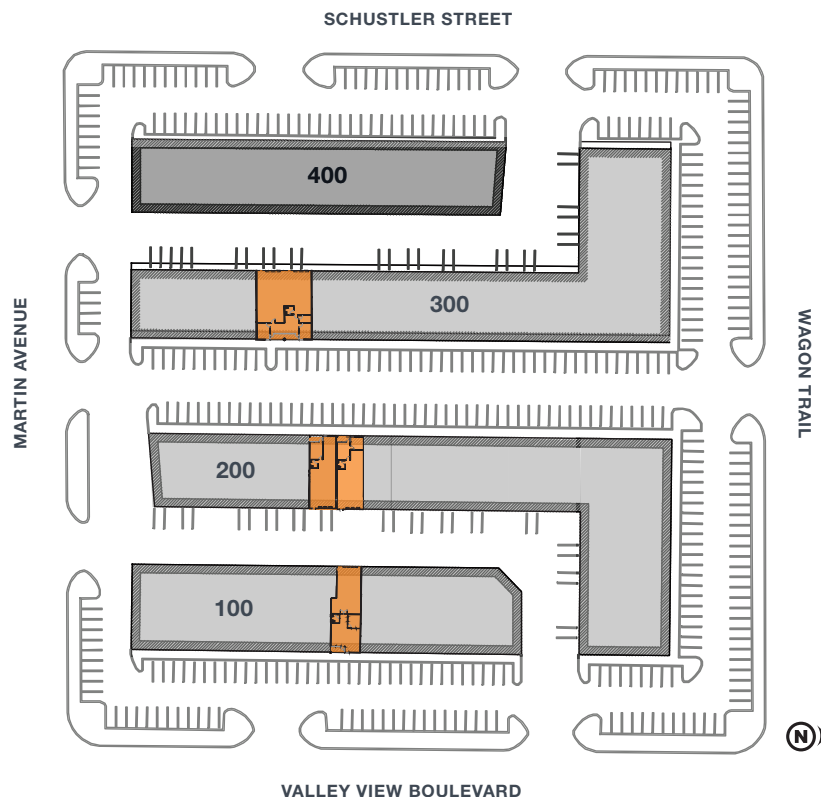


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

FOR LEASE



FOR MORE INFORMATION

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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	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

VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

FOR LEASE

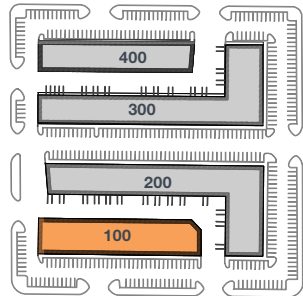


VVBC IV | BUILDING 100

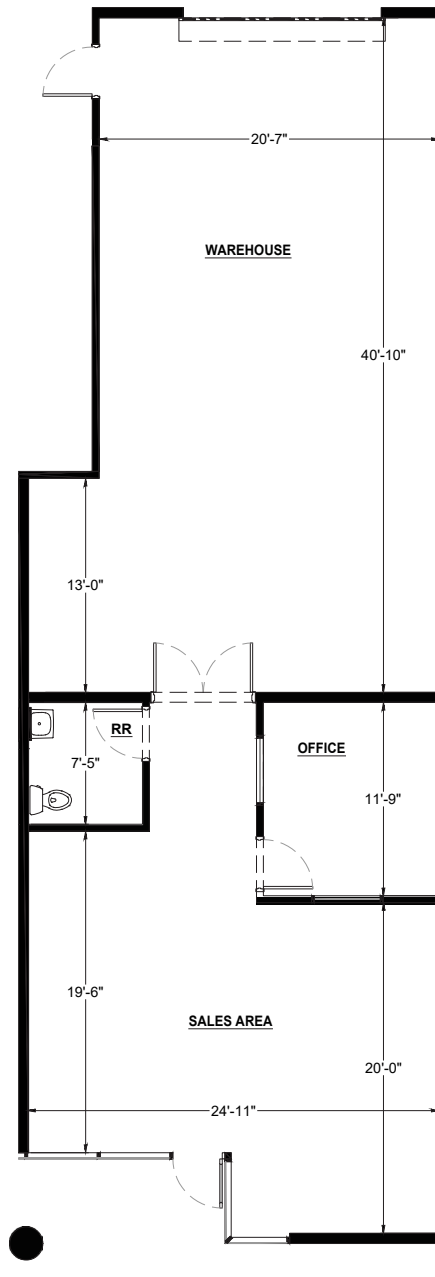
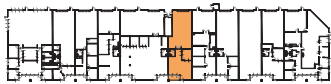
SUITE 112

- ±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

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

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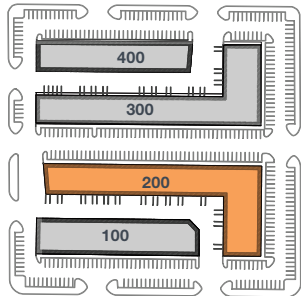


VVBC IV | BUILDING 200

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

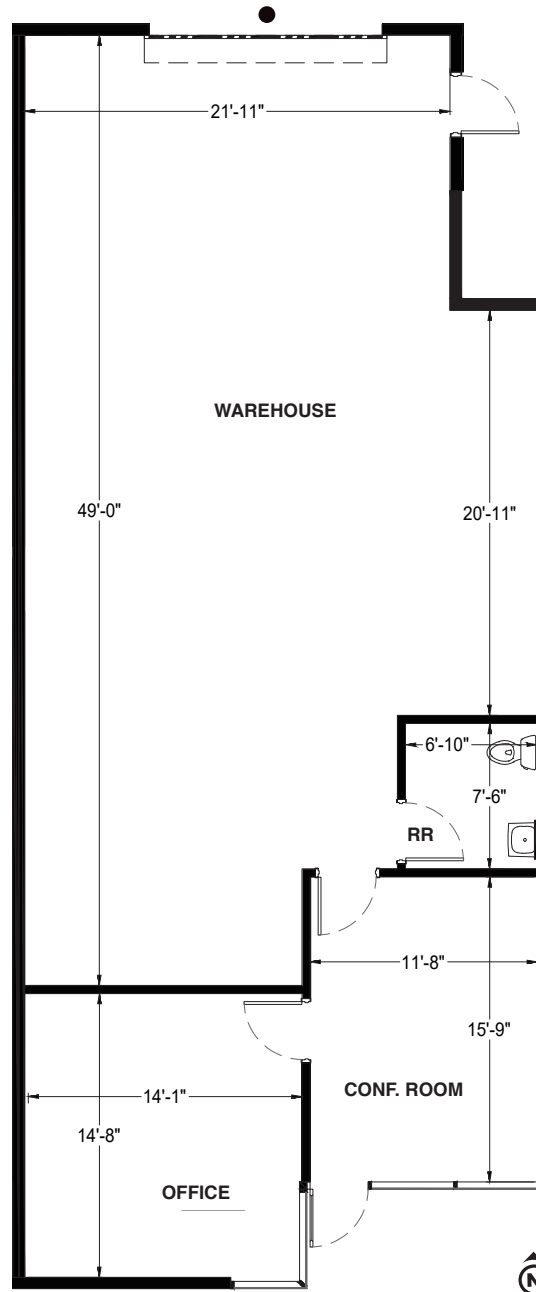
VVBC IV



BUILDING 200



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FLOOR PLAN

FOR LEASE

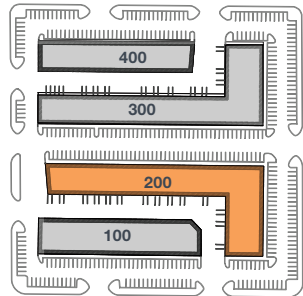


VVBC IV | BUILDING 200

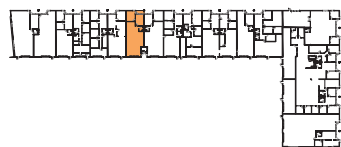
SUITE 230

- ±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

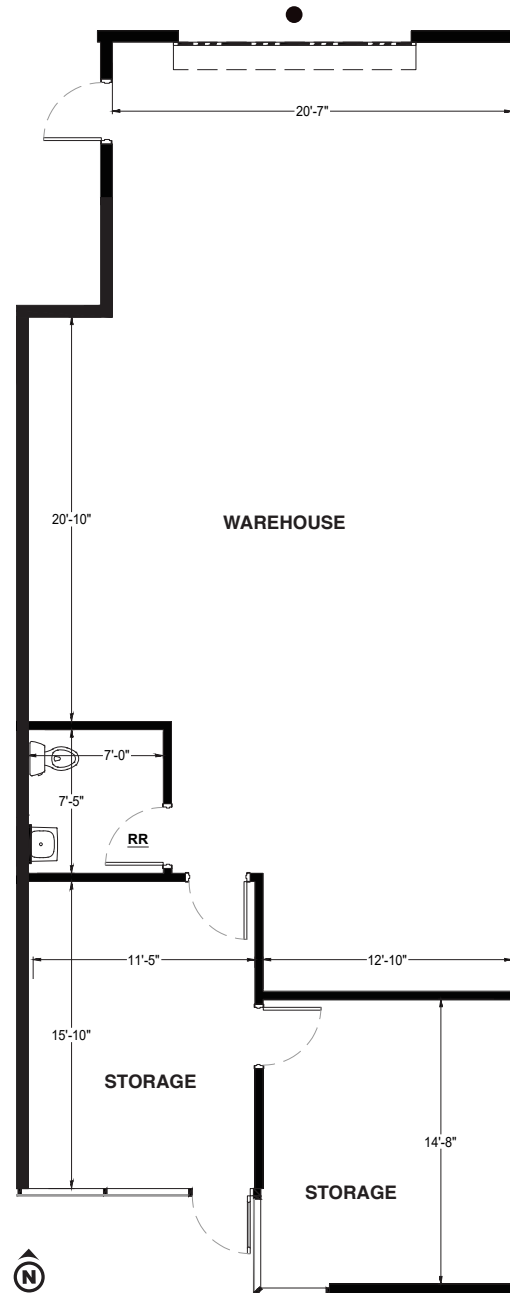
VVBC IV



BUILDING 200



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FLOOR PLAN

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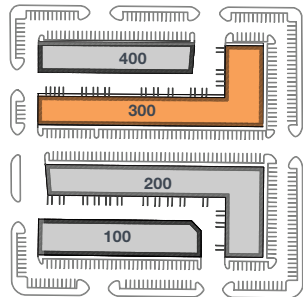


VVBC IV | BUILDING 300

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

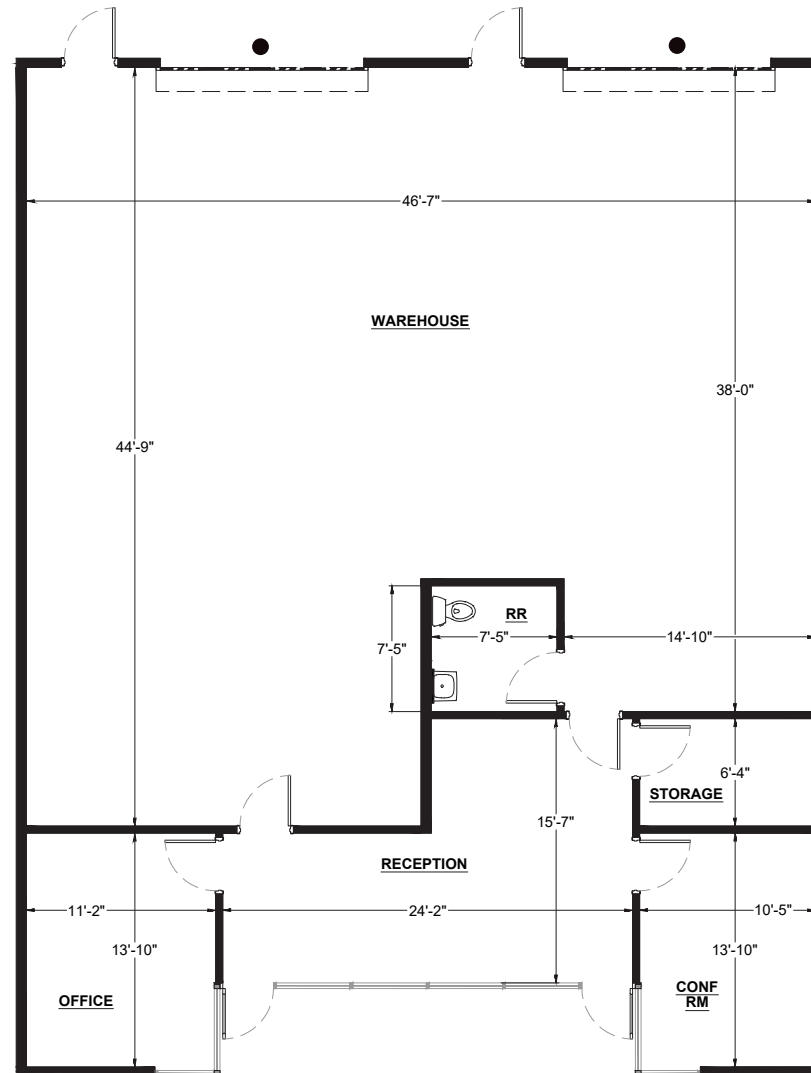
VVBC IV



BUILDING 300



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PROPERTY IMAGES

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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