

VALLEY VIEW BUSINESS CENTER IV

5% TO PROCURING BROKER



FOR LEASE

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

PAT MARSH, SIOR

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YEAR 1 - \$0.99 | YEAR 2 - \$1.65

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

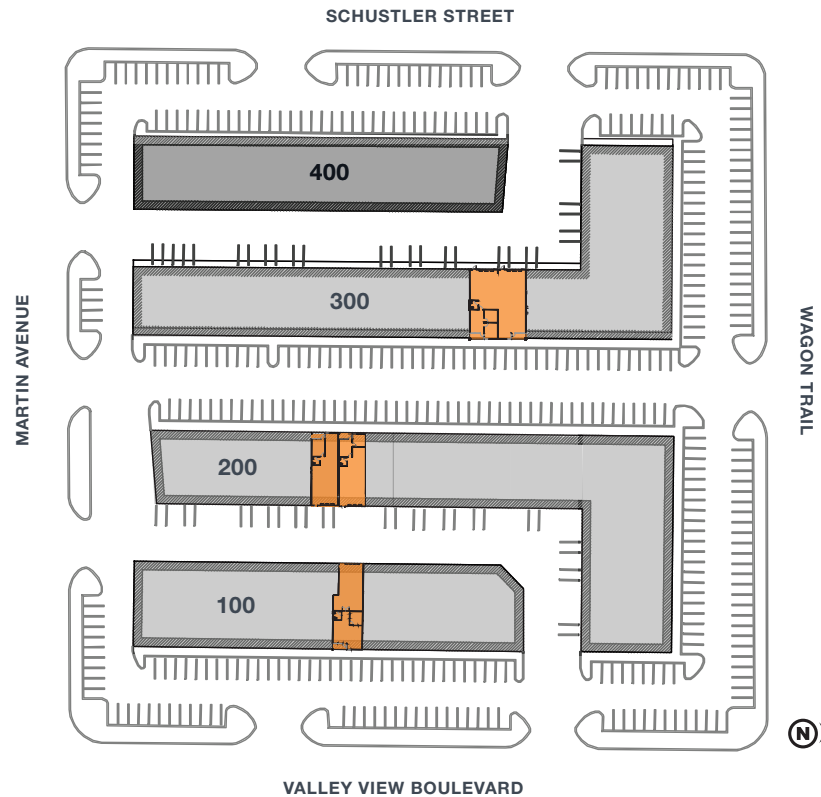


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



VALLEY VIEW BUSINESS CENTER IV

SITE PLAN



AVAILABILITIES

■ = AVAILABLE ■ = OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	112	±1,814	±199	±1,615	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	\$0.99* Year 1	\$0.41 PSF/Mo	Available Now
IV	300	314-316	±2,927	±682	±2,245	\$0.99* Year 1	\$0.41 PSF/Mo	08/01/2026

*Year 2: \$1.60 - \$1.65

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FOR MORE INFORMATION

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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

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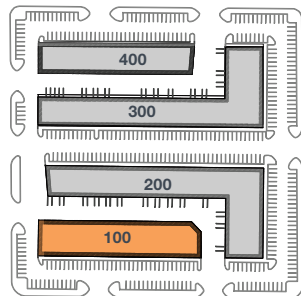


VVBC IV | BUILDING 100

SUITE 112

- ±1,814 Total SF
- ±199 Office SF
- ±1,615 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

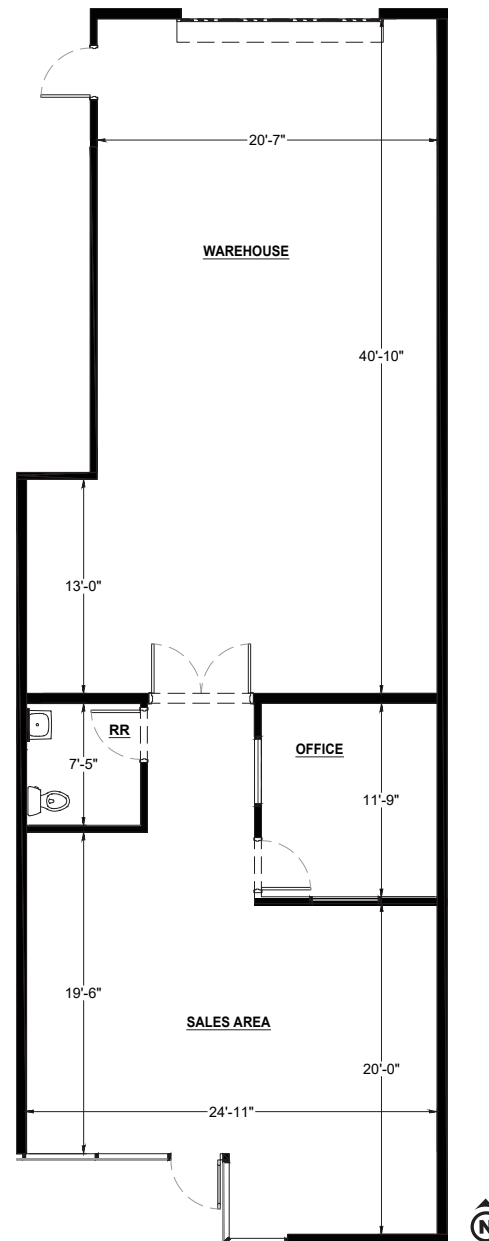
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



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6625 S VALLEY VIEW BLVD
LAS VEGAS, NV 89118



VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

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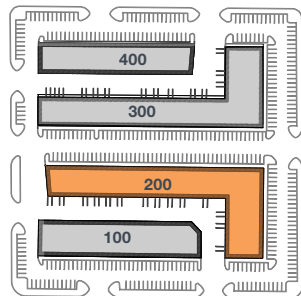


VVBC IV | BUILDING 200

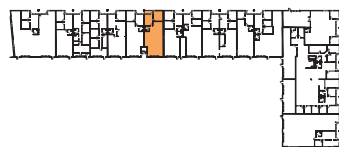
SUITE 228

- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

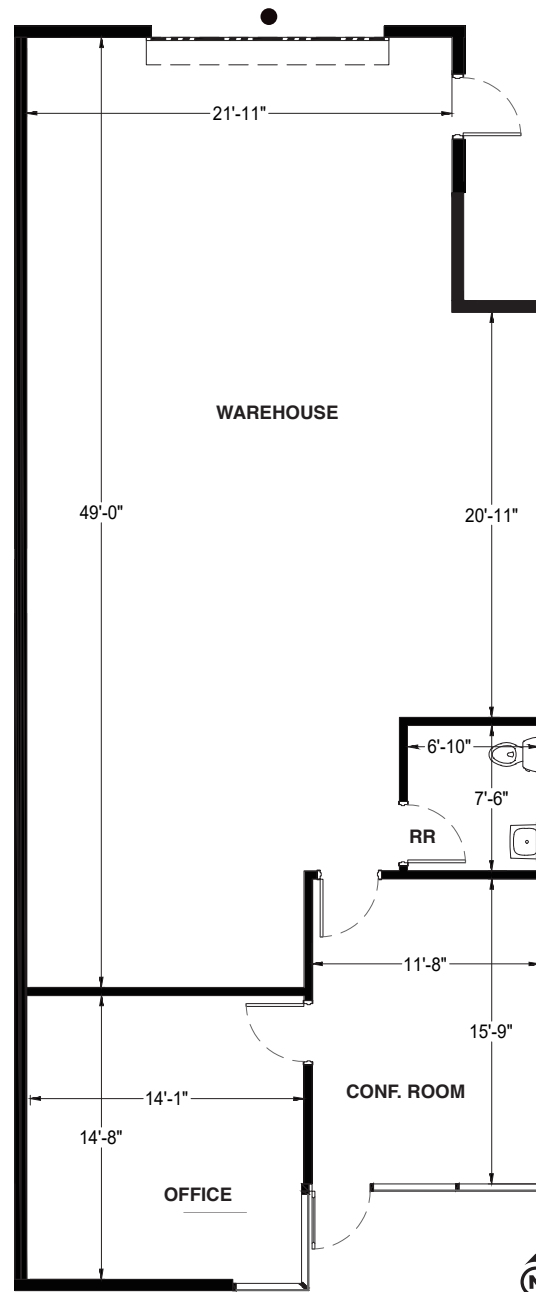
VVBC IV



BUILDING 200



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FLOOR PLAN

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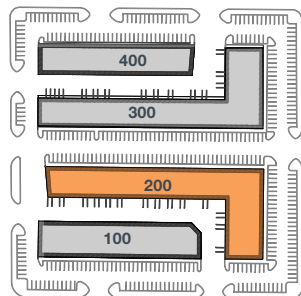


VVBC IV | BUILDING 200

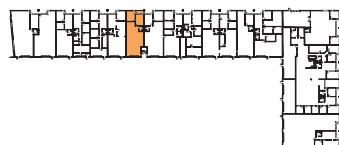
SUITE 230

- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- 1 Grade Level Door
- Zoning M-1

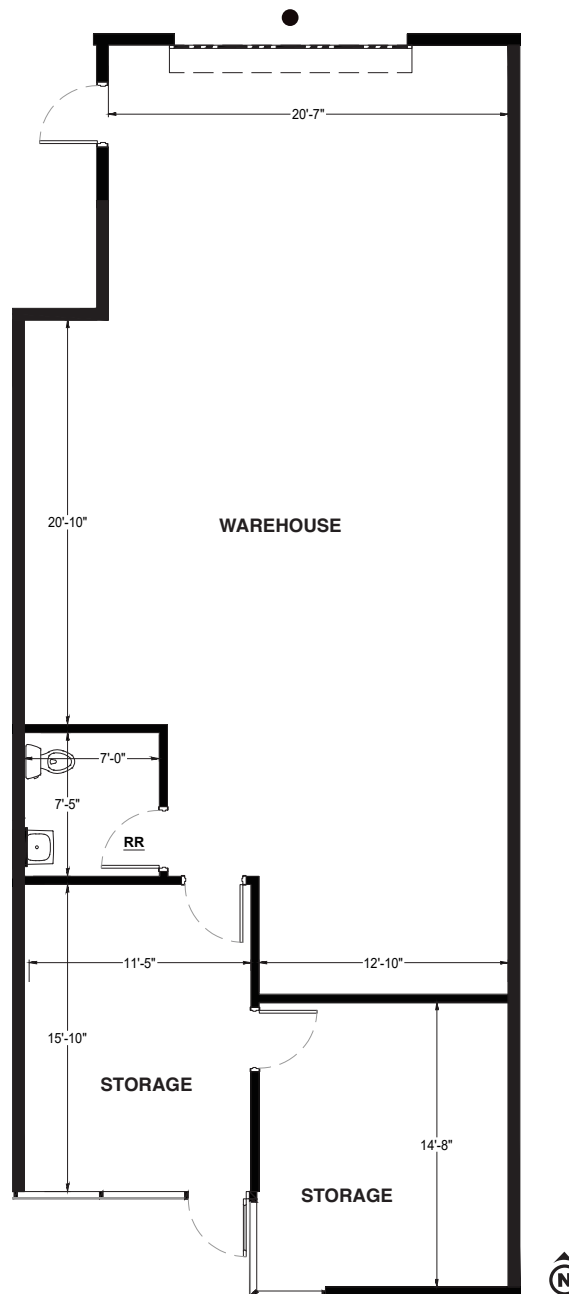
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BUILDING 200



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FLOOR PLAN

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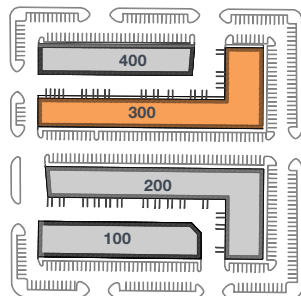


VVBC IV | BUILDING 300

SUITE 314-316

- 100% HVAC
- ±2,927 Total SF
- ±682 Office SF
- ±2,245 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Two (2) Grade Level Doors
- \$0.10/SF premium

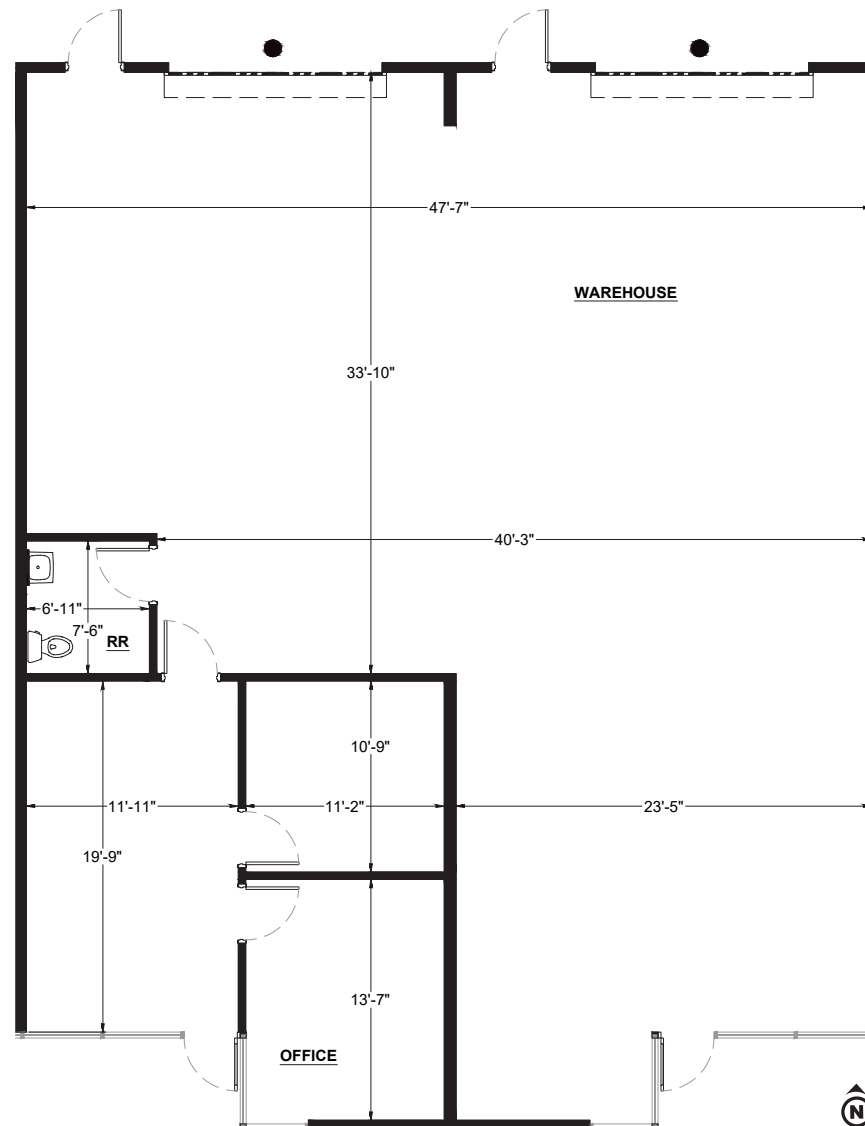
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BUILDING 300



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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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