



Property Details

- Total Available 800 SF
- Monthly Rental:
- Intro Rate: 1.25/psf
- NNN Estimated at \$0.36/psf per Mo.
- Property Type Office Professional
- Building Size 9,600 SF
- Year Built 1984
- Lot Size 1.30 AC
- Zoning Description M-1 Light Industrial
- 89 parking spaces
- Occupancy Classification B

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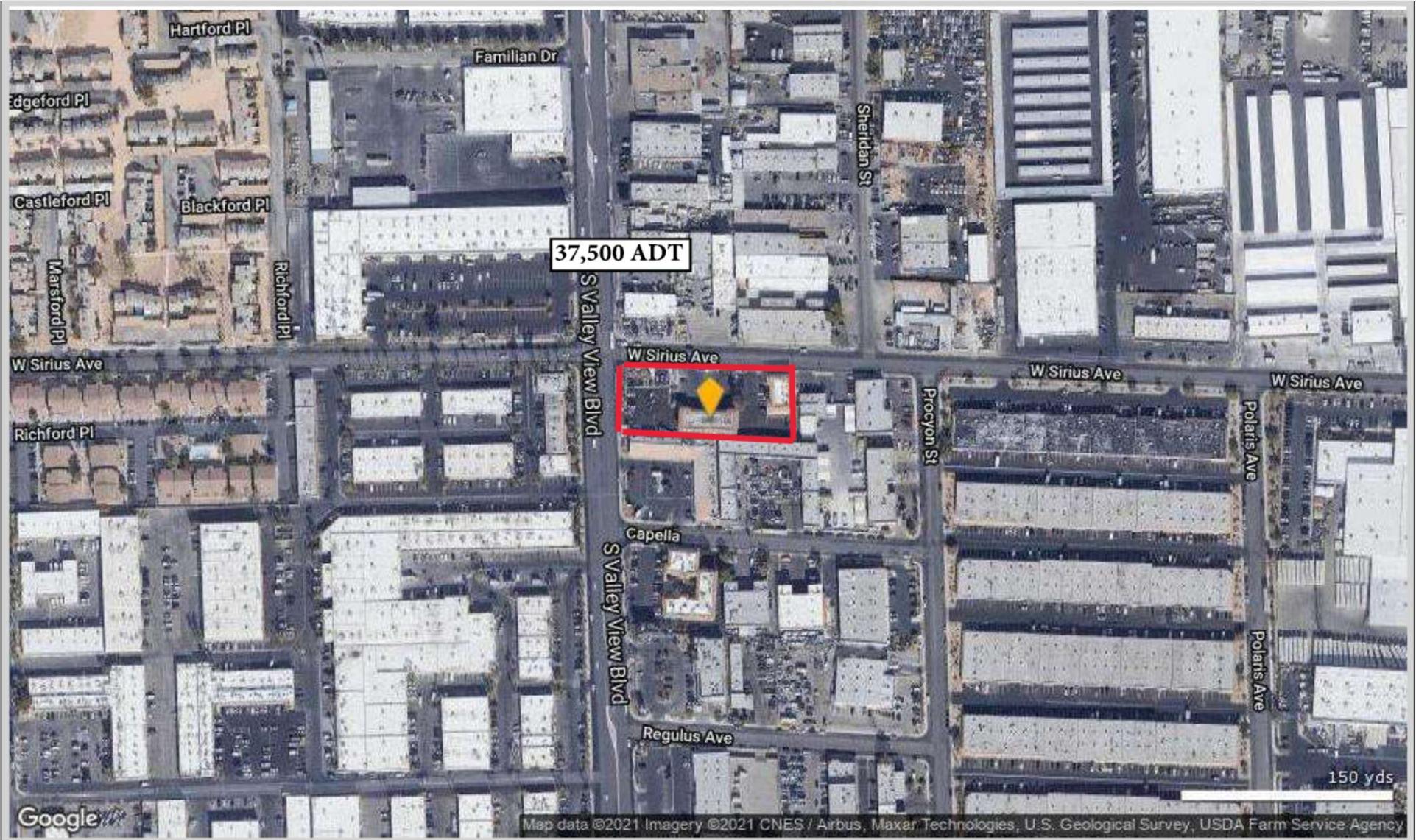
3110 South Valley View Blvd Las Vegas, NV 89102

#	SF Available	Rental Rate/SF/Mo.	Min Divisible SF	Max Contiguous	Lease Type Rate/SF/Mo.	Description
3110- 204	800/SF	Base Rate Yr 1 \$1.25	800	800	NNN (2025) estimate \$0.36	Buildout reception area with open offices and one restroom.
Mini Storage Units	120/sf	\$350.00 per month each total.	120 – 1000			Grade level roll up door 10’ x 12’



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Map

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