

# FOR LEASE

## Village at Valley View

1210 S. ValleyView Blvd. | Las Vegas, NV 89102

# Lincoln



### Laramie Bracken

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**Village at Valley View** is a professional two story, Class B office building located in the West Central submarket of the Las Vegas Valley. Built in 1992, the building is multi-tenant office building with most of the tenants accessing the property by a central interior lobby with common area restrooms, elevator, and stairwell. There are also a few tenants/units that are accessed directly from the parking lot, like garden style buildings. Property provides excellent curb appeal with mature, well-maintained landscaping. There is plenty of parking, both reserved/covered and uncovered. The property also has good frontage on Valley View that gives the center easy access and great visibility from drive-by traffic. The property is centrally located and minutes from the I-15, US-95 and Las Vegas Blvd. There are no additional CAM charges and HVAC maintenance is included in the lease rate.



Demographics	1 mile	3 miles	5 miles
Population	14,973	74,725	175,722
Avg. Household Income	\$50,730	\$37,501	\$39,536
Total Housing Units	5,736	26,829	63,438

Traffic Counts		
S. Valley View Blvd.	W. Charleston Blvd.	24,788 VPD
W. Charleston Blvd.	Hinson St.	40,633 VPD
W. Charleston Blvd.	Paratore Way	31,500 VPD

*Disclaimer: No warranty or representation, expressed or implied, is made as to the accuracy of the information stated within this marketing piece – an independent due diligence study should be conducted.*

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### FEATURES

- **Rates from \$1.70 PSF/MG**
- 2,005 – 2,664SF available
- Valley View Frontage
- Ideal for office or medical
- Proximity to I-95, US-95 and Las Vegas Strip
- Less than 2 miles from UMC Medical Corridor
- Close to downtown without the downtown rates
- Ample parking
- Rental incentives
- Competitive Rates
- Immediate availability

Suite	Square Feet	Space Description
208	2,005	2 <sup>nd</sup> generation professional office
215	2,664	2 <sup>nd</sup> generation professional office

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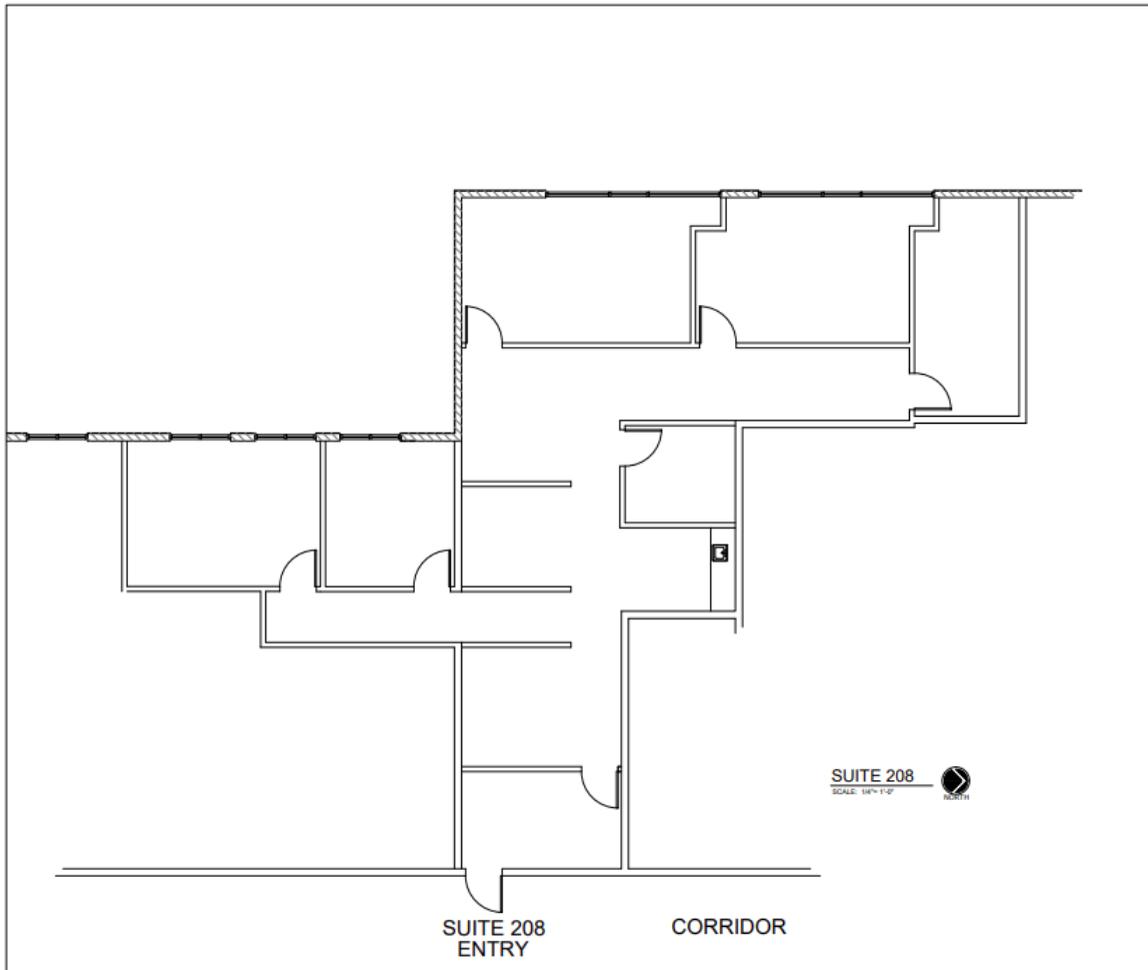
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### Suite 208

- +/- 2,005 SF
- \$1.70 PSF MG



### Revisions

Rev#	Description

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Date: March 26, 2015

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**1210 S Valley View**  
Suite 208  
Las Vegas, Nevada

Sheet No.

**A1.01**

Scheme 3

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## Village at Valley View

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### Suite 215

- +/- 2,664 SF
- \$1.70 PSF MG

