

For lease



Valley View Commerce Center

5130, 5160, 5190 & 5230 S Valley View Blvd

Las Vegas, NV 89118

**** \$1.10psf**

for first six months

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



Highlights

- Rates from \$1.10**/ SF NNN
- \$0.35 / SF CAM
- 15'6" clear height
- M-1 Zoning
- Excellent central location with close proximity to the Las Vegas strip & I-15 freeway via Russell Rd
- ±73,429 SF multi-tenant business park on a 4.84-acre parcel
- Built in 1989
- No Sprinklers

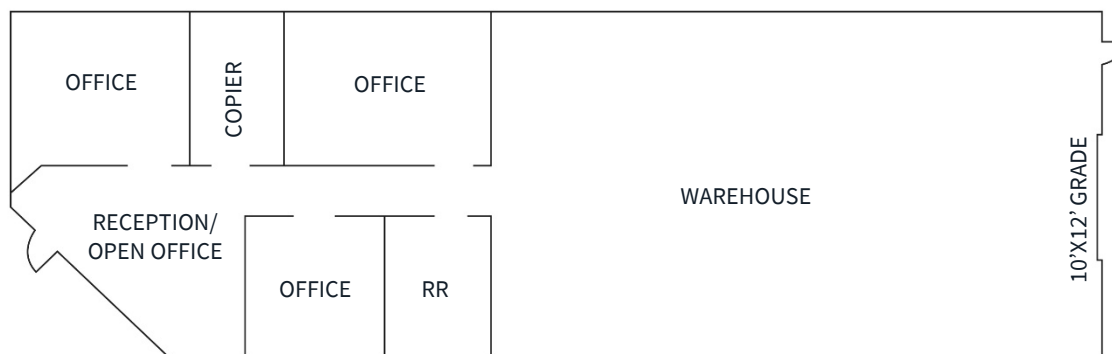
Suite	Size	Loading	Rate	CAM	Monthly
5130 - 106	1,776 SF	1 Grade	\$1.10**	\$0.35	\$2,575.20
5160 - 104	1,776 SF	1 Grade	\$1.10**	\$0.35	\$2,575.20
5190 - 112	1,776 SF	1 Grade	\$1.10**	\$0.35	\$2,575.20
5230 - C	4,800 SF	2 Grade	\$1.10**	\$0.35	\$6,960.00

** \$1.10psf for first six months, \$1.35 thereafter w/ 4% bumps



Floorplans

Suite	5130 - 106
Total s.f.	1,776 s.f.
Office s.f.	TBD
Warehouse s.f.	TBD
Loading	One (1) 10' x 12' grade door
Rate/s.f.	\$1.10** ** \$1.10psf for first six months, \$1.35 thereafter w/ 4% bumps
NNN/s.f.	\$0.35 p.s.f.
Monthly	\$3,019.20
Available	Now



**Drawing not to scale. For illustration purposes only.*



Floorplans

Suite	5160 - 104
Total s.f.	1,776 s.f.
Office s.f.	TBD
Warehouse s.f.	TBD
Loading	One (1) 10' x 12' grade door
Rate/s.f.	\$1.10** ** \$1.10psf for first six months, \$1.35 thereafter w/ 4% bumps
NNN/s.f.	\$0.35 p.s.f.
Monthly	\$3,019.20
Available	Now



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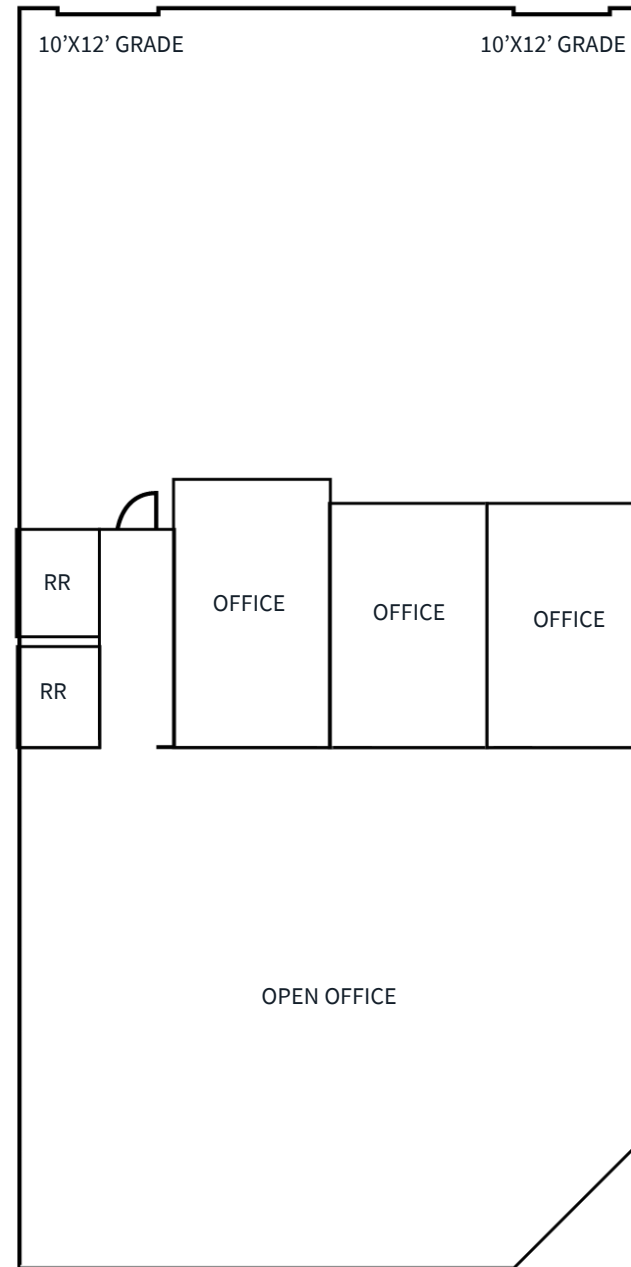
Floorplans

Suite	5190 - 112
Total s.f.	1,776 s.f.
Office s.f.	730 s.f.
Warehouse s.f.	1,046 s.f.
Loading	One (1) 10' x 12' grade door
Rate/s.f.	\$1.10** ** \$1.10psf for first six months, \$1.35 thereafter w/ 4% bumps
NNN/s.f.	\$0.35 p.s.f.
Monthly	\$3,019.20
Available	9/1/26



Floorplans

Suite	5230-C
Total s.f.	4,800 s.f.
Office s.f.	±2,400 s.f.
Warehouse s.f.	±2,400 s.f.
Loading	Two (2) 10' x 12' grade doors
Rate/s.f.	\$1.10** ** \$1.10psf for first six months, \$1.35 thereafter w/ 4% bumps
NNN/s.f.	\$0.35 p.s.f.
Monthly	\$8,160.00
Available	Now



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Danny Leanos

Vice President

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

Brayden Stockbauer

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

Jason Simon, SIOR

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

Rob Lujan, SIOR, CCIM

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018