



MARK IV CAPITAL



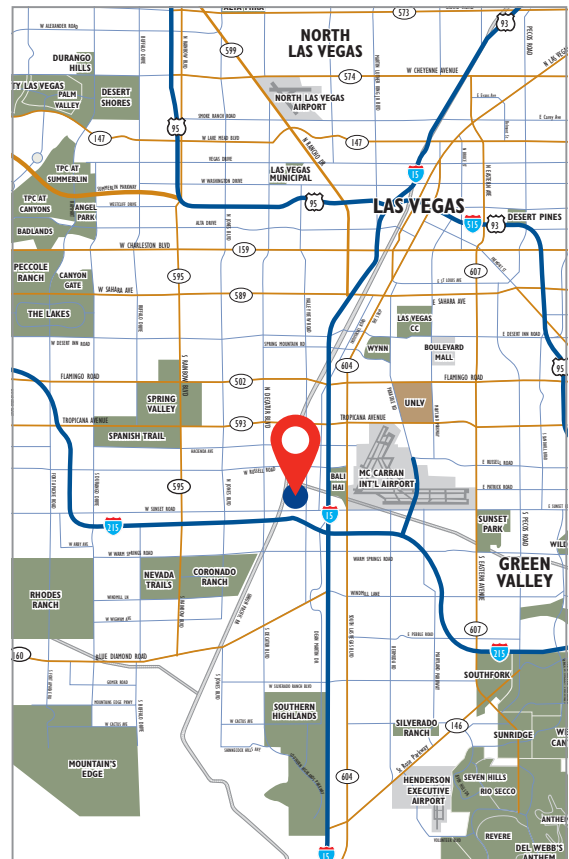
NWC of Valley View Blvd. & Post Rd. | Las Vegas, NV 89118 | For Lease

Valley View Corporate Center

**Multi-tenant Office/
Showroom/Warehouse in a
prime Southwest location.**

Property Details

- ±663,473 SF Total
- Divisible from ±3,686 SF to ±129,612 SF
- Dock High and Grade Level Loading
- 18'-26' Minimum Clear Height in Warehouse
- 277/480 Volt, 3 Phase Power
- Fully Fire Sprinklered - ESFR in Building "G"
- Zoned M-1 in Clark County
- Skylights & Metal Halide Lights in Warehouse
- Evaporative Cooling in Warehouse
- Distinctive Corporate Image
- Direct Street Exposure
- Immediate Freeway Access to I-15 via Russell Road as well as access to the "Las Vegas Strip"



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License # NV-S.0039013



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Accelerating success.

Valley View Corporate Center

Aerial Overview



DESIGNATED STADIUM DISTRICT

DISTANCES TO:

- Allegiant Stadium..... 1.2 miles
- I-15 Freeway..... 1.3 miles
- I-215 Freeway..... 2.0 miles
- Las Vegas Strip..... 1.5 miles
- Harry Reid Intl Airport..... 4.0 miles

TOWN SQUARE

- WHOLE FOODS MARKET
- Yard House
- Fleming's
- AMC THEATRES
- Apple
- H&M
- EXPRESS
- STAPLES
- Fry's
- OLD NAVY
- The Container Store

HARRY REID AIRPORT CAR RENTAL FACILITY

LAS VEGAS PREMIUM OUTLET SOUTH

- Wendy's
- VITAMIN WORLD
- Sprint
- Buffalo Wild Wings
- FedEx Office
- IHOP
- verizon
- chico's
- NIKE

A Property Owned By: MARK IV CAPITAL

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FOR LEASE
+/- 4,330 square feet – Light Distribution

Listing Agent(s): **Spencer Pinter**

Phone: 702.836.3776
 Fax: 702.939.5083
 Address: 6795 Agylysis Way
 Suite 210
 Las Vegas, Nevada 89113

Last Updated: March 1, 2026

Property Name: **Valley View Corporate Center – Phase IV**
 Address: 6185 S. Valley View Boulevard, Suite O
 Las Vegas, Nevada 89118

County: Clark
 Zoning: M-1
 Lot Size: N/A
 Project Size: +/- 81,648 SF
 Divisibility: +/- 4,330 SF
 Cross Streets: NWC Valley View Boulevard & Post Road

LEASABLE PREMISE DETAIL

Total Area:	+/- 4,330 SF
Office Area:	+/- 940 SF
Sprinklers:	.33/3,000 SF
Dock High:	1 - 9'x10'
Grade Level:	1 - 12'x14'
Truss Height:	+/- 18'-21' min.
Power:	277/480 volt 3-Phase

Located in the heart of Southwest Las Vegas, Valley View Corporate Center is a master planned industrial park totaling approximately 663,473 square feet. With excellent proximity to the "Las Vegas Strip" and McCarran International Airport along with convenient access to the I-15 or I-215 freeway, the Project currently offers an individual +/- 4,330 square foot unit for lease to include approximately 940 square feet of existing office space. The unit is serviced by one (1) dock loading door and one (1) grade loading door. The unit is also equipped with fire sprinklers, evaporative cooling, high bay warehouse lighting and +/- 200 amps of 277/480, 3-phase power. Please see the attached floor plan for more details.

PARKING AND UTILITIES

Valley View Corporate Center is serviced by municipal water and sewer. All the buildings offer 277/480 volt, 3-phase power to each service panel. A new tenant simply needs to activate power, and telephone service to be up and operating. Tenants are responsible for their own electrical, telephone, janitorial and trash removal services. Note: Gas is stubbed to this building. There are seven (7) automobile parking space allocated for tenant's use.

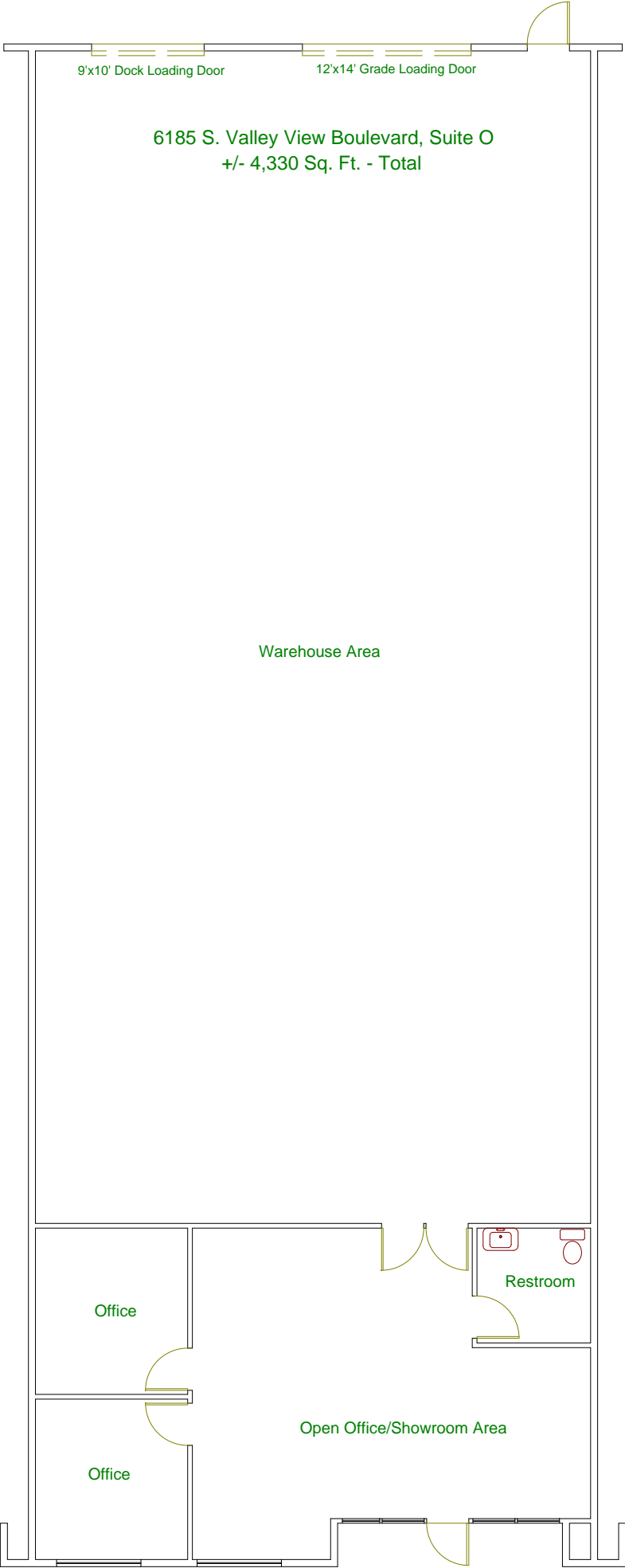
TERMS AND TAX DATA

Base Rent / Mo.	\$6,495 (NNN) or approximately \$1.50/SF
NNN, Modified Gross or Gross	NNN
Estimated NNN / Psf /Mo.	\$0.283 or \$1,226/mo for the year 2026
Total Rent / Mo.	\$7,721 (this figure includes the estimated NNN expenses)
Lease Term	5 years • Available June 2026

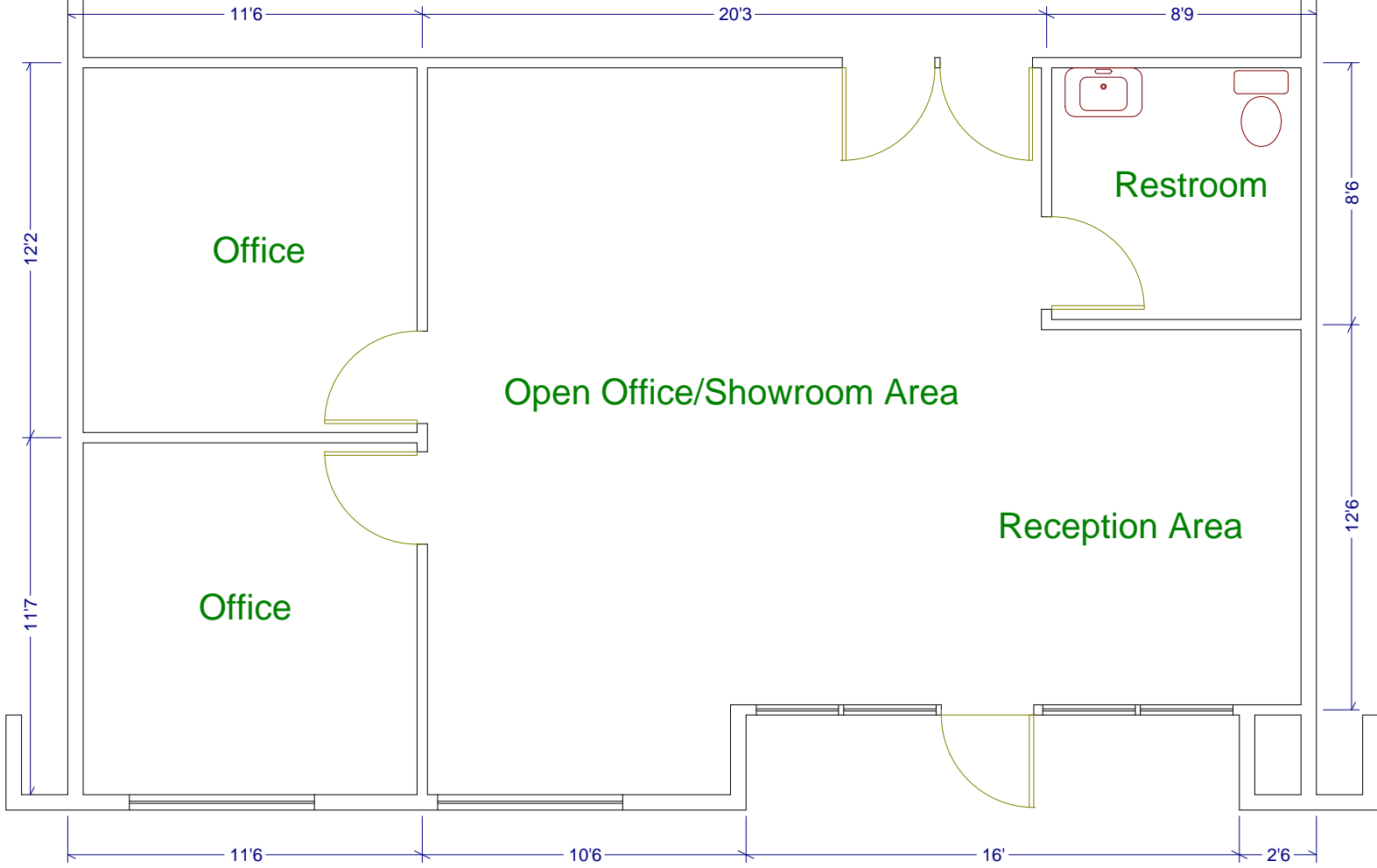
PROMOTIONAL FEATURES / DISCLOSURES

With excellent circulation throughout the Project and the immediate area, Valley View Corporate Center is ideal for tenants that need to service the "Las Vegas Strip" corridor or any other areas within the Las Vegas valley. The "Las Vegas Strip" can be accessed in minutes via Tropicana Avenue, Hacienda Avenue or Russell Road.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



+/- 940 Sq. Ft. - Office



Note: The dimensions illustrated herein may vary slightly from the actual dimensions.

VALLEY VIEW CORPORATE CENTER

NORTHWEST CORNER OF VALLEY VIEW BOULEVARD & POST ROAD
LAS VEGAS, NEVADA 89118

