

VALLEY VIEW BUSINESS CENTER I, II & III



FOR LEASE

6280 SOUTH VALLEY VIEW BOULEVARD | LAS VEGAS | NV | 89118

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PAT MARSH, SIOR

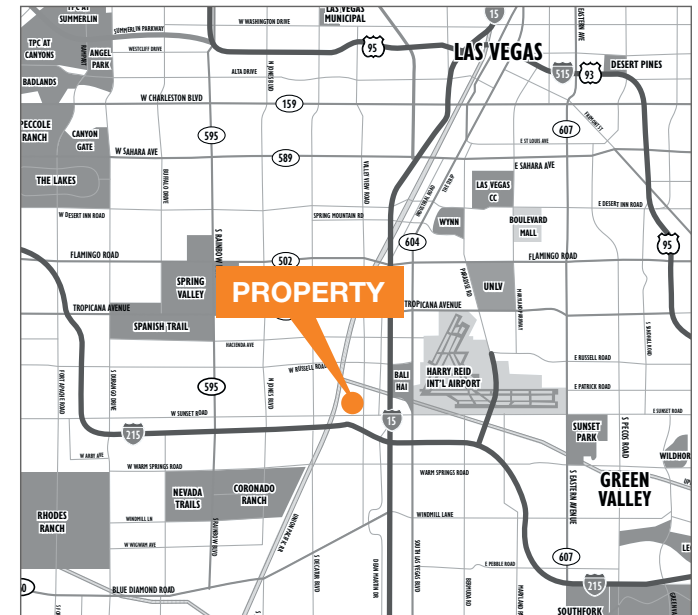
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pat.marsh@colliers.com
LIC. # NV-S.0039553

SAM NEWMAN, SIOR

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

PROPERTY FEATURES

- ±360,413 Total SF
- Units Available Between ±974 SF and ±3,605 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard



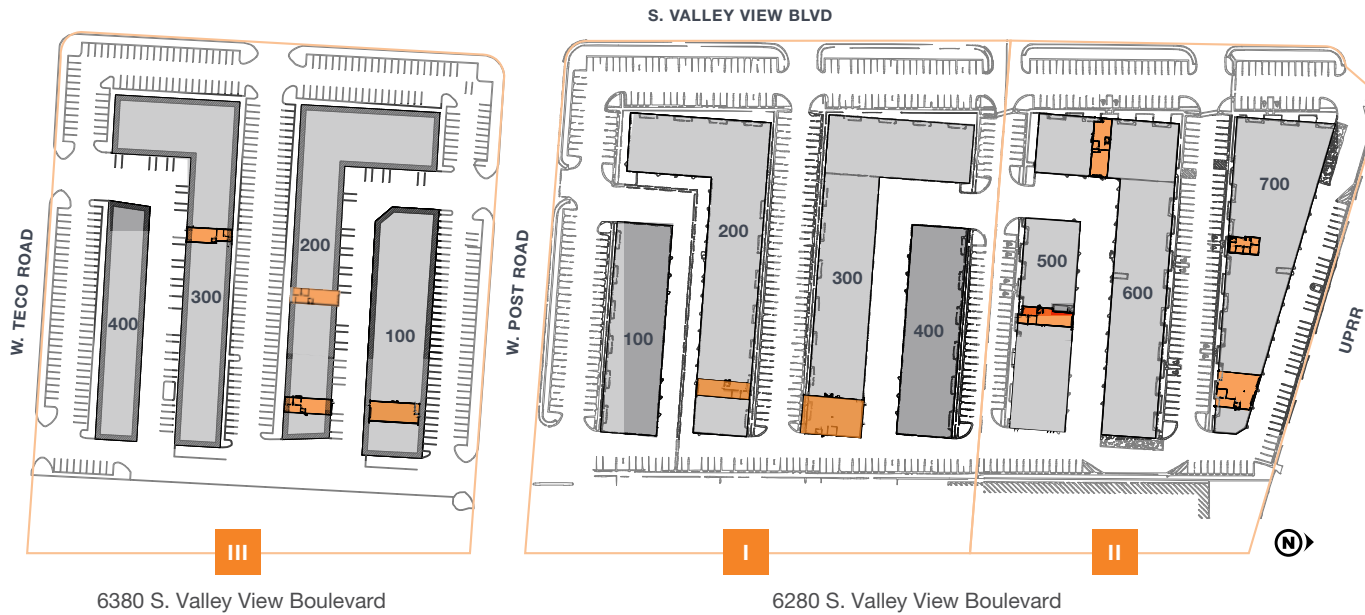
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



VALLEY VIEW BUSINESS CENTER I, II & III

SITE PLAN

FOR LEASE



FOR MORE INFORMATION

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COLLIERS LAS VEGAS

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UNIT AVAILABILITIES

■ OCCUPIED ■ AVAILABLE

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	200	238	±1,830	±759	±1,071	\$1.70 PSF/Mo	\$0.37 PSF/Mo	9/1/24
I	300	338-340	±3,605	TBD	TBD	\$1.70 PSF/Mo	\$0.37 PSF/Mo	11/1/24
II	500	510	±1,696	±624	±1,072	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
II	600	606	±1,938	±891	±1,047	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
II	700	721	±974	±974	N/A	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
II	700	738-740	±2,544	±545	±1,999	\$1.70 PSF/Mo	\$0.39 PSF/Mo	Available Now
III	100	118	±1,440	TBD	TBD	\$1.70 PSF/Mo	\$0.41 PSF/Mo	9/1/24
III	200	232	±1,815	N/A	N/A	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	200	244	±1,833	±684	±1,149	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
III	300	326	±1,700	±507	±1,193	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now

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FLOOR PLAN



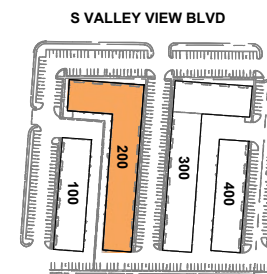
FOR LEASE

VVBC I | BUILDING 200

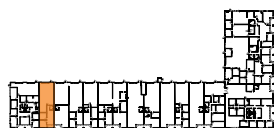
SUITE 238

- ±1,830 Total SF
- ±759 SF Office
- ±1,071 SF Warehouse
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.37 PSF/Mo

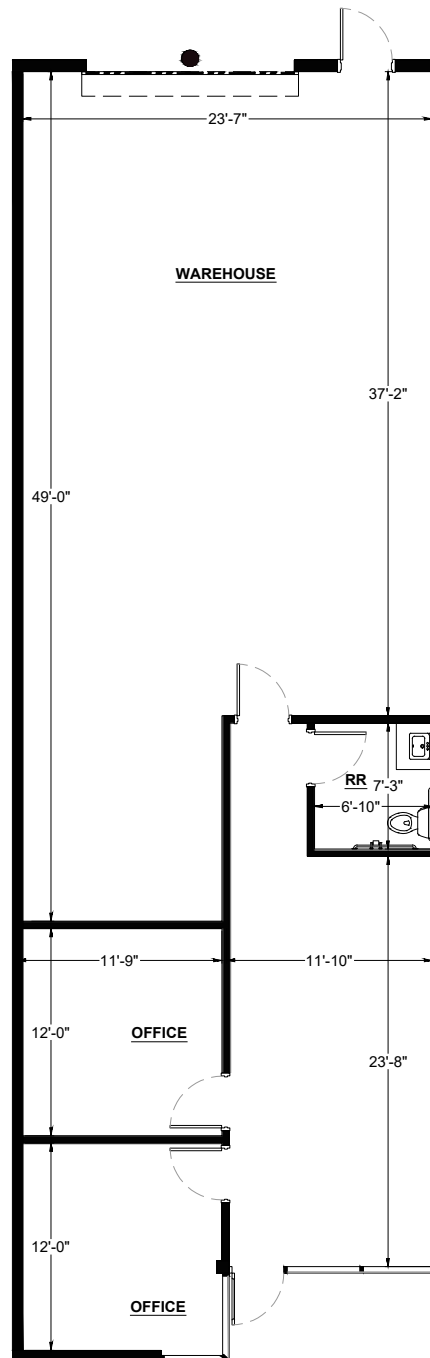
VVBC I



BUILDING 200



● = GRADE LEVEL DOORS



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FLOOR PLAN

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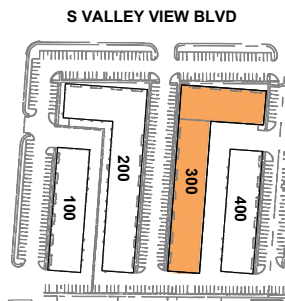


VVBC I | BUILDING 300

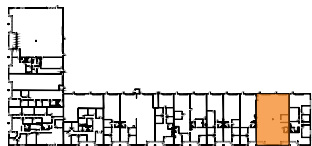
SUITE 338-340

- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- 2 Grade Level Doors
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.37 PSF/Mo

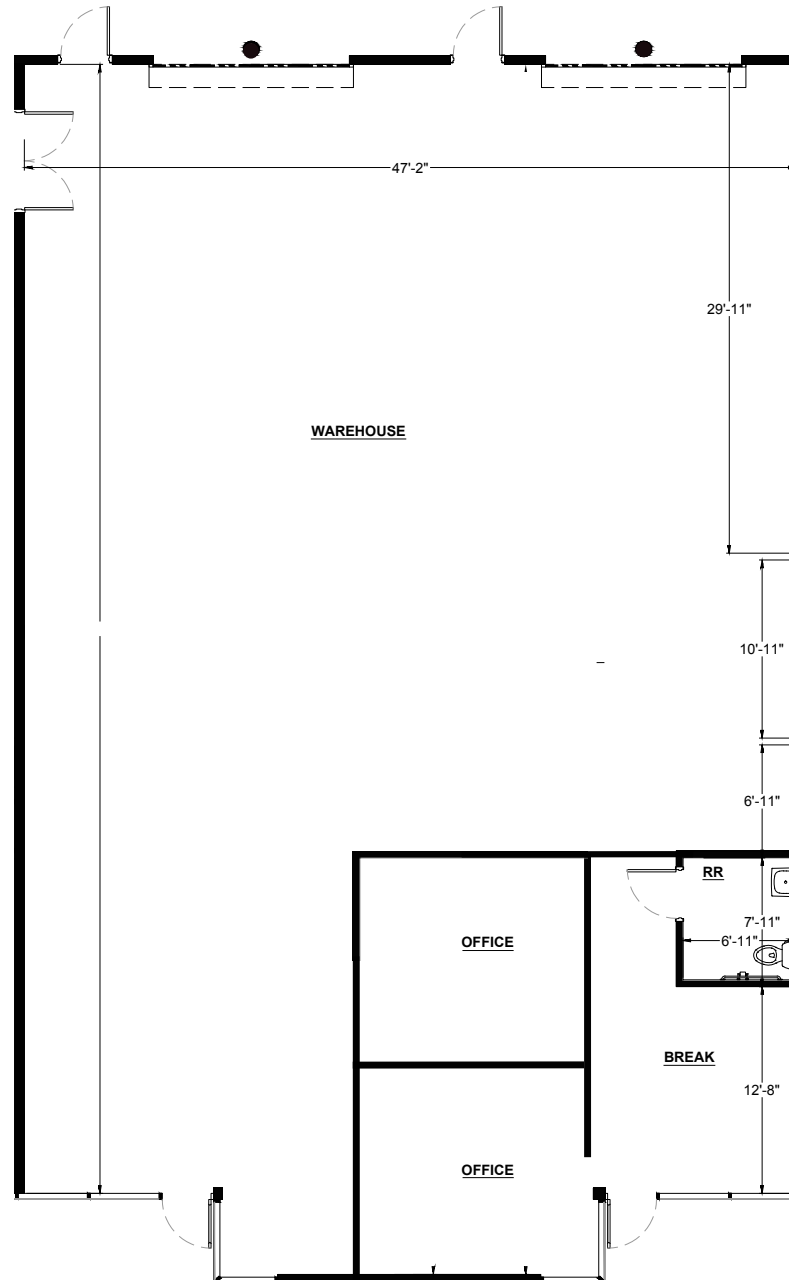
VVBC I



BUILDING 300



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FLOOR PLAN

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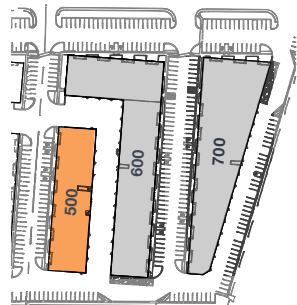


VVBC II | BUILDING 500

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 Doors
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

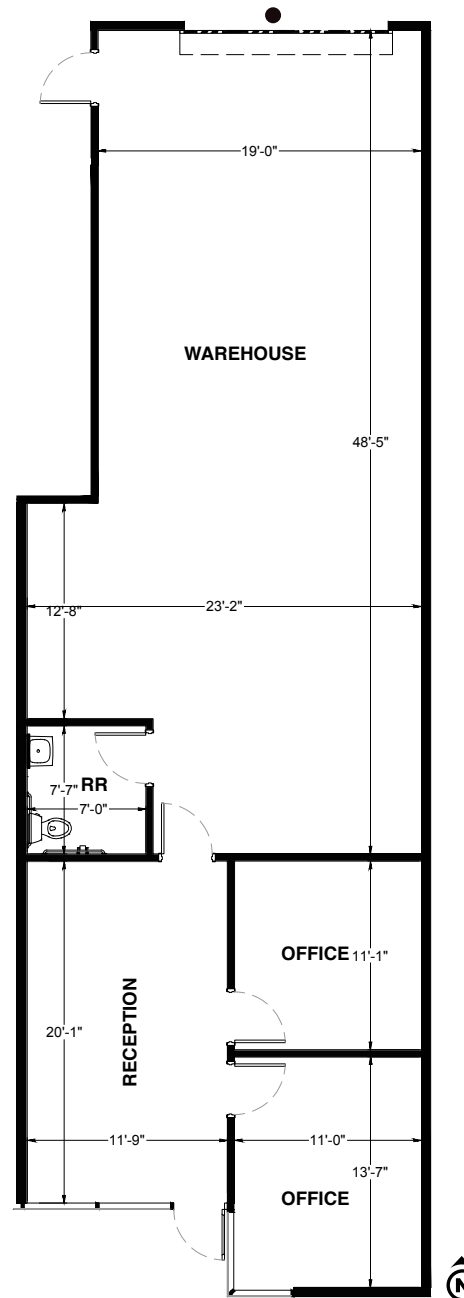
VVBC II



BUILDING 500



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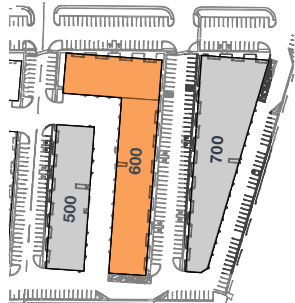
FLOOR PLAN

VVBC II | BUILDING 600

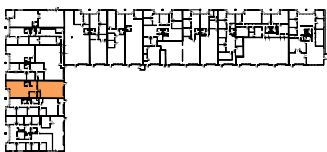
SUITE 606

- ±1,938 Total SF
- ±891 SF Office
- ±1,047 SF Warehouse
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level doors
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

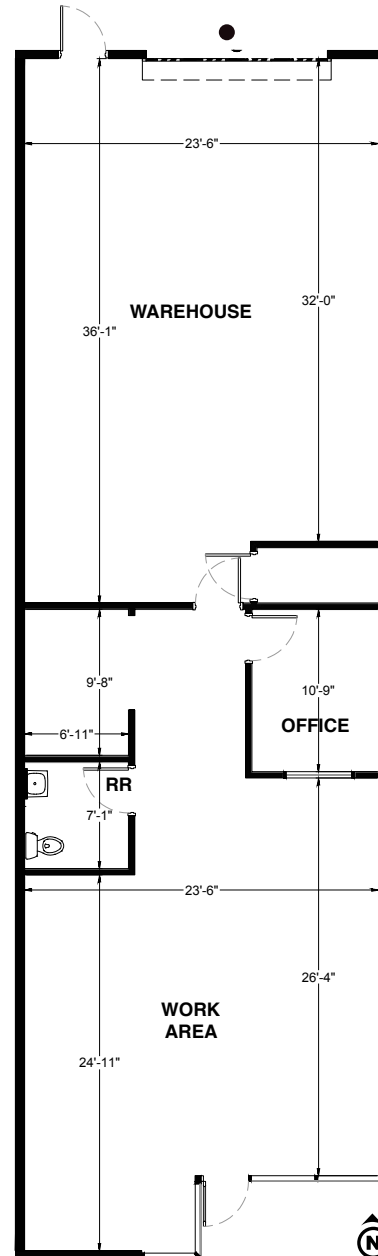
VVBC II



BUILDING 600



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FLOOR PLAN

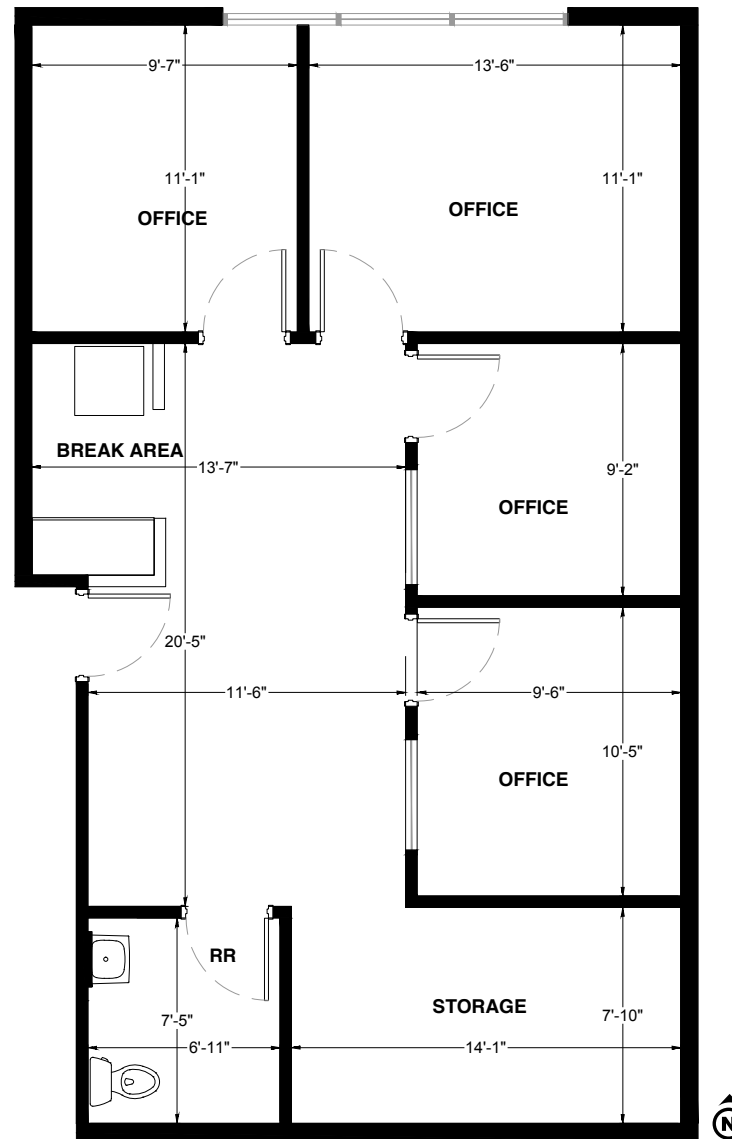
FOR LEASE



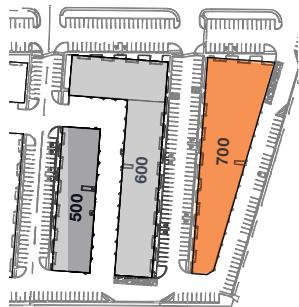
VVBC II | BUILDING 700

SUITE 721

- ±974 Total SF
- Small fully built out office featuring four private offices, in suite restroom, and break area.
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo



VVBC II



BUILDING 700



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FLOOR PLAN

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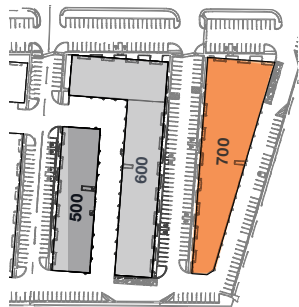


VVBC II | BUILDING 700

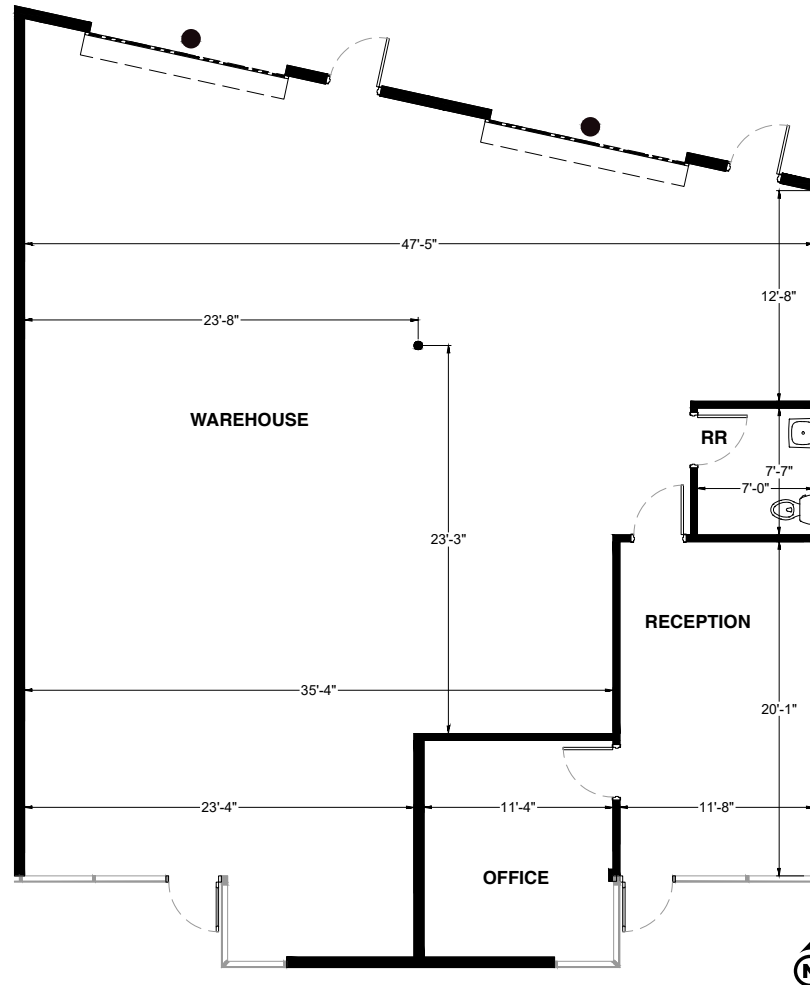
SUITE 738-740

- ±2,544 Total SF
- ±545 Office SF
- ±1,999 Warehouse SF
- ±20'– ±22' Clear Height
- 120/208 Volt, 3-phase power
- Zoning M-1
- 2 Grade Level Doors
- Rate \$1.70 PSF/Mo
- NNN \$0.39 PSF/Mo

VVBC II



BUILDING 700



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FLOOR PLAN

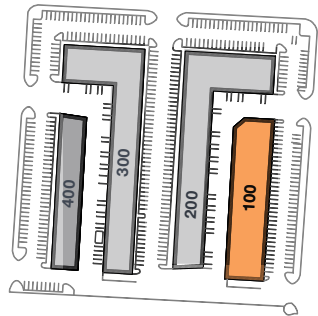
VVBC III | BUILDING 100

SUITE 118

- ±1,440 Total SF
- 120/208 Volt, 3-phase power
- Zoning M-1
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

FLOORPLAN COMING SOON

VVBC III



BUILDING 100



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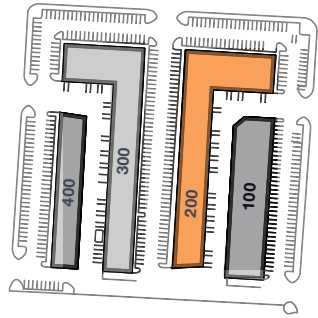
FLOOR PLAN

VVBC III | BUILDING 200

SUITE 232

- ±1,815 Total SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

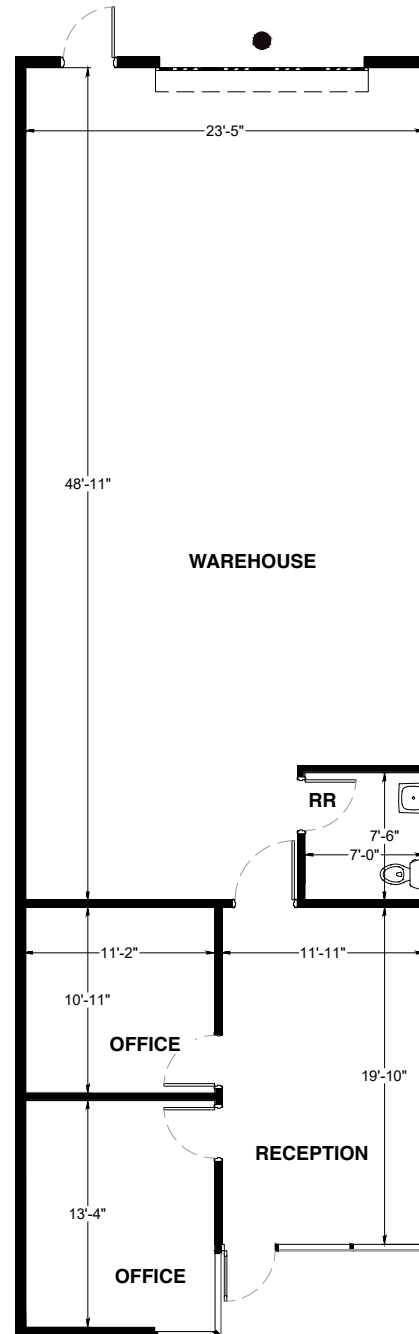
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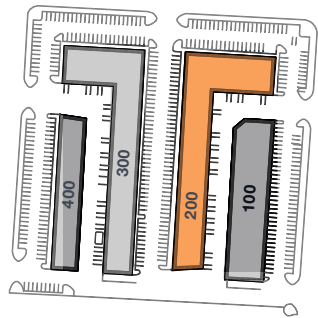
FLOOR PLAN

VVBC III | BUILDING 200

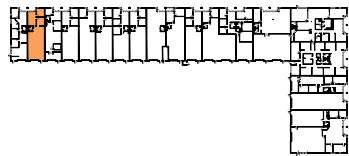
SUITE 244

- ±1,833 Total SF
- ±684 SF Office
- ±1,149 SF Warehouse
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

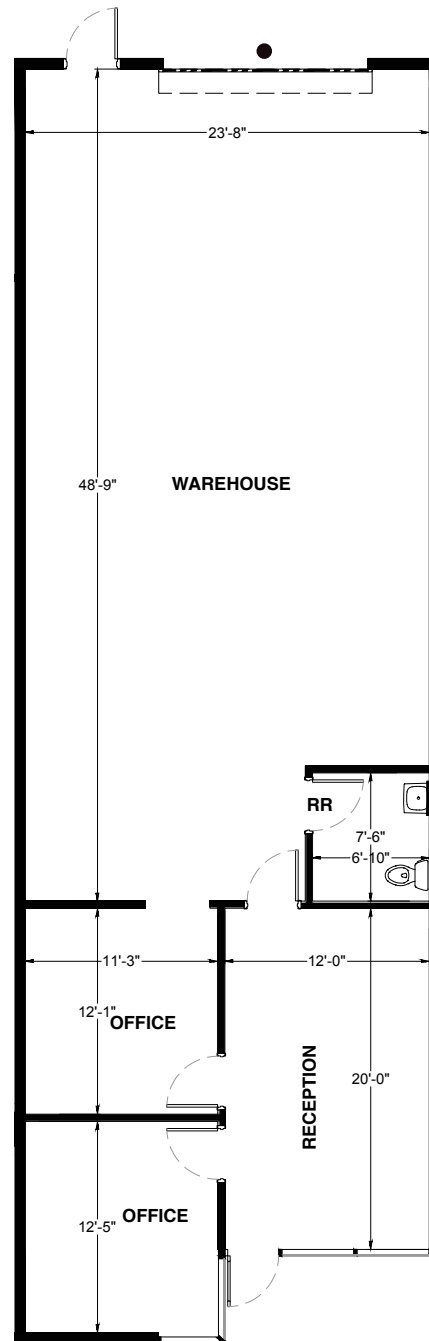
VVBC III



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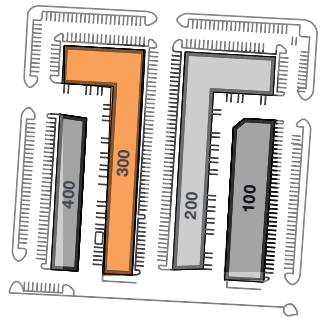
FLOOR PLAN

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
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

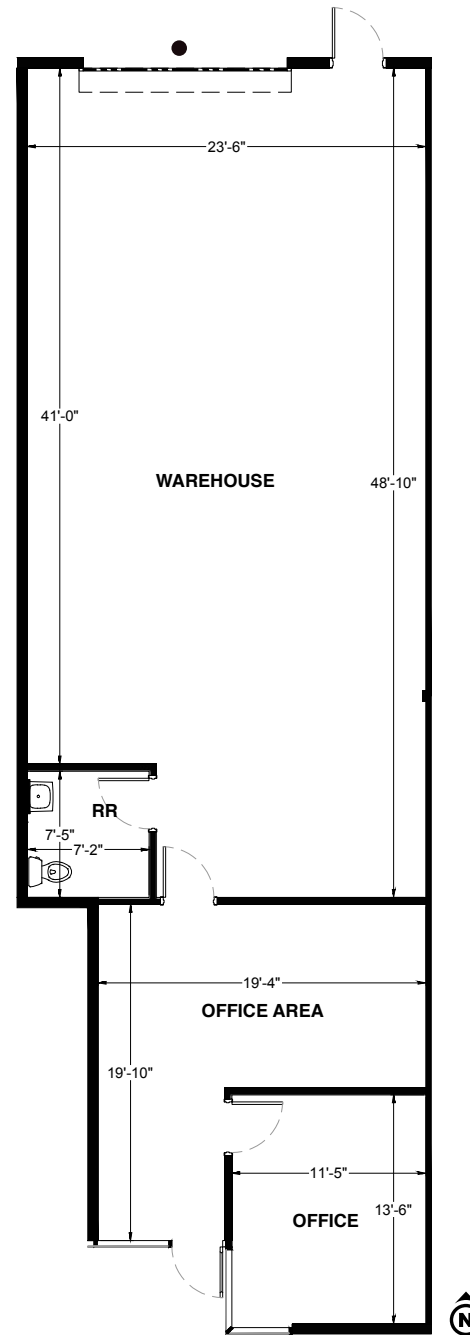
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PROPERTY IMAGES

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