

# VALLEY VIEW BUSINESS CENTER I, II & III

5% TO PROCURING BROKER



FOR LEASE

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

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YEAR 1 - \$0.99 | YEAR 2 - \$1.65

## PROPERTY FEATURES

- ±360,413 Total SF
- Units Available Between ±974 SF and ±3,644 SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- Grade Level Loading
- Southwest Submarket
- Frontage on Valley View Boulevard

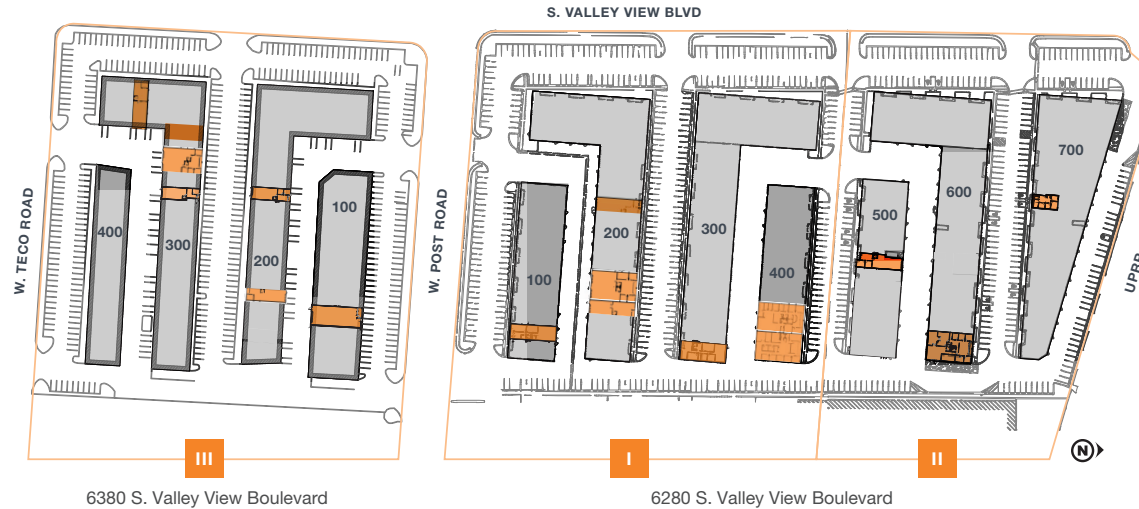


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



# VALLEY VIEW BUSINESS CENTER I, II & III

## SITE PLAN



6380 S. Valley View Boulevard

6280 S. Valley View Boulevard

### UNIT AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
I	100	120	±1,834	±1,834	±0	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	200	220	±1,812	±921	±891	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	200	236	±1,820	±903	±917	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	300	342	±2,342	±1,717	±625	\$0.99* Year 1	\$0.40 PSF/Mo	Available Now
I	400	416-418	±3,644	±3,644	±0	\$0.99* Year 1	\$0.40 PSF/Mo	5/1/26
I	400	420-422	±3,600	±3,600	±0	\$0.99* Year 1	\$0.40 PSF/Mo	5/1/26
II	600	630	±1,801	±717	±1,084	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	600	640-642	±3,624	±3,211	±413	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	700	721	±974	±974	±0	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
II	700	729-731	±1,870	±1,870	±0	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
III	200	226	±1,839	±686	±1,153	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	238	±1,800	±672	±1,128	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	200	242	±1,803	±445	±1,050	Rate \$1.80 PSF/Mo	\$0.42 PSF/Mo	Available Now
III	200	246	±1,800	±1,265	±1,265	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	300	306	±1,925	±810	±1,115	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	300	316	±2,514	±1,103	±1,411	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	300	318-320	±3,613	±1,353	±2,260	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now
III	300	326	±1,700	±507	±1,193	\$0.99* Year 1	\$0.42 PSF/Mo	Available Now

\*Year 2: \$1.60 - \$1.65

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# VALLEY VIEW BUSINESS CENTER I, II & III

## FLOOR PLAN

FOR LEASE



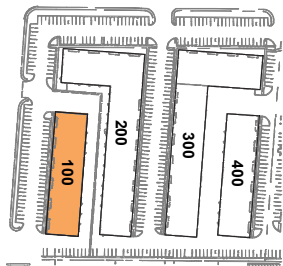
VVBC I | BUILDING 100

## SUITE 120

- ±1,834 Total SF
- ±1,834 SF Office
- 100% Office Space

### VVBC I

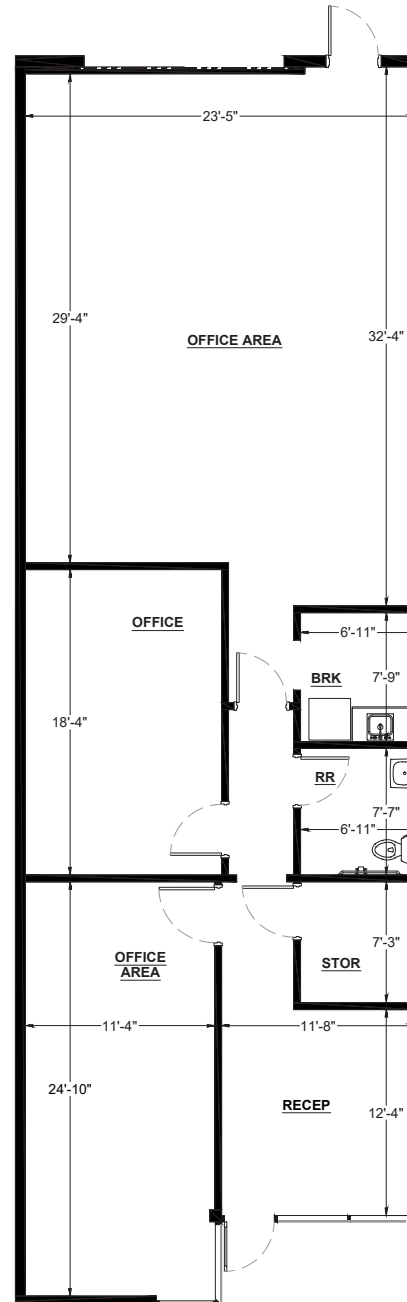
S VALLEY VIEW BLVD



### BUILDING 100



● = GRADE LEVEL DOORS



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FOR LEASE



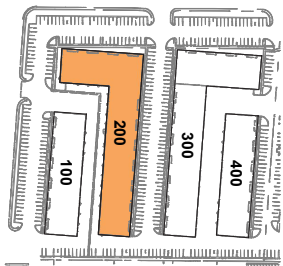
### VVBC I | BUILDING 200

## SUITE 220

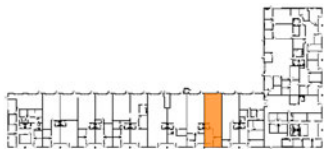
- ±1,812 Total SF
- ±673 SF Office
- ±1,139 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

### VVBC I

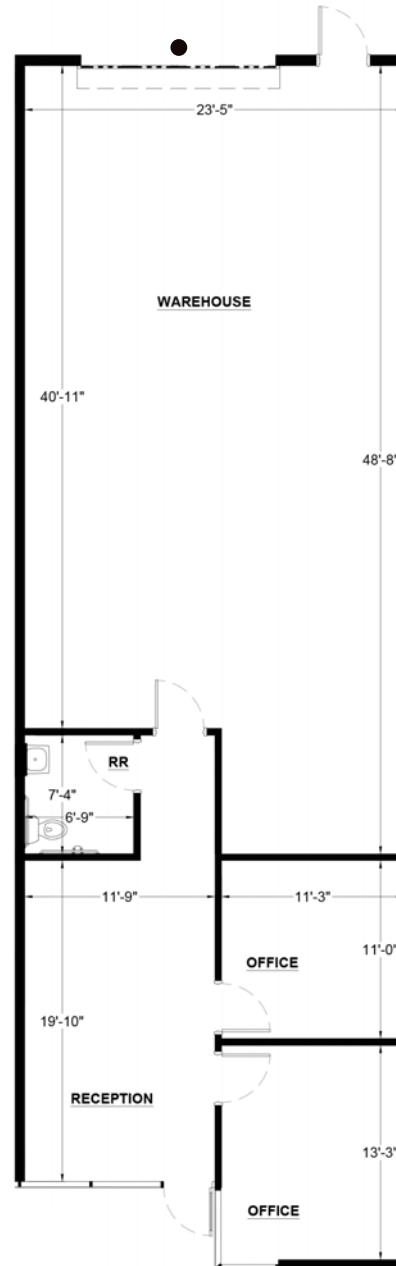
S VALLEY VIEW BLVD



### BUILDING 200



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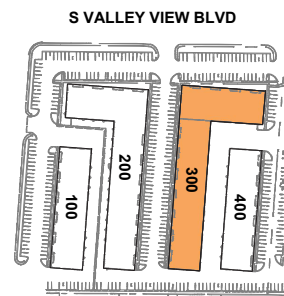


VVBC I | BUILDING 300

### SUITE 342

- ±2,342 Total SF
- ±1,717 Office SF
- ±625 Warehouse SF
- ±20' Clear height
- ±120/208 Volt, 3-Phase Power
- 1 Grade level door
- Zoning M-1
- Available Now

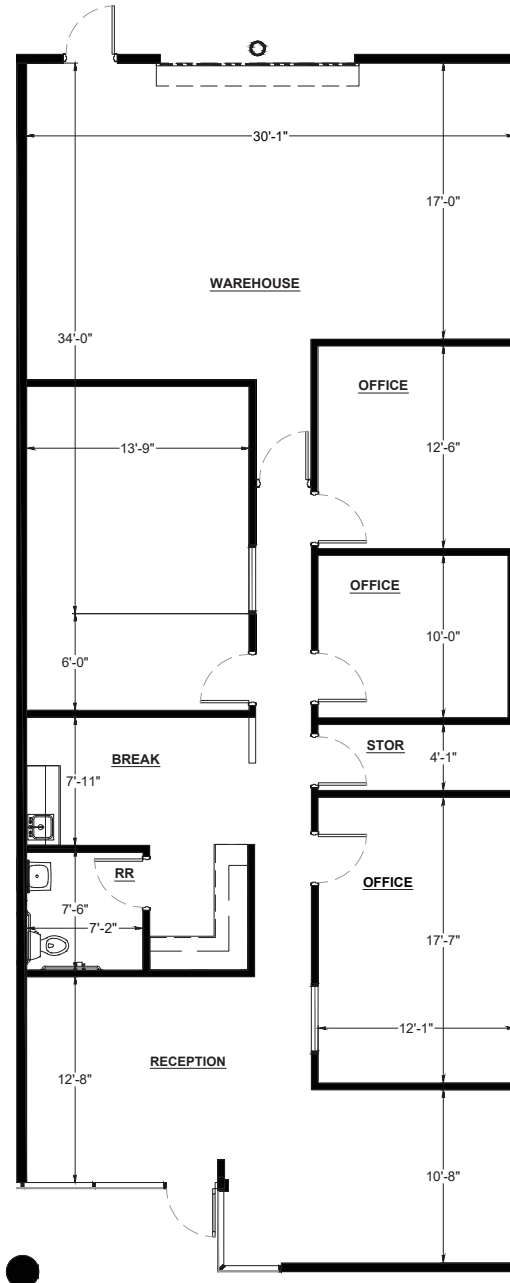
#### VVBC I



#### BUILDING 300



● = GRADE LEVEL DOORS



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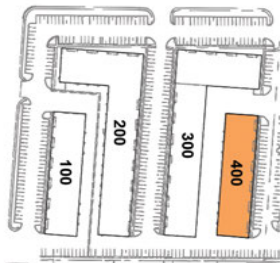


VVBC I | BUILDING 400

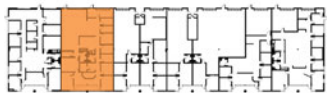
### SUITE 416-418

- ±3,644 Total SF
- ±3,644 SF Office
- 1 Grade Level Door
- Available 5/1/2026

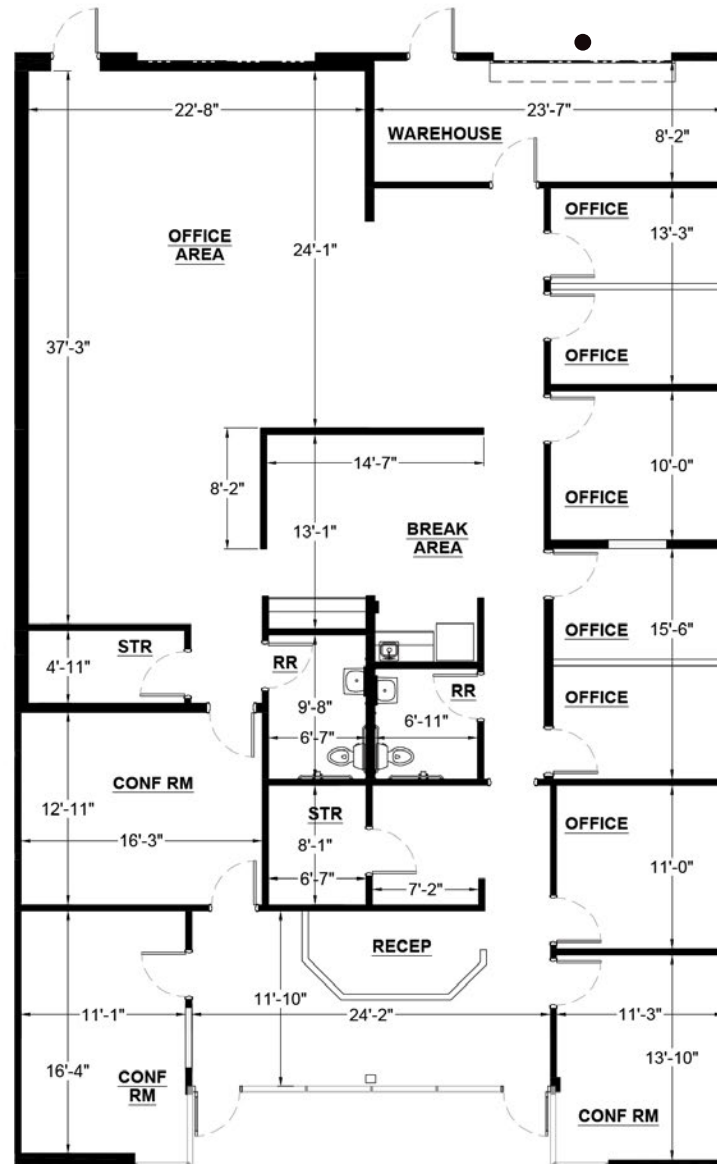
VVBC I



BUILDING 400



● = GRADE LEVEL DOORS



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## FLOOR PLAN

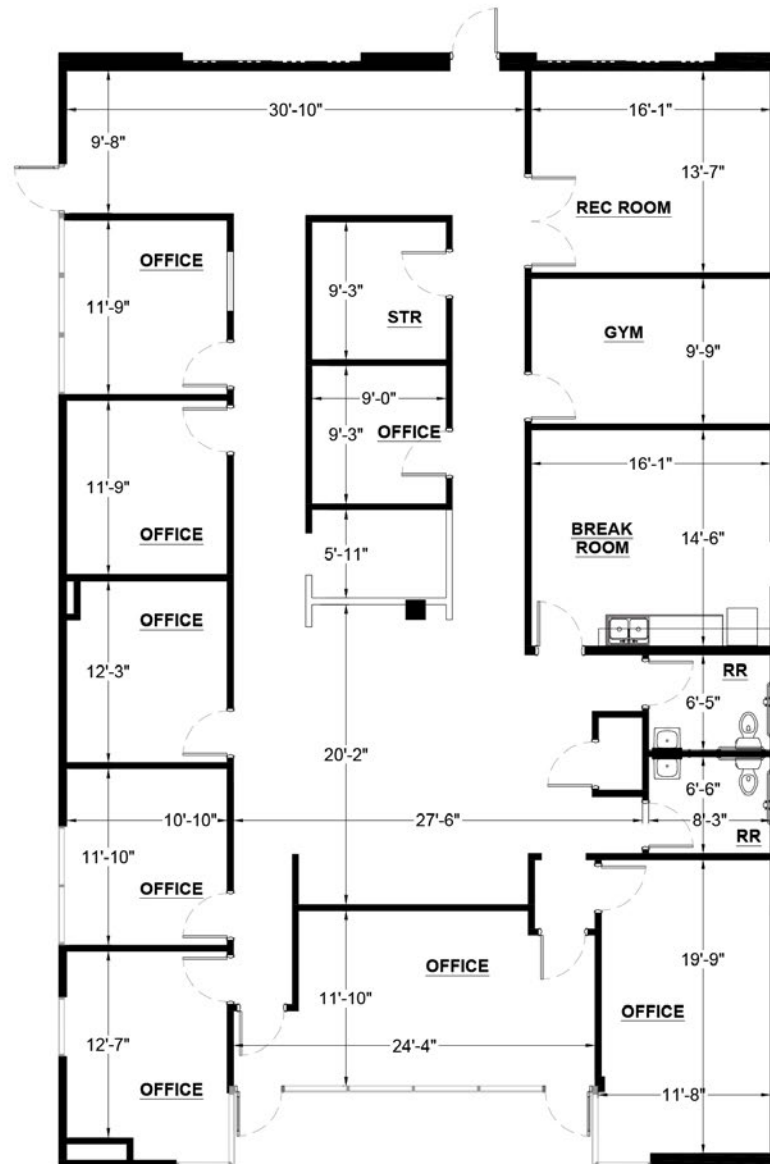
FOR LEASE



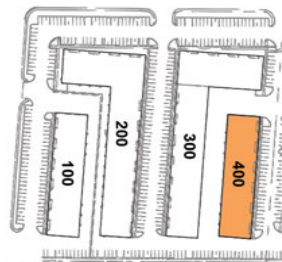
VVBC I | BUILDING 400

### SUITE 420-422

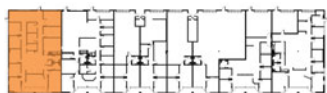
- ±3,600 Total SF
- ±3,600 SF Office
- Available 5/1/2026



VVBC I



BUILDING 400



● = GRADE LEVEL DOORS

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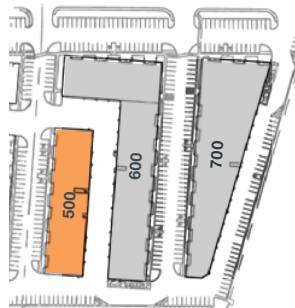
## FLOOR PLAN

### 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 Door
- Zoning M-1

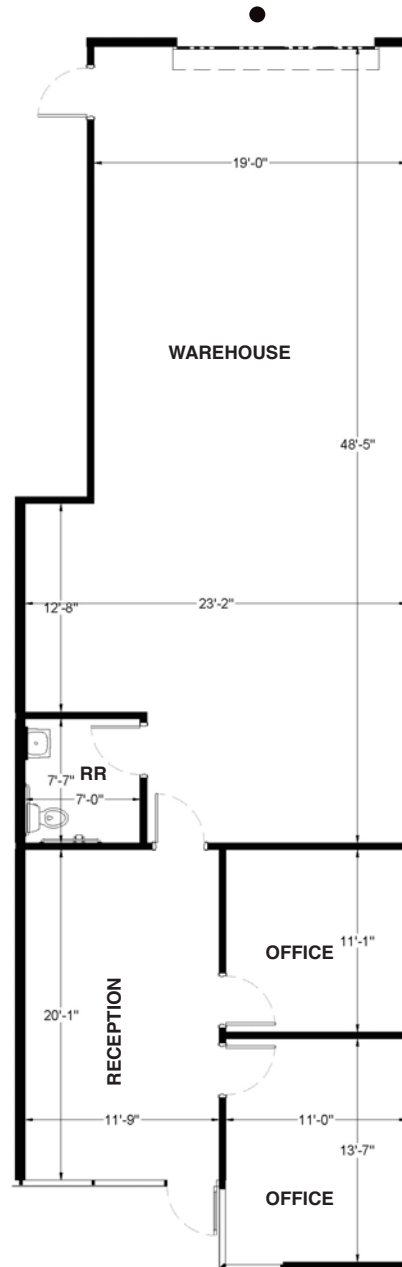
### VVBC II



### BUILDING 500



● = GRADE LEVEL DOORS



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# VALLEY VIEW BUSINESS CENTER I, II & III

## FLOOR PLAN

FOR LEASE

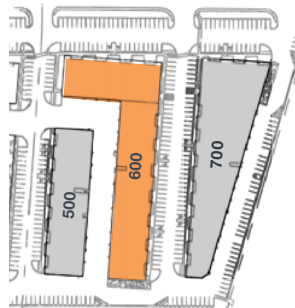


VVBC II | BUILDING 600

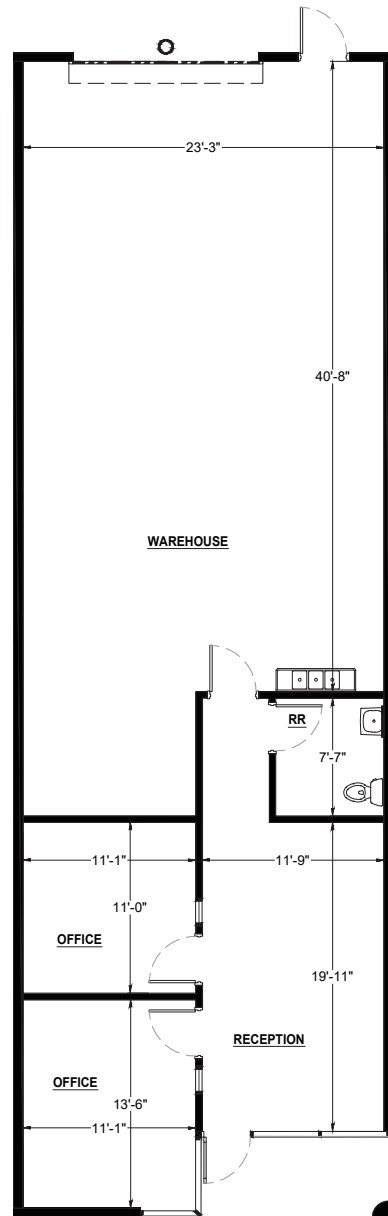
### SUITE 630

- ±1,801 Total SF
- ±717 Office SF
- ±1,084 Warehouse SF
- 20' - 21' Clear height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now

#### VVBC II



#### BUILDING 600



● = GRADE LEVEL DOORS

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# VALLEY VIEW BUSINESS CENTER I, II & III

## FLOOR PLAN

FOR LEASE

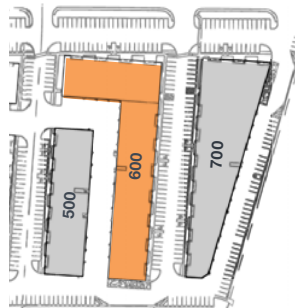


VVBC II | BUILDING 600

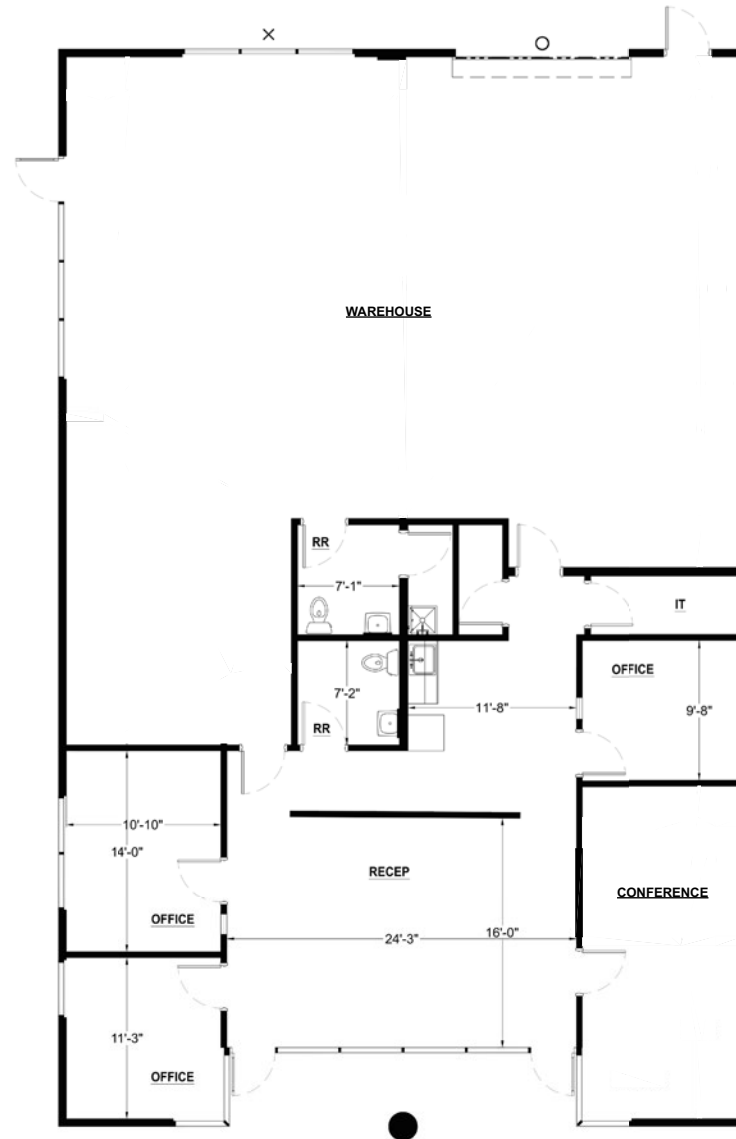
### SUITE 640-642

- ±3,624 Total SF
- ±3,211 SF Office
- ±413 SF Warehouse
- ±20' – ±20', 6" Clear Height
- ±120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

#### VVBC II



#### BUILDING 600



● = GRADE LEVEL DOORS

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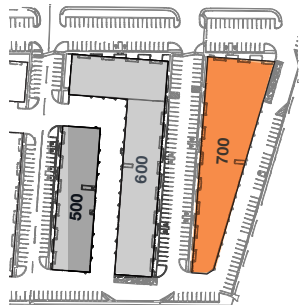
## FLOOR PLAN

VVBC II | BUILDING 700

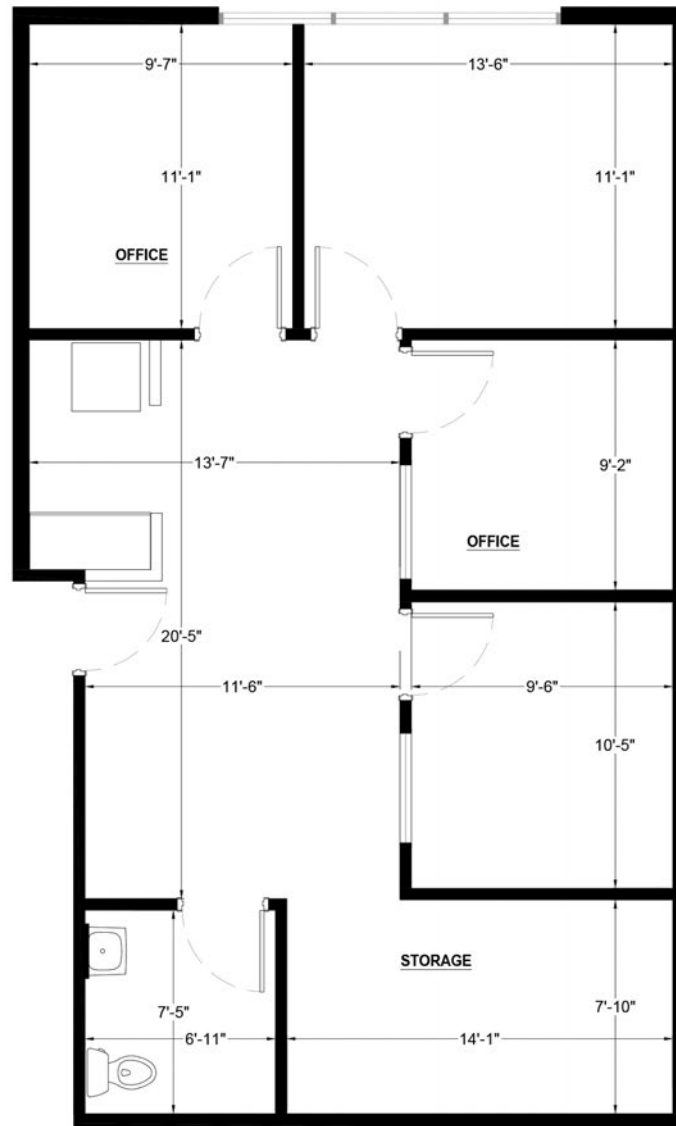
### SUITE 721

- ±974 Total SF
- ±974 SF Office

VVBC II



BUILDING 700



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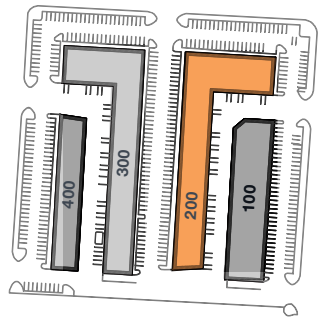
## FLOOR PLAN

VVBC III | BUILDING 200

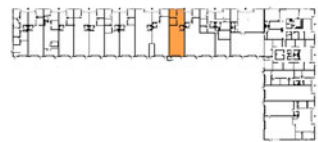
### SUITE 226

- ±1,839 Total SF
- ±686 SF Office
- ±1,153 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

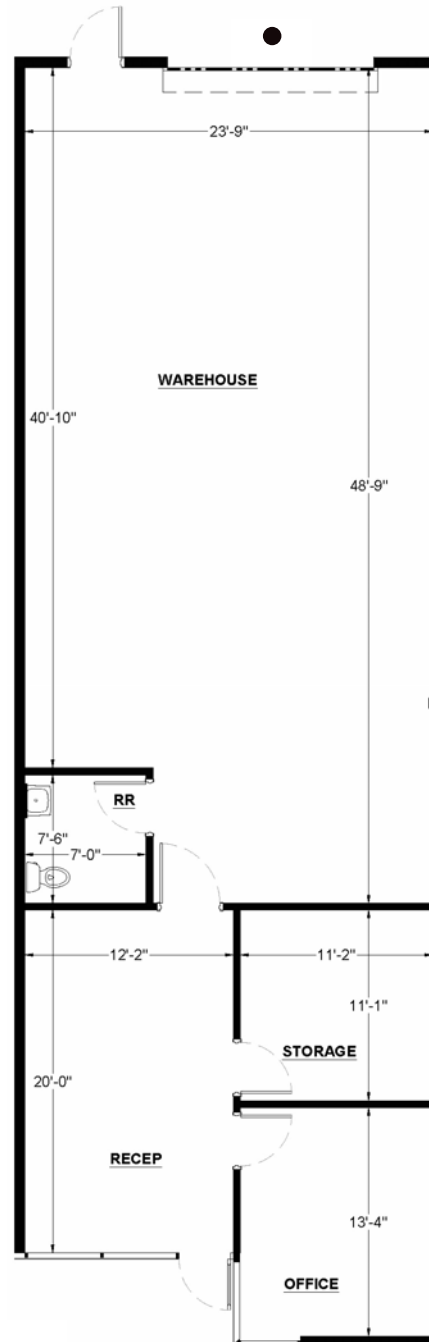
#### VVBC III



#### BUILDING 200



● = GRADE LEVEL DOORS



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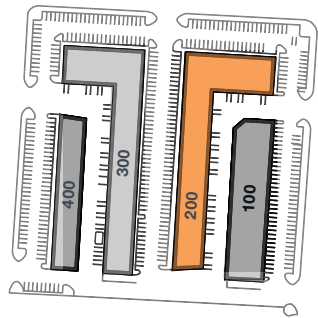
## FLOOR PLAN

VVBC III | BUILDING 200

### SUITE 238

- ±1,800 Total SF
- ±672 SF Office
- ±1,128 SF Warehouse
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

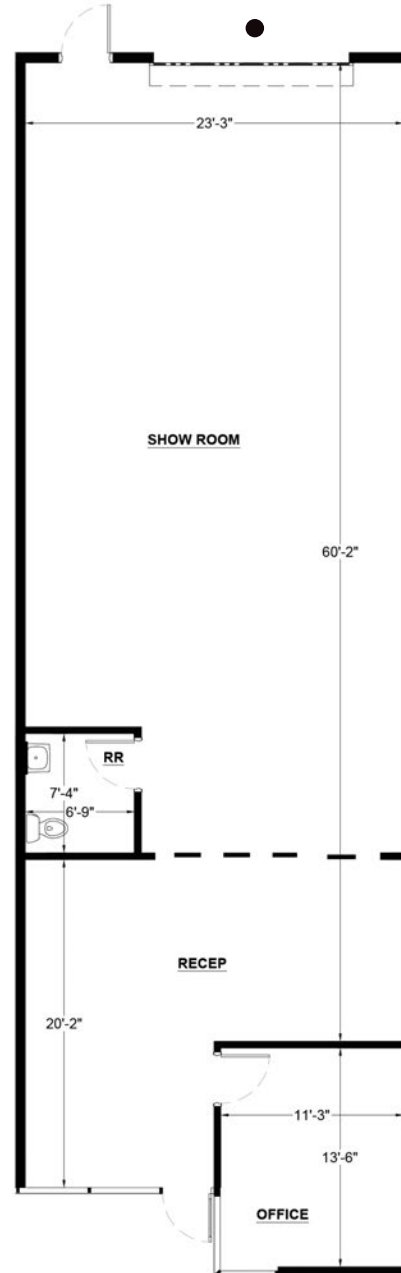
#### VVBC III



#### BUILDING 200



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# VALLEY VIEW BUSINESS CENTER I, II & III

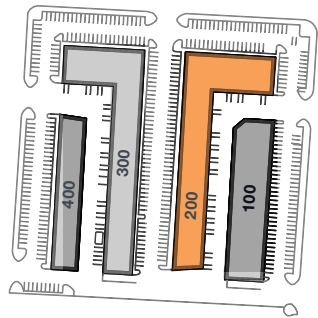
## FLOOR PLAN

VVBC III | BUILDING 200

### SUITE 242

- ±1,803 Total SF
- ±445 Office SF
- ±1,050 Assembly SF
- ±308 Warehouse SF
- 20' - 21' Clear height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now
- Rate \$1.80 PSF/Mo

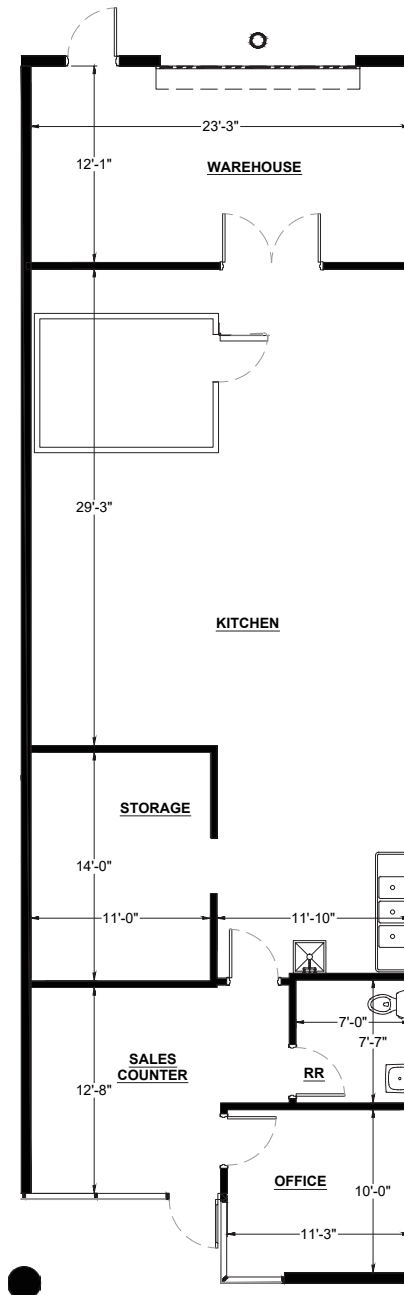
#### VVBC III



#### BUILDING 200



● = GRADE LEVEL DOORS



FOR LEASE



#### FOR MORE INFORMATION

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6280 S VALLEY VIEW BLVD  
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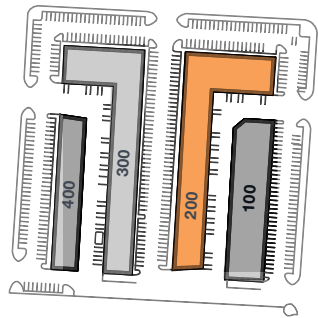
## FLOOR PLAN

VVBC III | BUILDING 200

### SUITE 246

- ±1,800 Total SF
- ±1,265 Office SF
- ±143 Assembly SF
- ±392 Warehouse SF
- 20' - 21' Clear height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1
- Available Now

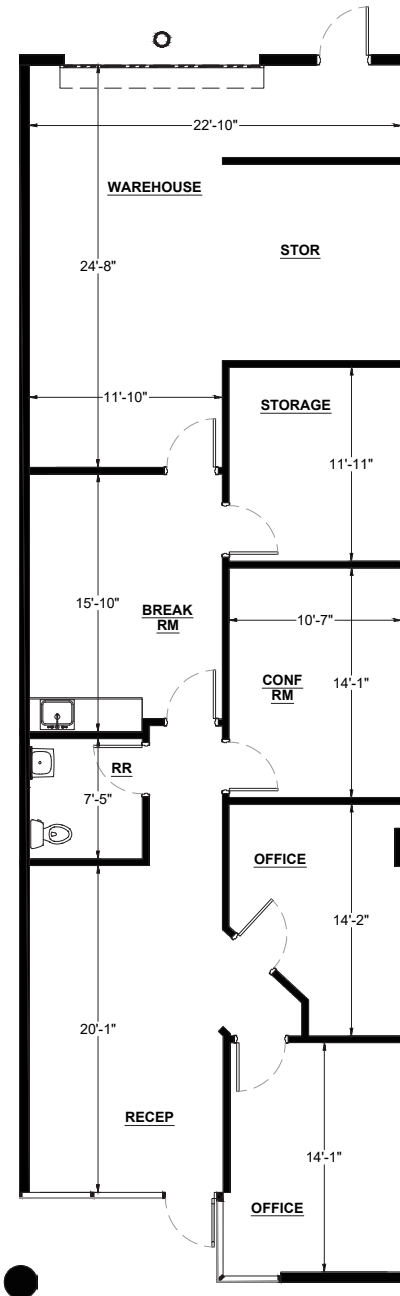
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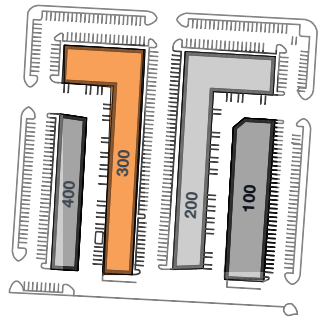
## FLOOR PLAN

VVBC III | BUILDING 300

### SUITE 306

- ±1,925 Total SF
- ±810 Office SF
- ±1,115 Warehouse SF
- ±20' – ±21' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

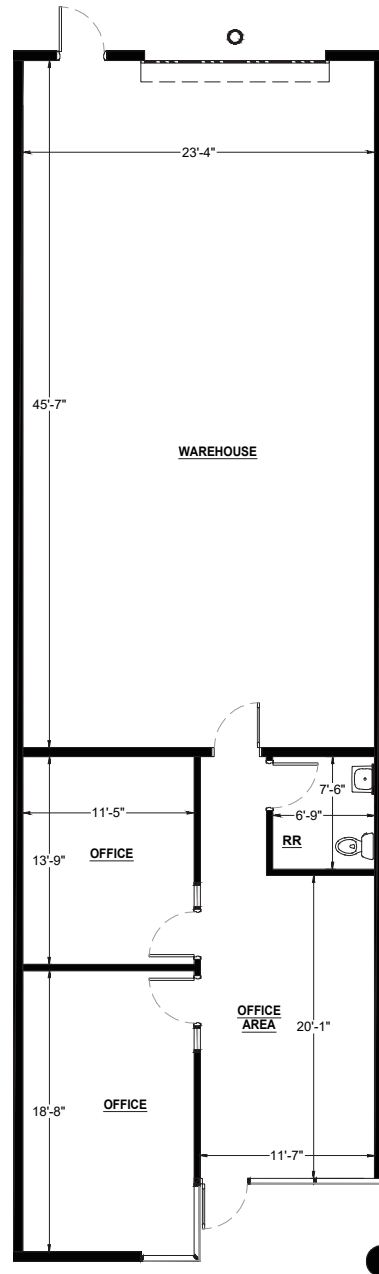
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## FLOOR PLAN

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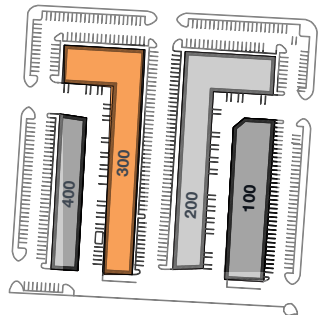


### VVBC III | BUILDING 300

## SUITE 316

- 100%HVAC
- ±2,514 Total SF
- ±1,166 Office SF
- ±1,348 Warehouse SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door

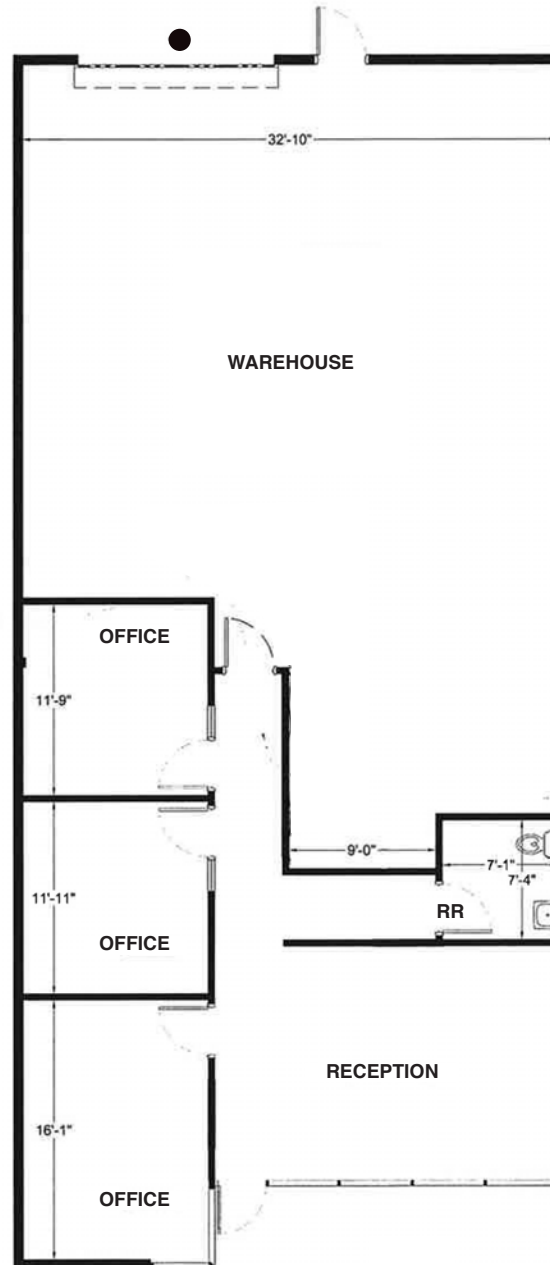
### VVBC III



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## FLOOR PLAN

FOR LEASE

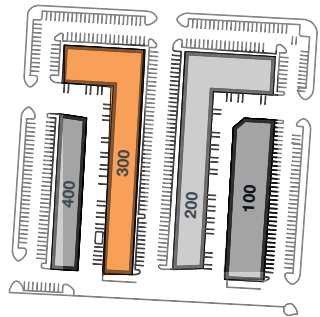


### VVBC III | BUILDING 300

## SUITE 318-320

- ±3,613 Total SF
- ±1,353 Office SF
- ±2,260 Warehouse SF
- ±20' – ±22' Clear Height
- ±120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Available Now

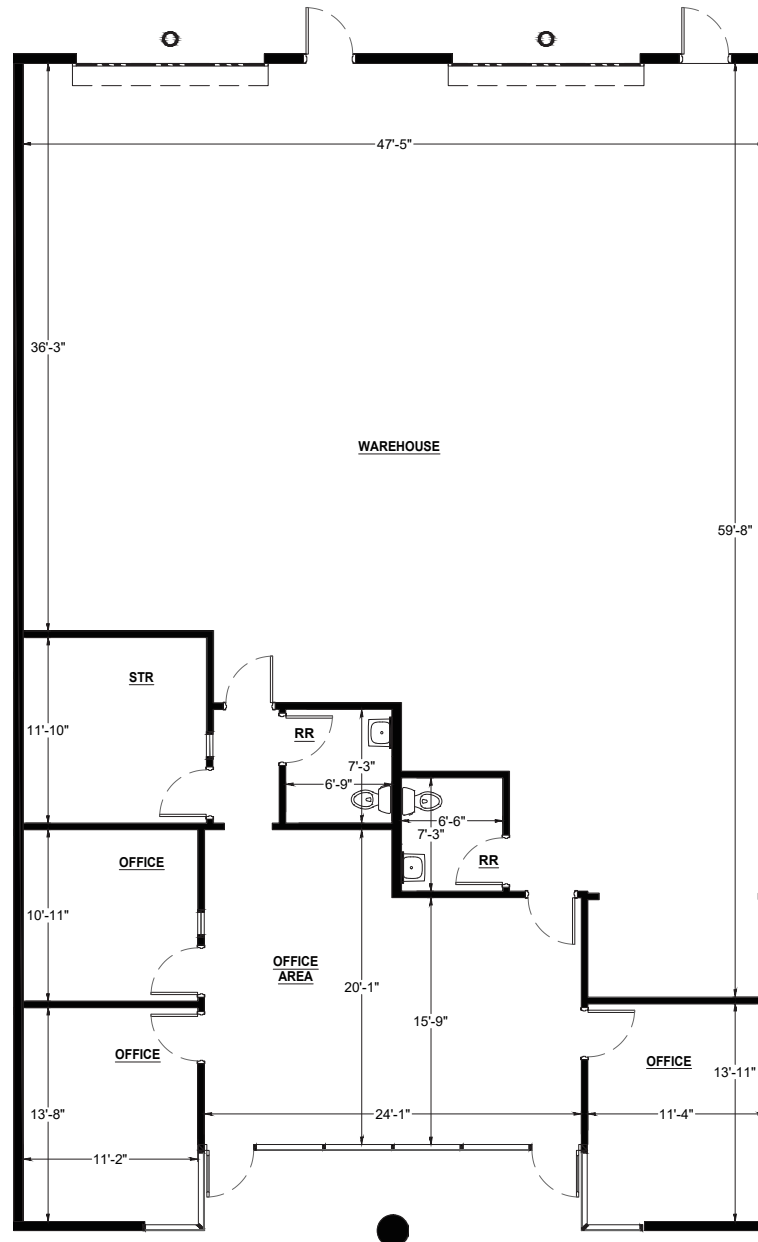
### VVBC III



### BUILDING 300



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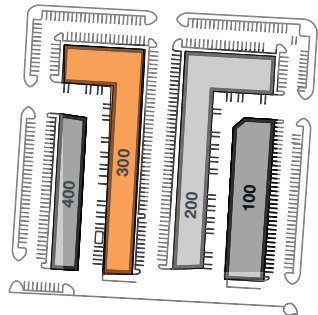
## FLOOR PLAN

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

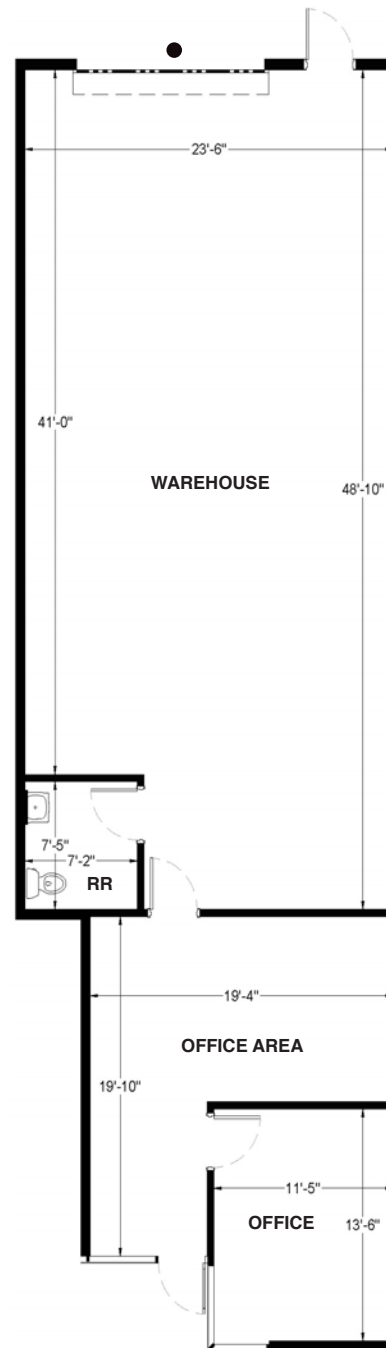
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# VALLEY VIEW BUSINESS CENTER I, II & III

PROPERTY IMAGES

FOR LEASE



# VALLEY VIEW BUSINESS CENTER I, II & III

## 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