



SITE

For lease

Valley View Business Park

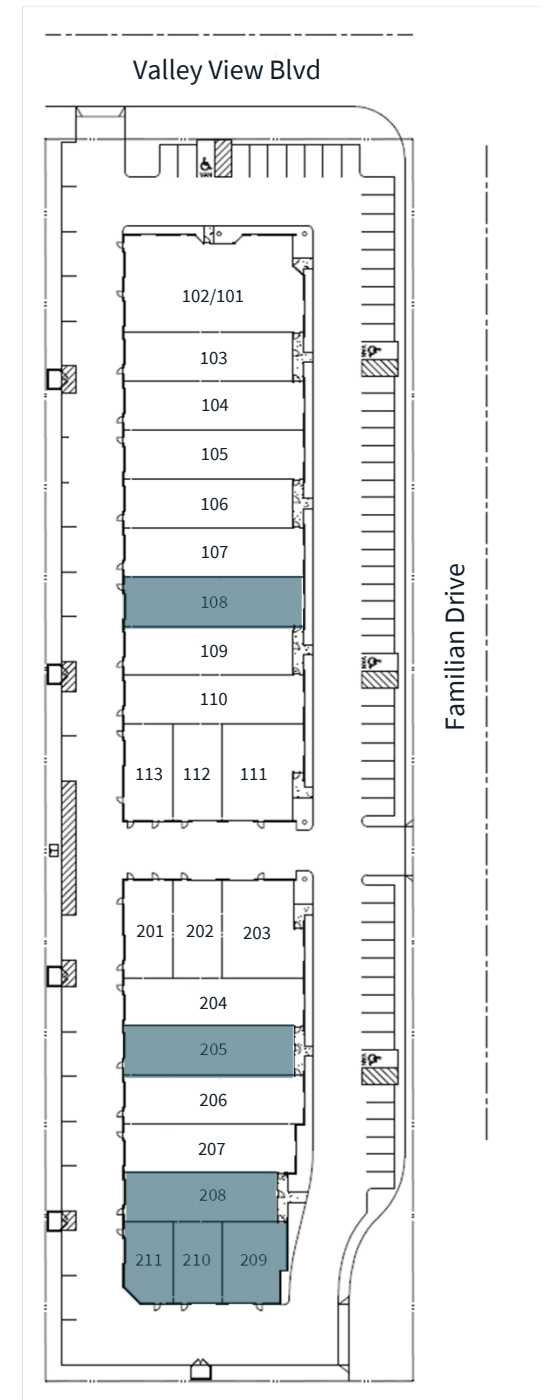
3021 S Valley View Boulevard
Las Vegas, NV 89102

One Month of Abated Rent*

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

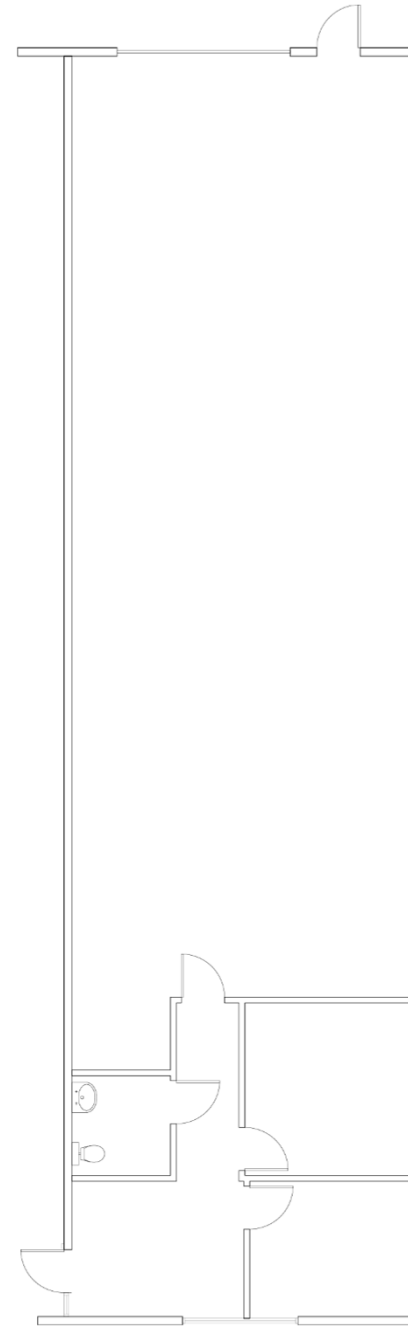


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Grade	Rate	CAM	Monthly
108	2,180	TBD	TBD	(1) 12 x 14	\$1.20	\$0.36	\$3,400.80
205	2,038	528	1,510	(1) 12 x 14	\$1.20	\$0.36	\$3,179.28
208	1,856	278	1,578	(1) 12 x 14	\$1.20	\$0.36	\$2,895.36
209-211	3,194	TBD	TBD	(3) 12 x 14	\$1.20	\$0.36	\$4,982.64



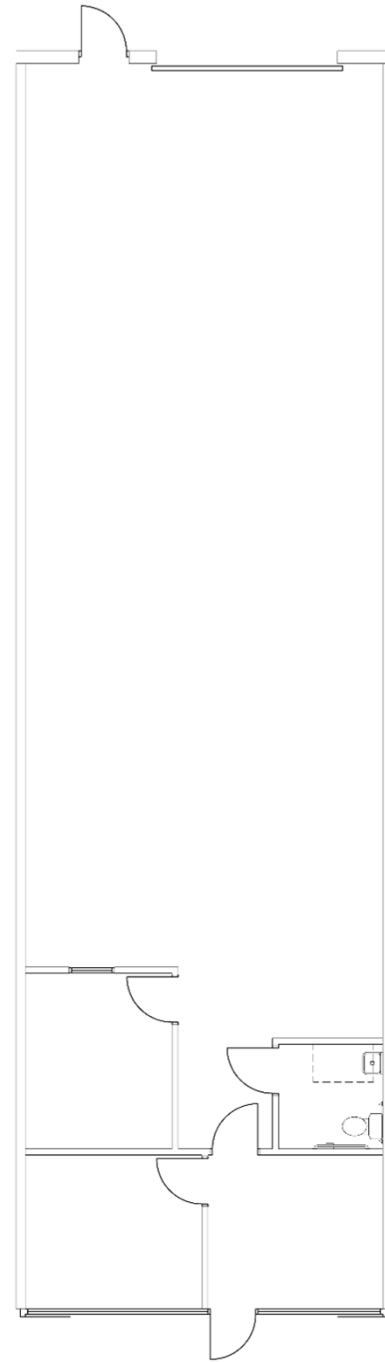
Floorplans

Suite	108
Total s.f.	2,180
Office s.f.	TBD
Warehouse s.f.	TBD
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.36
Monthly	\$3,400.80
Available	7/1/26



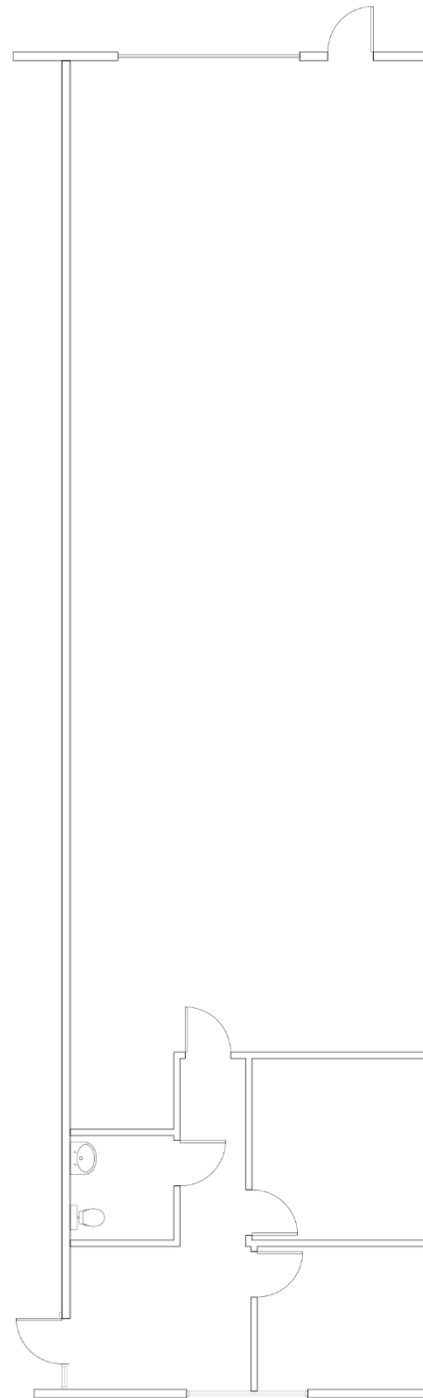
Floorplans

Suite	205
Total s.f.	2,038
Office s.f.	±528
Warehouse s.f.	±1,510
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.36
Monthly	\$3,179.28
Available	Now



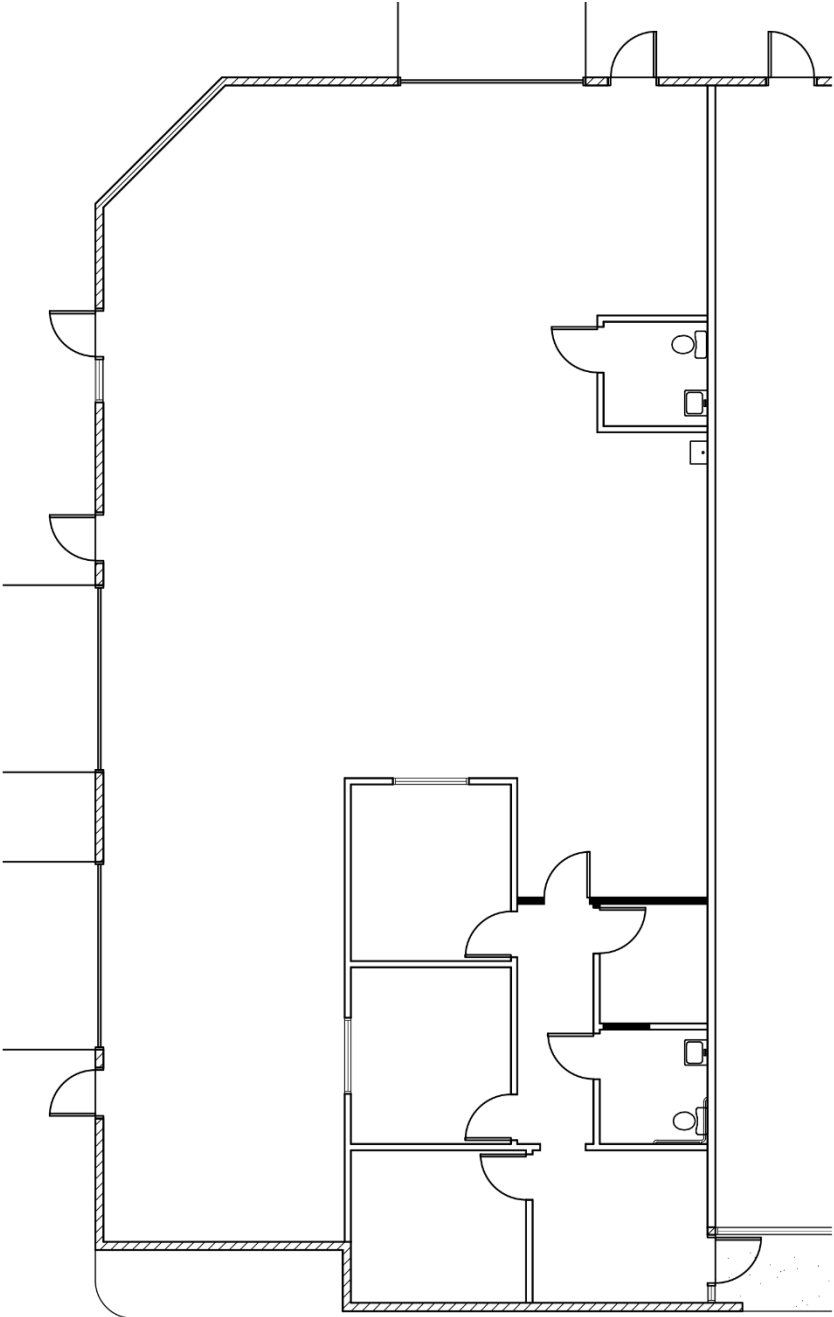
Floorplans

Suite	208
Total s.f.	1,856
Office s.f.	±278
Warehouse s.f.	±1,578
Clear height	17'
Loading	(1) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.36
Monthly	\$2,895.36
Available	Now



Floorplans

Suite	209-211
Total s.f.	3,194
Office s.f.	TBD
Warehouse s.f.	TBD
Clear height	17'
Loading	(3) 12'x14' grade level door
Rate/s.f.	\$1.20 NNN
NNN/s.f.	\$0.36
Monthly	\$4,982.64
Available	7/1/26







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