

VALLEY VIEW BUSINESS CENTER IV



FOR LEASE

6625 SOUTH VALLEY VIEW BOULEVARD | LAS VEGAS | NV | 89118

PAT MARSH, SIOR

+1 702 836 3741
pat.marsh@colliers.com
LIC. # NV-S.0039553

GABE TELLES

+1 702 836 3758
gabe.telles@colliers.com
LIC. # NV-BS.002269

CHARLIE NEWMAN

+1 702 425 5537
charlie.newman@colliers.com
LIC. # NV-S.196915

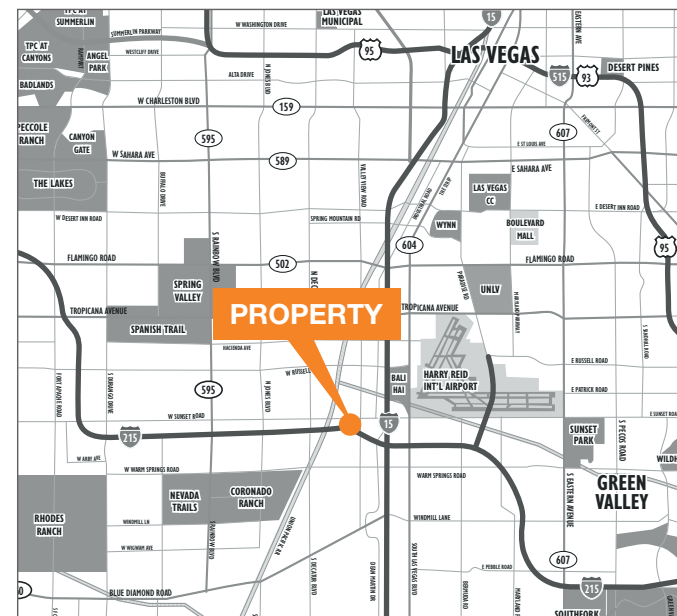
SAM NEWMAN, SIOR

+1 702 836 3724
sam.newman@colliers.com
LIC. # NV-S.0172845



PROPERTY FEATURES

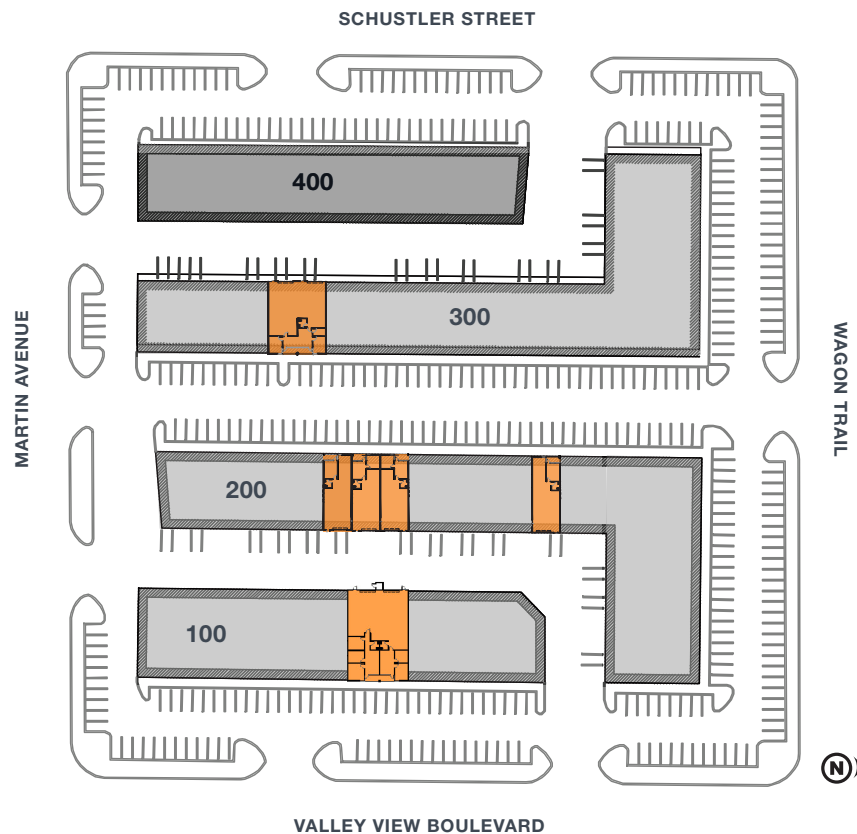
- ±120,800 Total SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- Southwest Submarket
- Grade Level Loading
- Built in 2005
- Centrally Located



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.

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SITE PLAN



AVAILABILITIES

AVAILABLE OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	108-110	±3,741	±1,608	±2,133	\$1.80 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	218	±1,577	±463	±1,114	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	226	±1,669	±801	±868	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	300	328-330	±2,880	±921	±1,959	\$1.80 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	400	402	±1,457	±611	±846	\$1.50 PSF/Mo	\$0.41 PSF/Mo	Available Now

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COLLIERS LAS VEGAS

6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas



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FLOOR PLAN

FOR LEASE

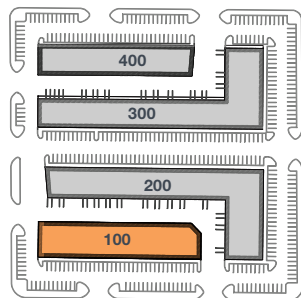


VVBC IV | BUILDING 100

SUITE 108-110

- 100% HVAC
- ±3,741 Total SF
- ±1,608 Office SF
- ±2,133 Warehouse SF
- ±20' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Rate \$1.80 PSF/Mo
- NNN \$0.41 PSF/Mo

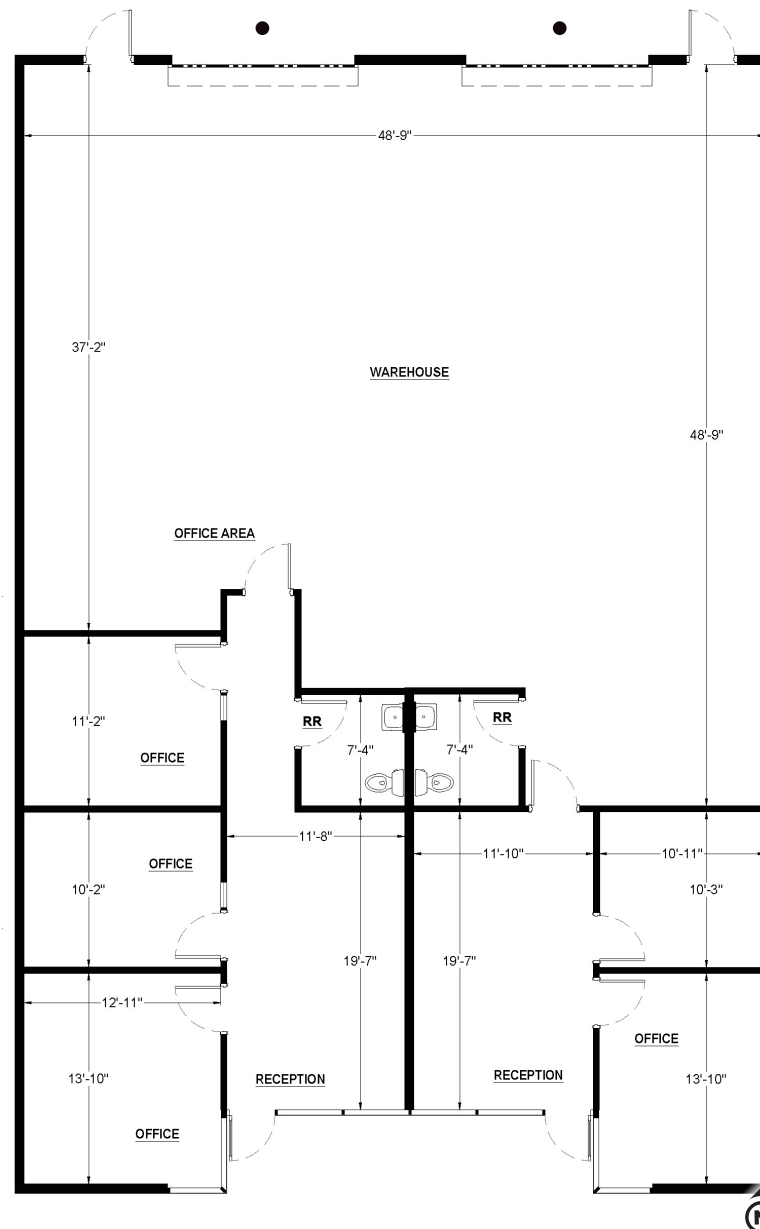
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



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FLOOR PLAN

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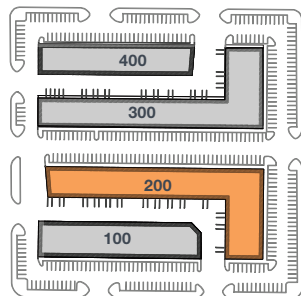


VVBC IV | BUILDING 200

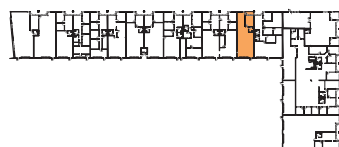
SUITE 218

- ±1,577 Total SF
- ±463 Office SF
- ±1,114 Warehouse 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

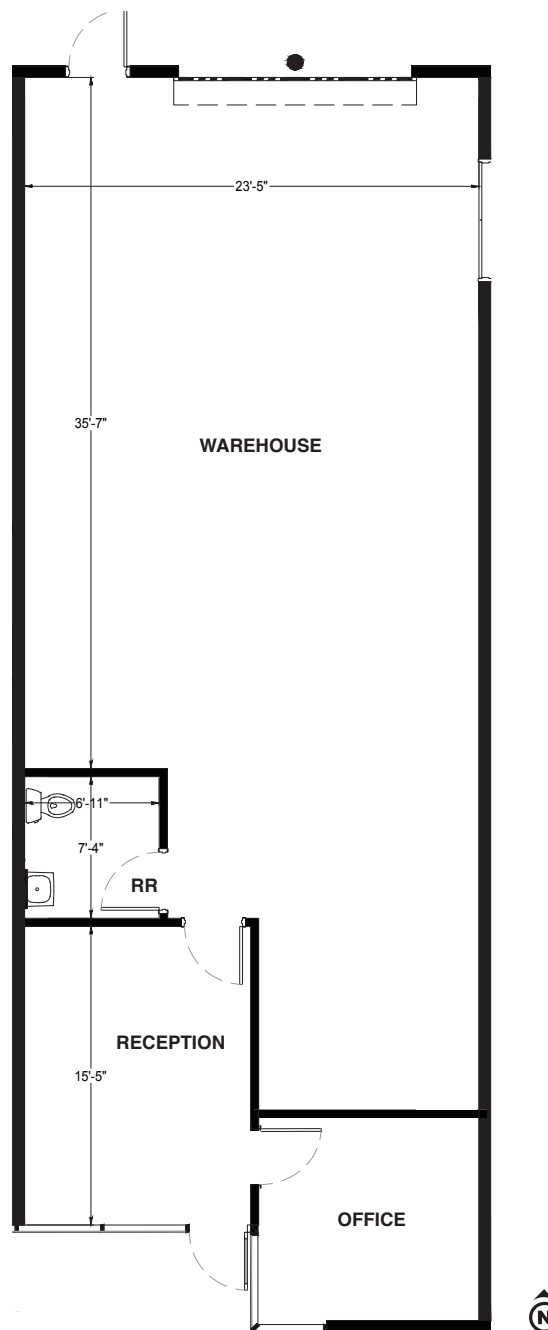
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BUILDING 200



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FLOOR PLAN

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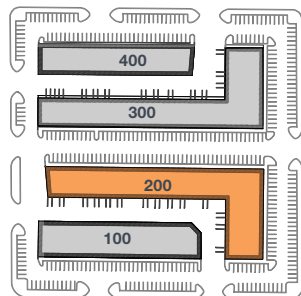


VVBC IV | BUILDING 200

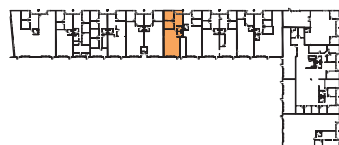
SUITE 226

- ±1,669 Total SF
- ±801 Office SF
- ±868 Warehouse SF
- ±20' – ±21' 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

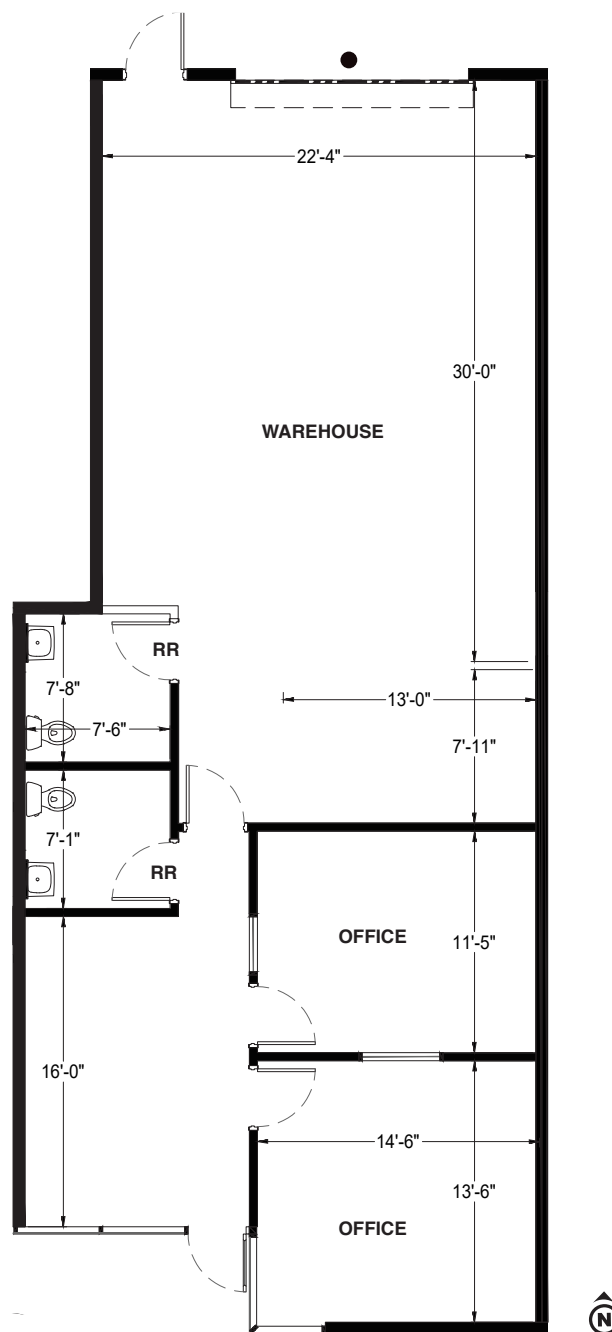
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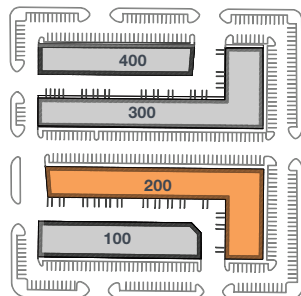


VVBC IV | BUILDING 200

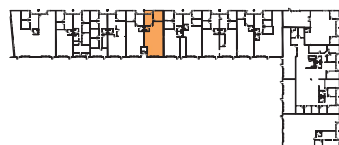
SUITE 228

- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' 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

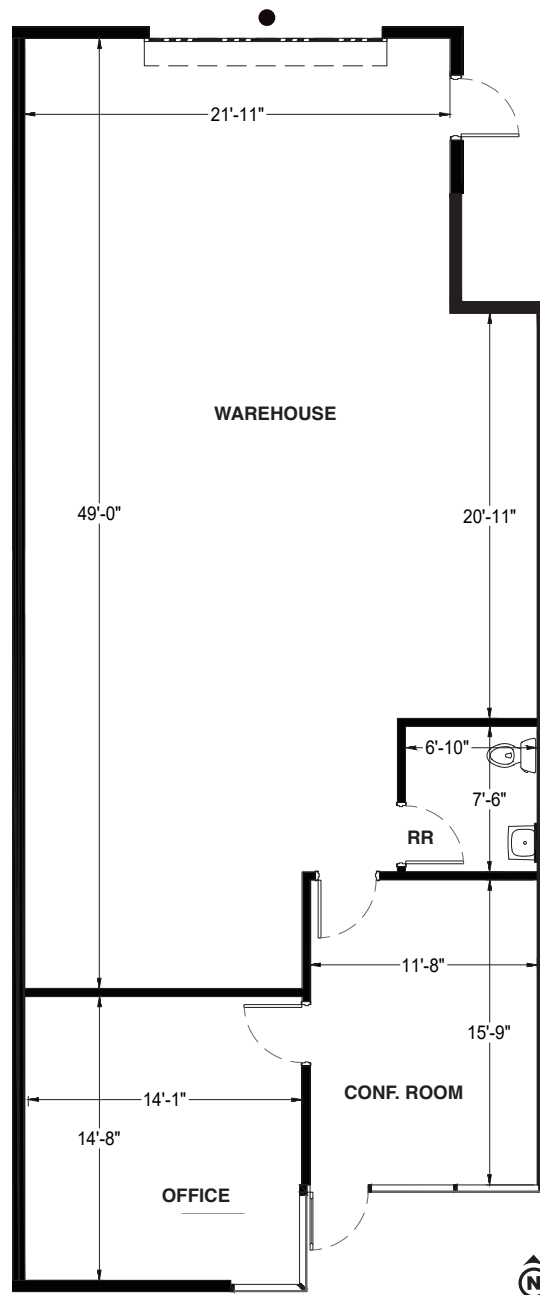
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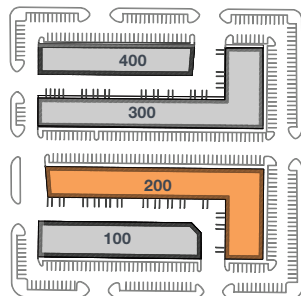
FLOOR PLAN

VVBC IV | BUILDING 200

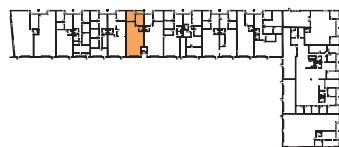
SUITE 230

- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' 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

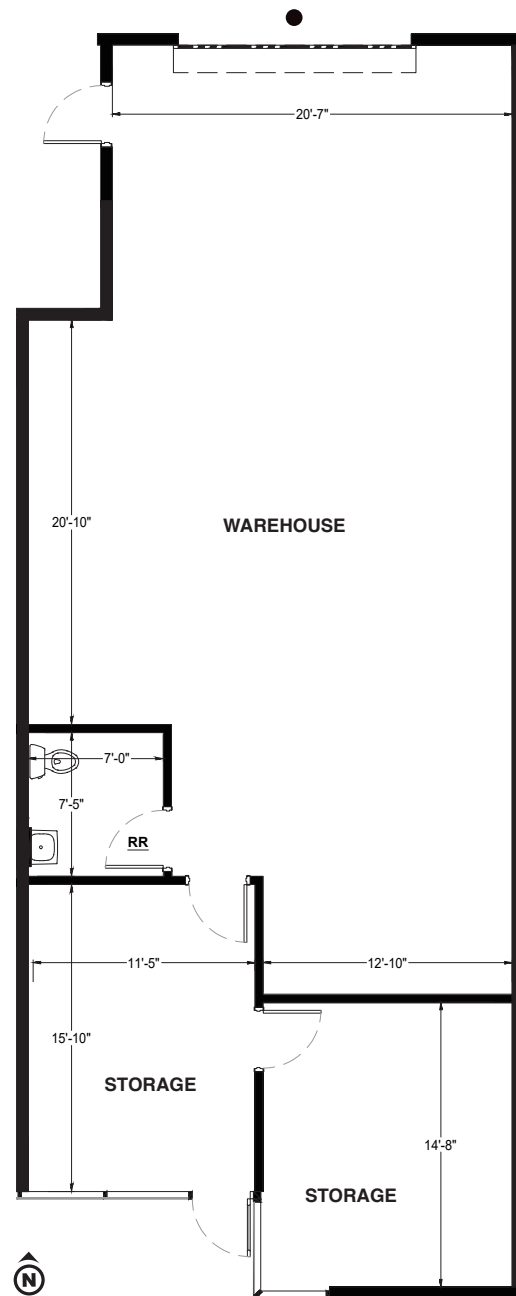
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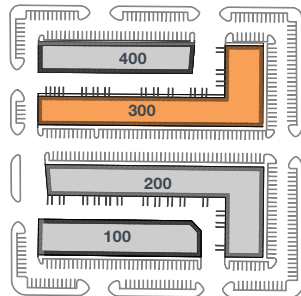


VVBC IV | BUILDING 300

SUITE 328-330

- 100% HVAC
- ±2,880 Total SF
- ±921 Office SF
- ±1,959 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Rate \$1.80 PSF/Mo
- NNN \$0.41 PSF/Mo

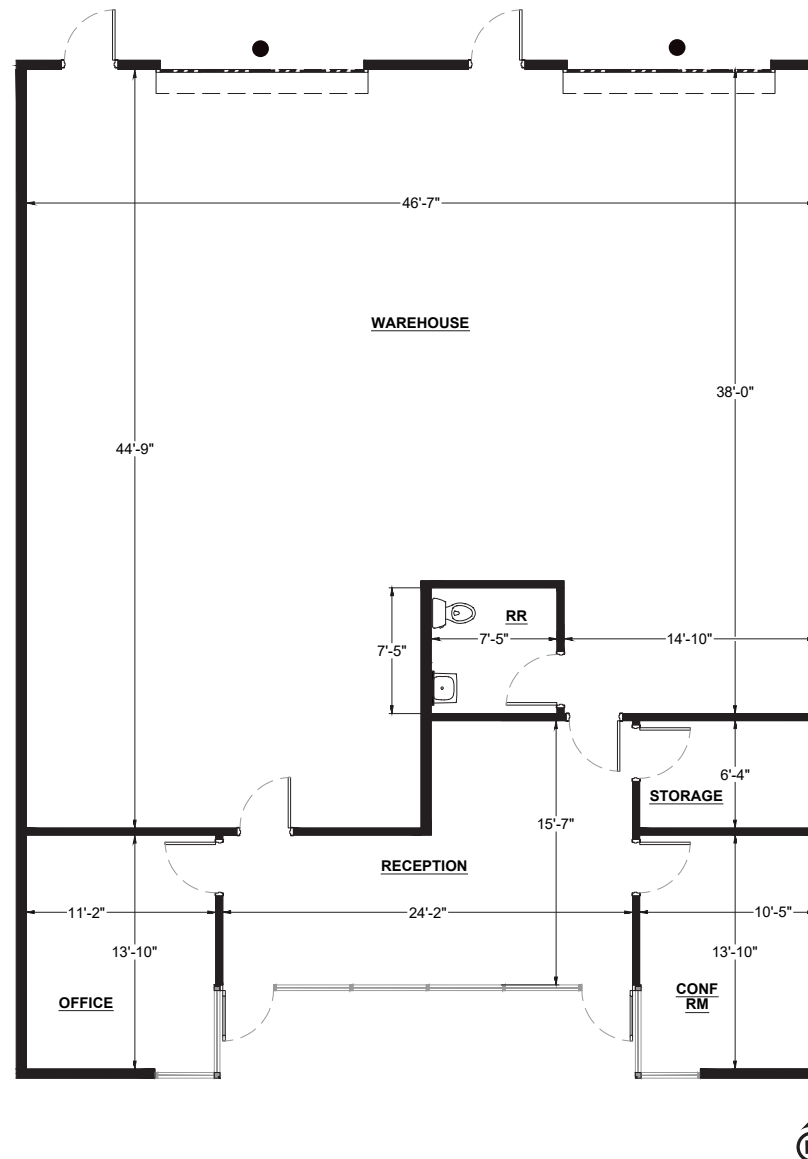
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PROPERTY IMAGES

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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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