

**BROKER
INCENTIVE:
5% commission to
outside broker**



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

For lease

Valley View Business Park

3021 S Valley View Boulevard
Las Vegas, NV 89102

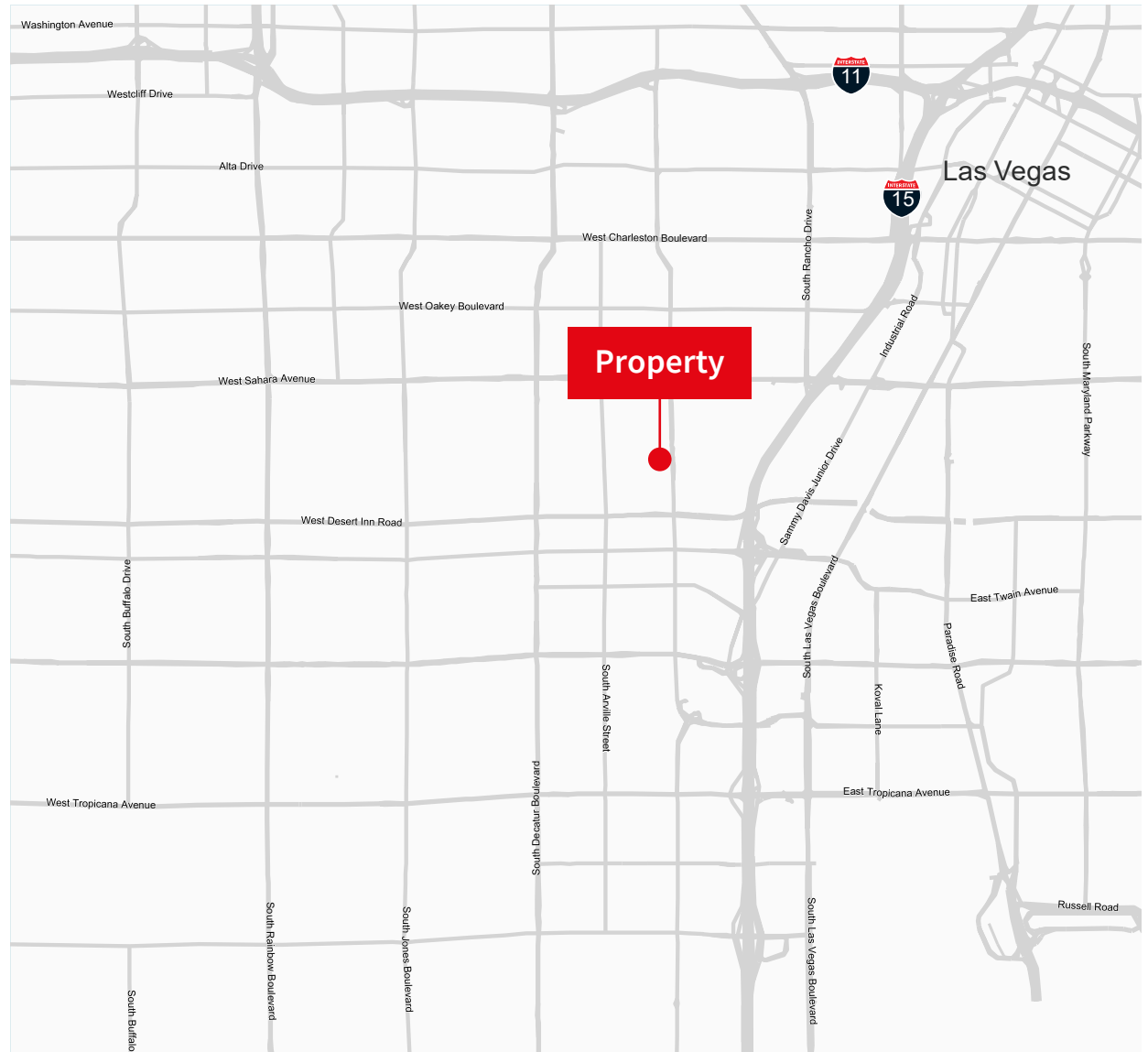
**One Month of
Abated Rent***

*For a credit tenant. 3 yr. lease minimum.

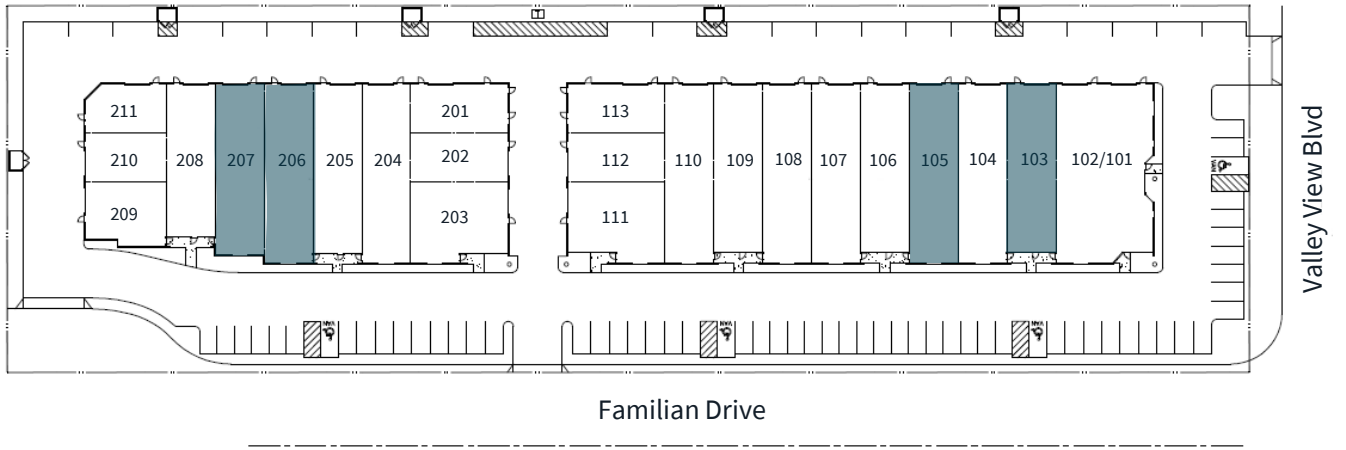
 **JLL** SEE A BRIGHTER WAY

Property Overview

- Rates from \$1.25/s.f. NNN
- CAM's \$0.34/s.f.
- 2,085 - 2,180 s.f. available
- Two buildings totaling \pm 42,656 s.f. on a \pm 2.52-acre parcel
- 12' x 14' grade roll-up doors
- 17' clear height
- Fire sprinklered
- Zoned Industrial (M)
- Excellent central location
- Proximate to LV strip, I-15 & US-95 freeways
- Monument signage on Valley View
- Built in 1986



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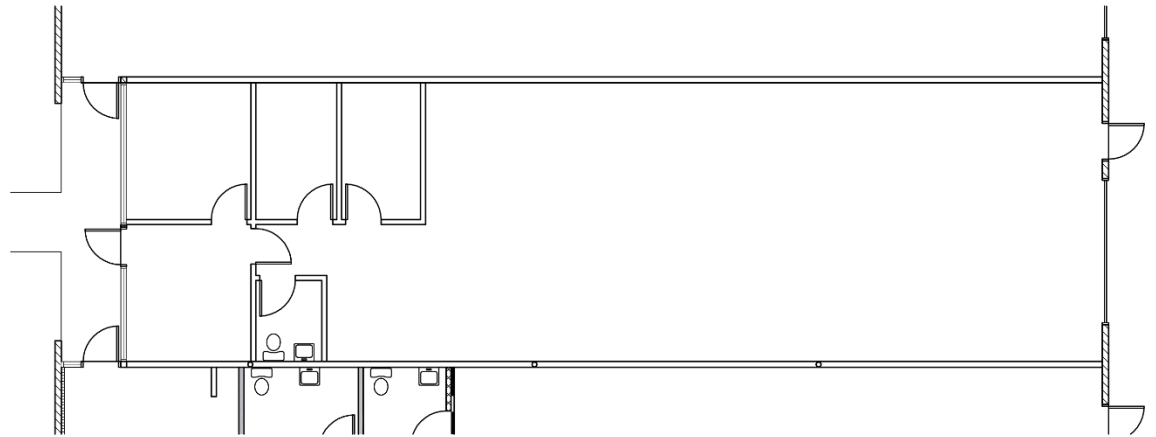


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Grade	Rate	CAM	Monthly
103	2,085	352	1,733	(1) 12 x 14	\$1.25	\$0.34	\$3,315.15
105	2,180	892	1,288	(1) 12 x 14	\$1.25	\$0.34	\$3,466.20
110	2,180	981	1,199	(1) 12 x 14	\$1.25	\$0.34	\$3,466.20
206	2,180	708	1,472	(1) 12 x 14	\$1.25	\$0.34	\$3,466.20
207	2,085	352	1,733	(1) 12 x 14	\$1.25	\$0.34	\$3,315.15



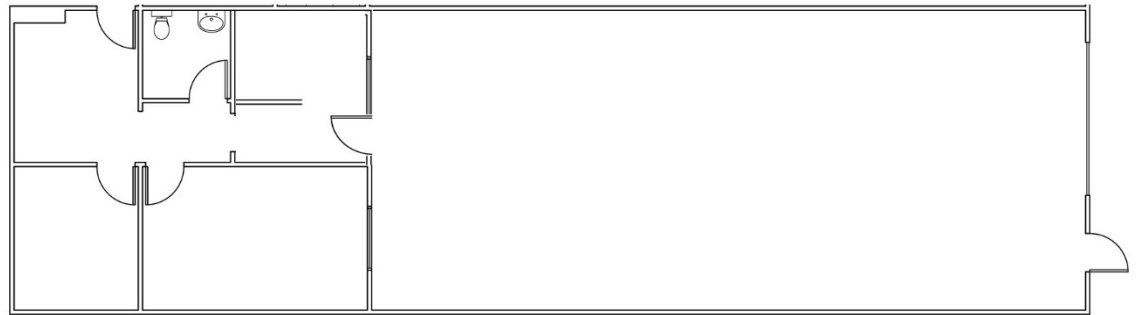
Floorplans

Suite	103
Total s.f.	2,085
Office s.f.	±352
Warehouse s.f.	±1,733
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.25 NNN
NNN/s.f.	\$0.34
Monthly	\$3,315.15
Available	Now



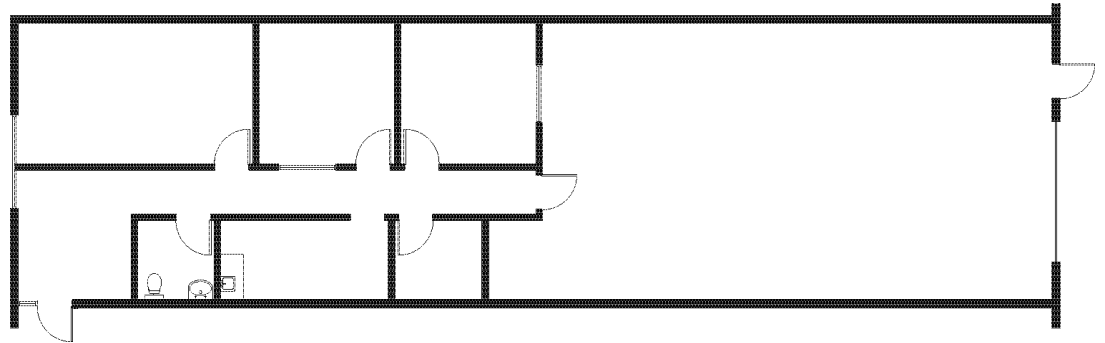
Floorplans

Suite	105
Total s.f.	2,180
Office s.f.	±892
Warehouse s.f.	±1,288
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.25 NNN
NNN/s.f.	\$0.34
Monthly	\$3,466.20
Available	Now



Floorplans

Suite	110
Total s.f.	2,180
Office s.f.	±981
Warehouse s.f.	±1,199
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.25 NNN
NNN/s.f.	\$0.34
Monthly	\$3,466.20
Available	Now



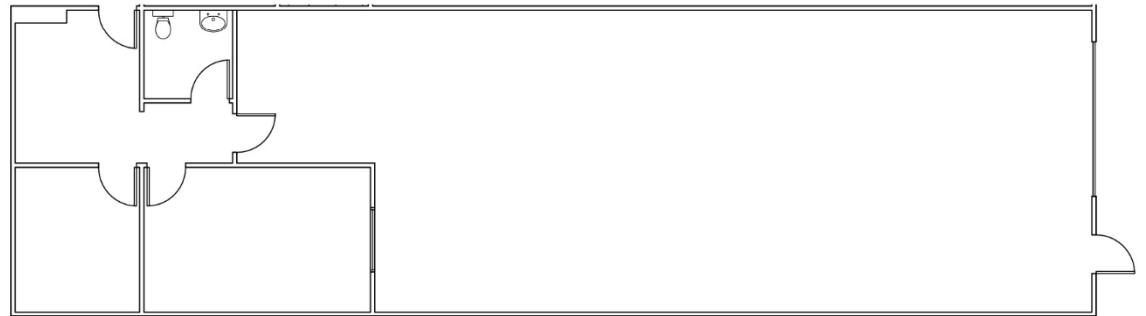
Floorplans

Suite	206
Total s.f.	2,180
Office s.f.	±708
Warehouse s.f.	±1,472
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.25 NNN
NNN/s.f.	\$0.34
Monthly	\$3,466.20
Available	Now

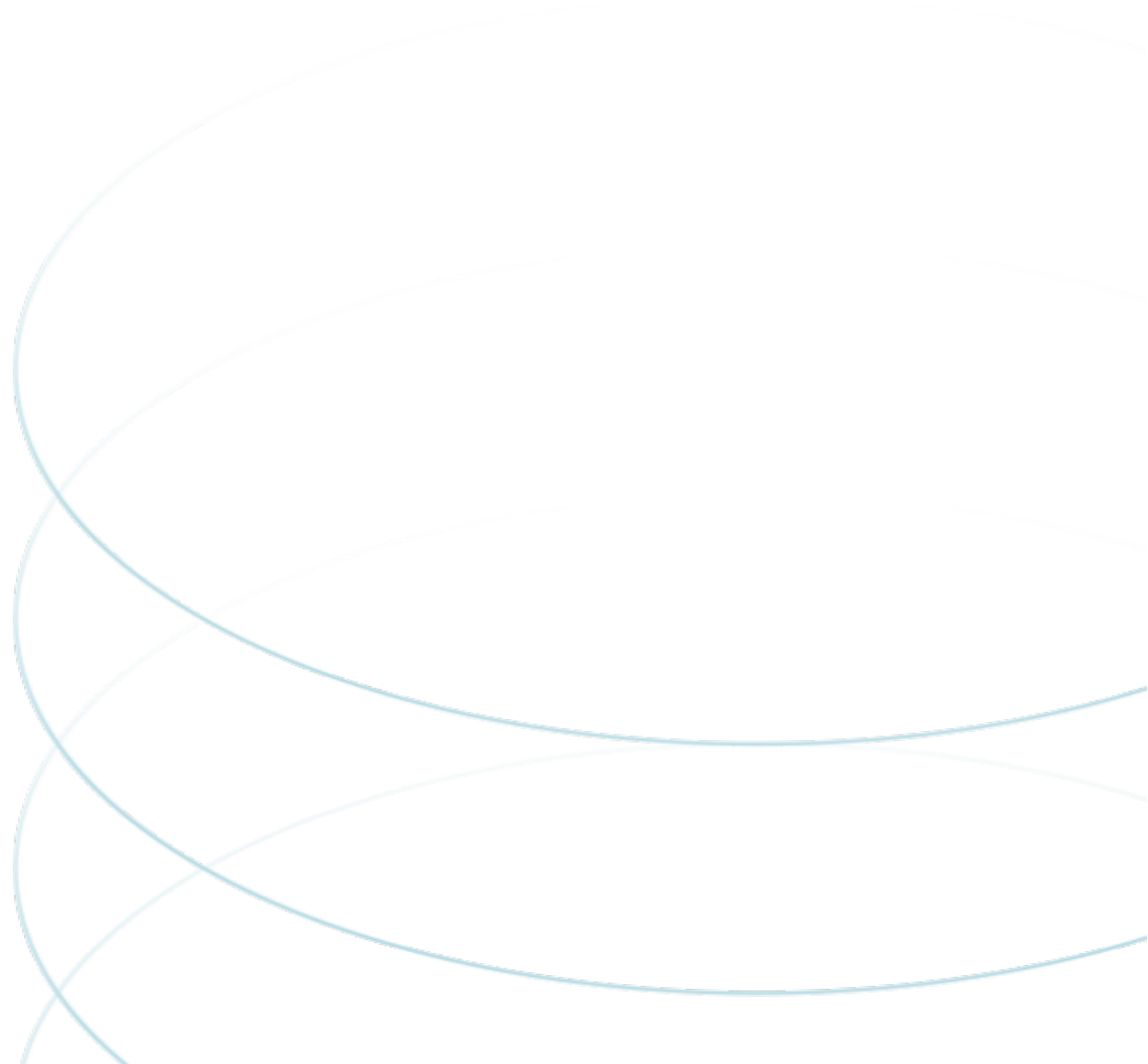


Floorplans

Suite	207
Total s.f.	2,085
Office s.f.	±352
Warehouse s.f.	±1,733
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.25 NNN
NNN/s.f.	\$0.34
Monthly	\$3,315.15
Available	Now







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