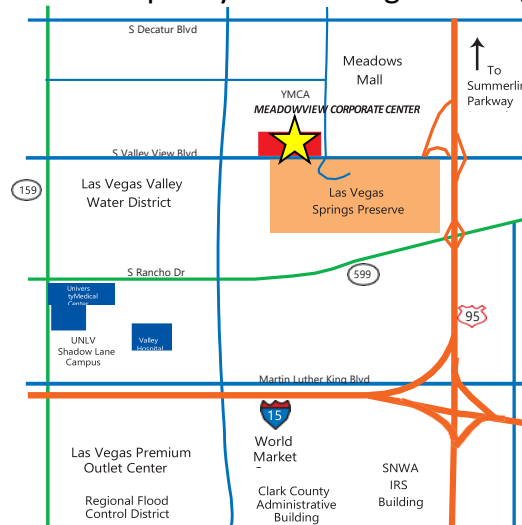




FOR LEASE

**Multi-Tenant Building Suites from
± 30,000 RSF to Full Building ± 166,409 RSF**

330 South Valley View Market Boulevard is a spacious two-story office building, located three miles from Downtown Las Vegas and the World Market Center. A premier location with immediate access to the US 95 and I-15 freeways, it is adjacent to the Meadows Mall and the Springs Preserve. This property offers a first-class open floor plan with energy efficient lighting, HVAC control systems, and controlled access at exterior and major interior doors. This location will well serve national as well as local operations and has two public bus routes providing transportation to the property. In addition, it features call center quality networking including Cat6 ethernet cabling and a backup generator.



TIBERTI MANAGEMENT
COMPANY

David Maffey - Broker

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www.tibertimangement.com

MEADOWVIEW CORPORATE CENTER

**330 South Valley View Boulevard
Las Vegas, NV 89107**



**One Quarter Mile from
US 95 / Valley View Boulevard Interchange**

**Two Bus Routes Serve Building Location;
Route 207 and Route 104**

**Updated Energy Efficient Lighting
& Building HVAC Control System**

**3,000 Amp Three Phase 480 Volt Power Supply
1,500 kVA Back-Up Generator, Caterpillar
300 kVA UPS Battery System**

Access Control System on Exterior / Interior Doors

**Redundant Optical Network with 48 Strands of Fiber and
Speeds up to 200 GB/S**

870 Parking Spaces for a Parking Ratio of over 5:1,000 ±

10,240 Square Foot Atrium with Trees and Skylight

Adjacent to:

Meadows Mall

Springs Preserve (160 Acre Park)

YMCA Athletic Facility

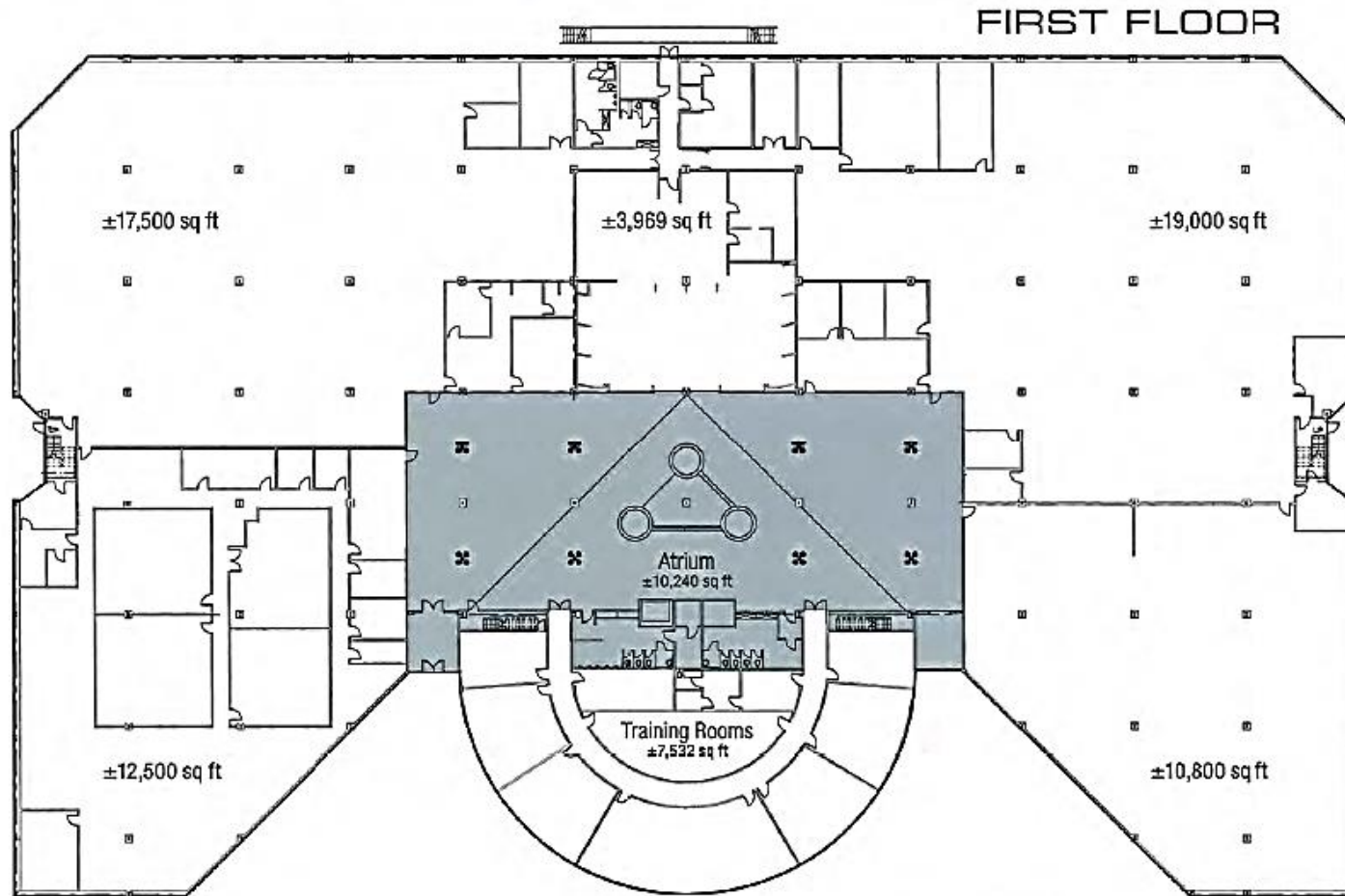
Nearby Desirable Las Vegas Medical District

Located in City of Las Vegas Economic Development Zone



MEADOWVIEW CORPORATE CENTER

330 South Valley View Boulevard
Las Vegas, NV 89107



	Common Area % of Total	Useable Area % of Total	Rentable Area
First Floor	±12,199.8 sf / 14.4%	±72,656.2 sf / 85.6%	±84,856 sf
Second Floor	±3,881.5 sf / 4.8%	±77,672.0 sf / 95.2%	±81,553 sf
Totals	±16,081.3 sf / 9.7%	±150,328.2 sf / 90.3%	±166,409.5 sf



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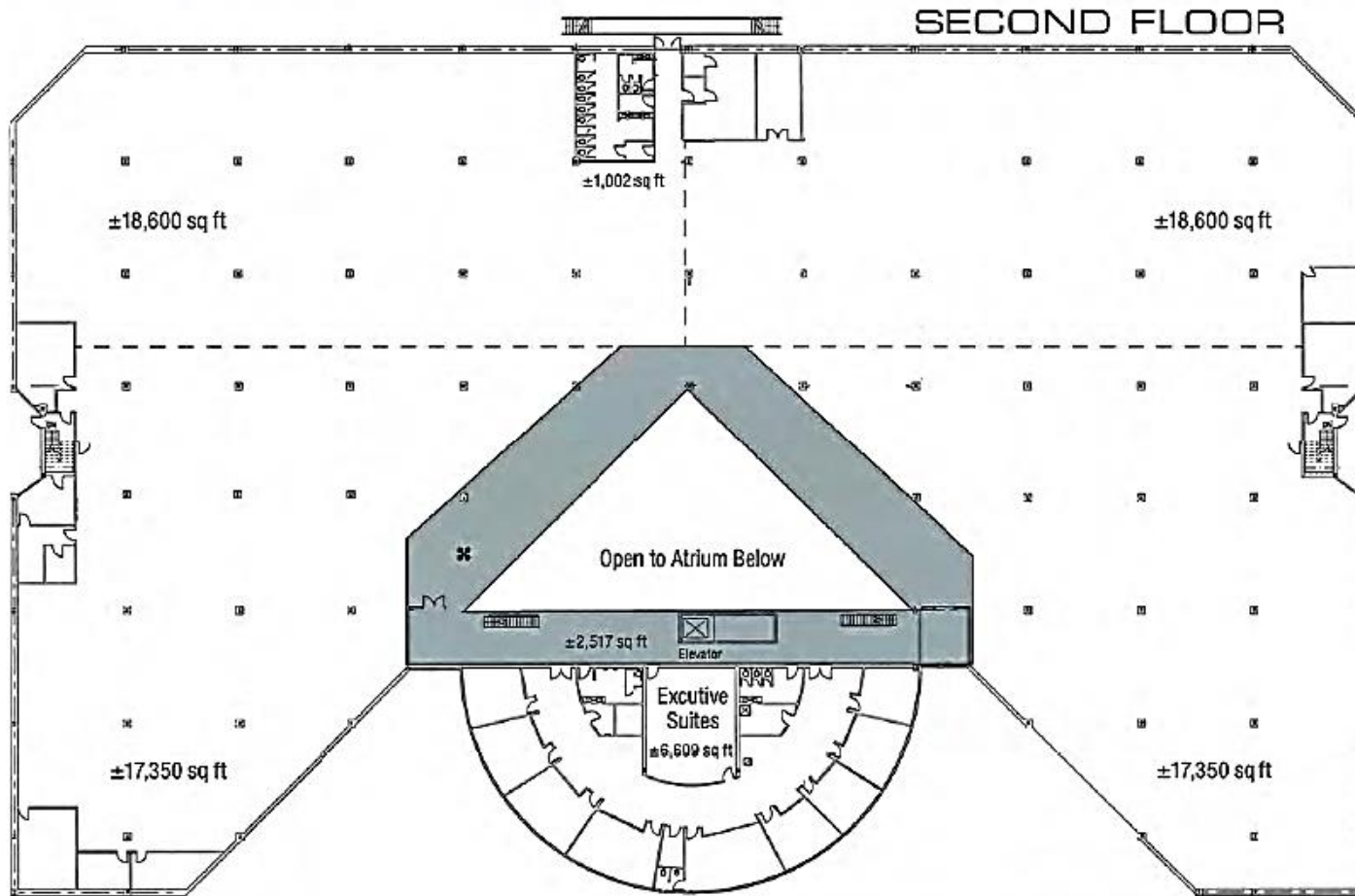
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