

# VALLEY VIEW BUSINESS CENTER IV

5% TO PROCURING BROKER



FOR LEASE

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

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**SAM NEWMAN, SIOR**

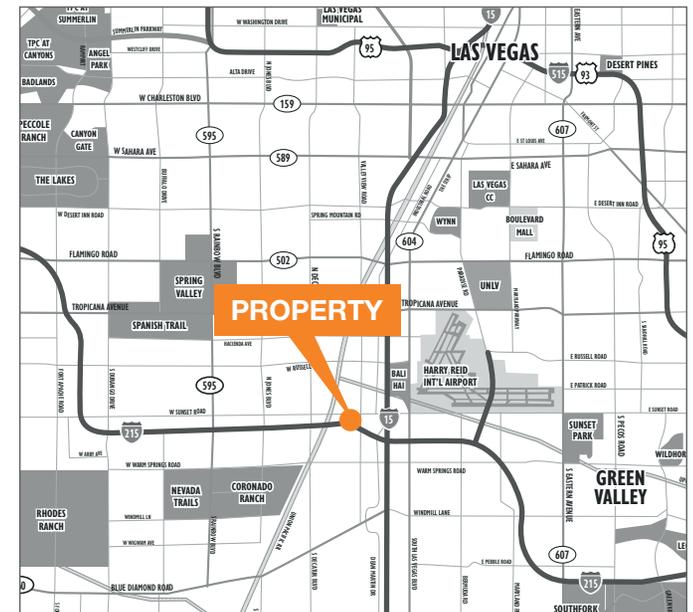
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LIC. # NV-S.0172845



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

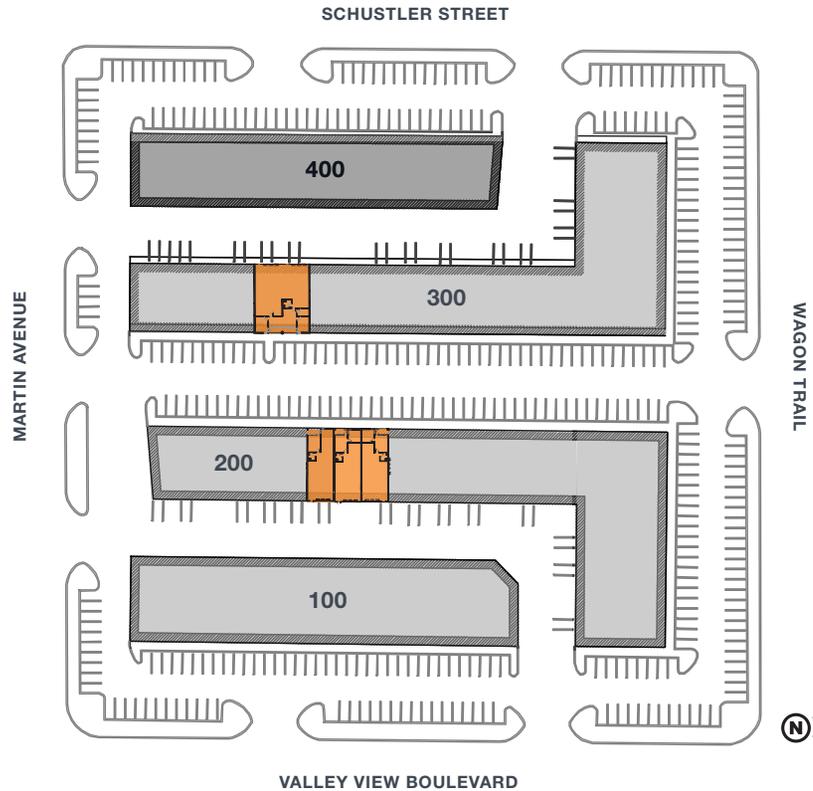


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

# VALLEY VIEW BUSINESS CENTER IV

## SITE PLAN

FOR LEASE



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	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

# VALLEY VIEW BUSINESS CENTER IV

## FLOOR PLAN

FOR LEASE

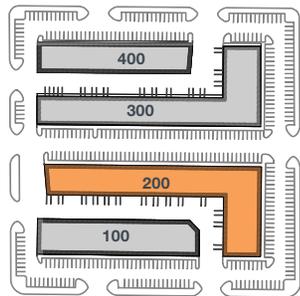


VVBC IV | BUILDING 200

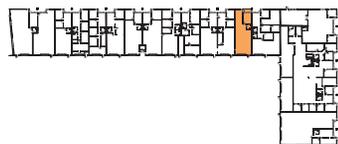
### SUITE 218

- ±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

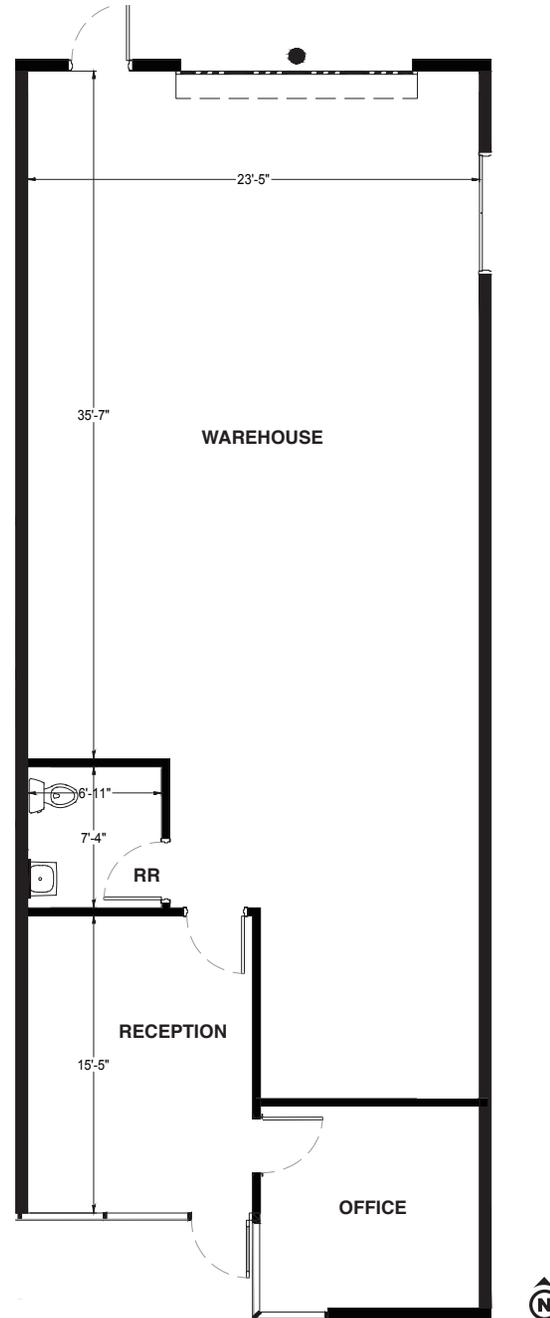
#### VVBC IV



#### BUILDING 200



● = GRADE LEVEL DOORS



#### FOR MORE INFORMATION

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## FLOOR PLAN

FOR LEASE

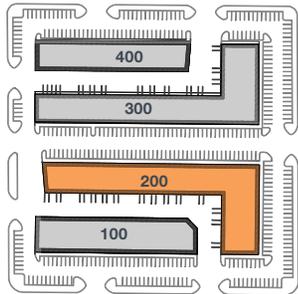


VVBC IV | BUILDING 200

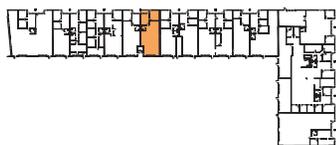
### SUITE 228

- ±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

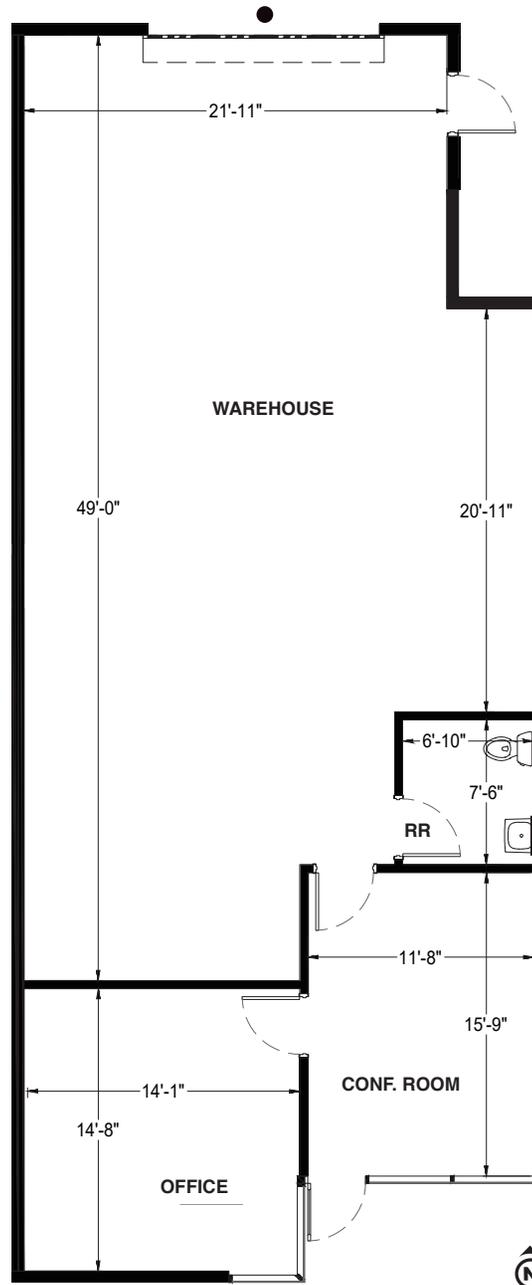
#### VVBC IV



#### BUILDING 200



● = GRADE LEVEL DOORS



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## FLOOR PLAN

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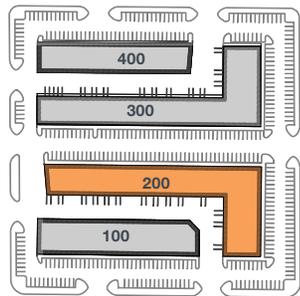


VVBC IV | BUILDING 200

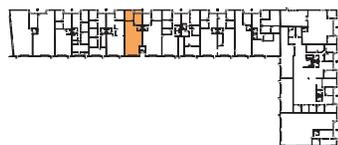
### SUITE 230

- ±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

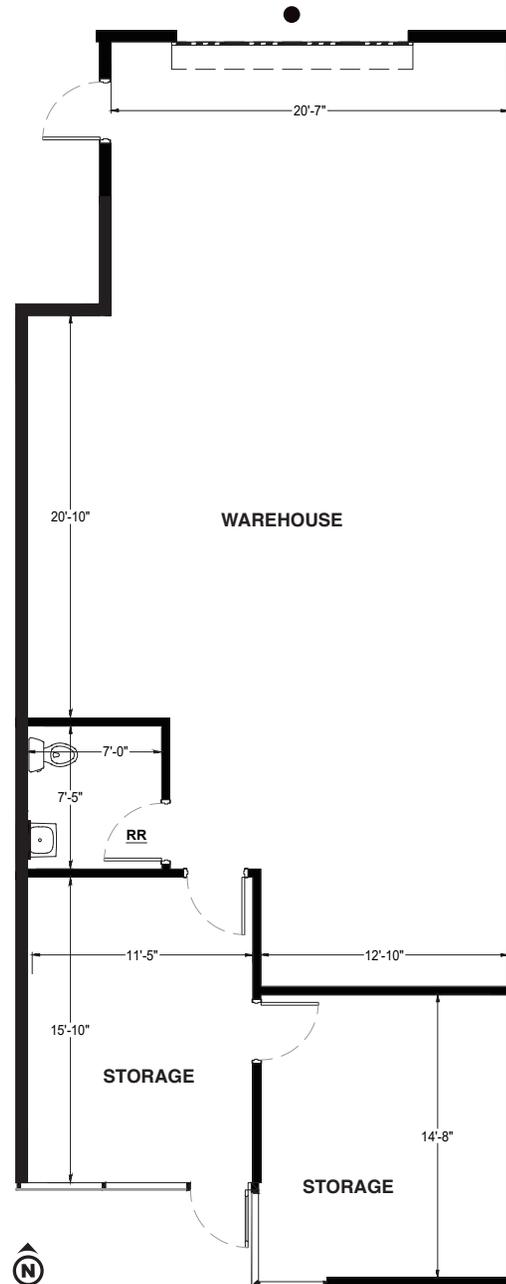
#### VVBC IV



#### BUILDING 200



● = GRADE LEVEL DOORS



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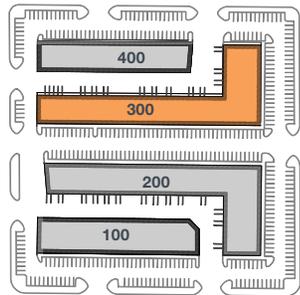


VVBC IV | BUILDING 300

### 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

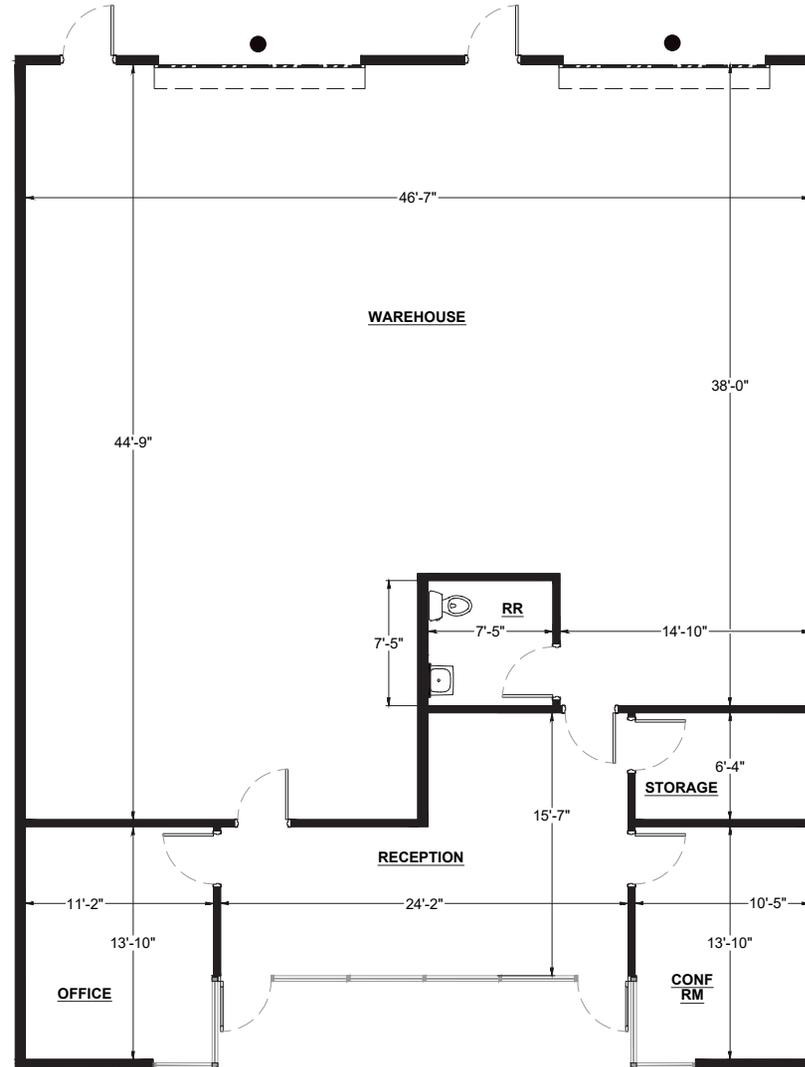
#### VVBC IV



#### BUILDING 300



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# VALLEY VIEW BUSINESS CENTER IV

## PROPERTY IMAGES

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## AMENITIES & IMPROVEMENTS

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### 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