



### Property Details

- Available 1,600 SF & 1,100 SF
- Monthly Intro Rental:
- Intro Rate: \$1.00/psf to \$1.15/psf
- NNN Estimated at \$0.45/psf per Mo.
- Property Type Office Professional
- Building Size 9,600 SF
- Year Built 1984
- Lot Size 1.30 AC
- Zoning Description M-1 Light Industrial
- 89 parking spaces
- Occupancy Classification B

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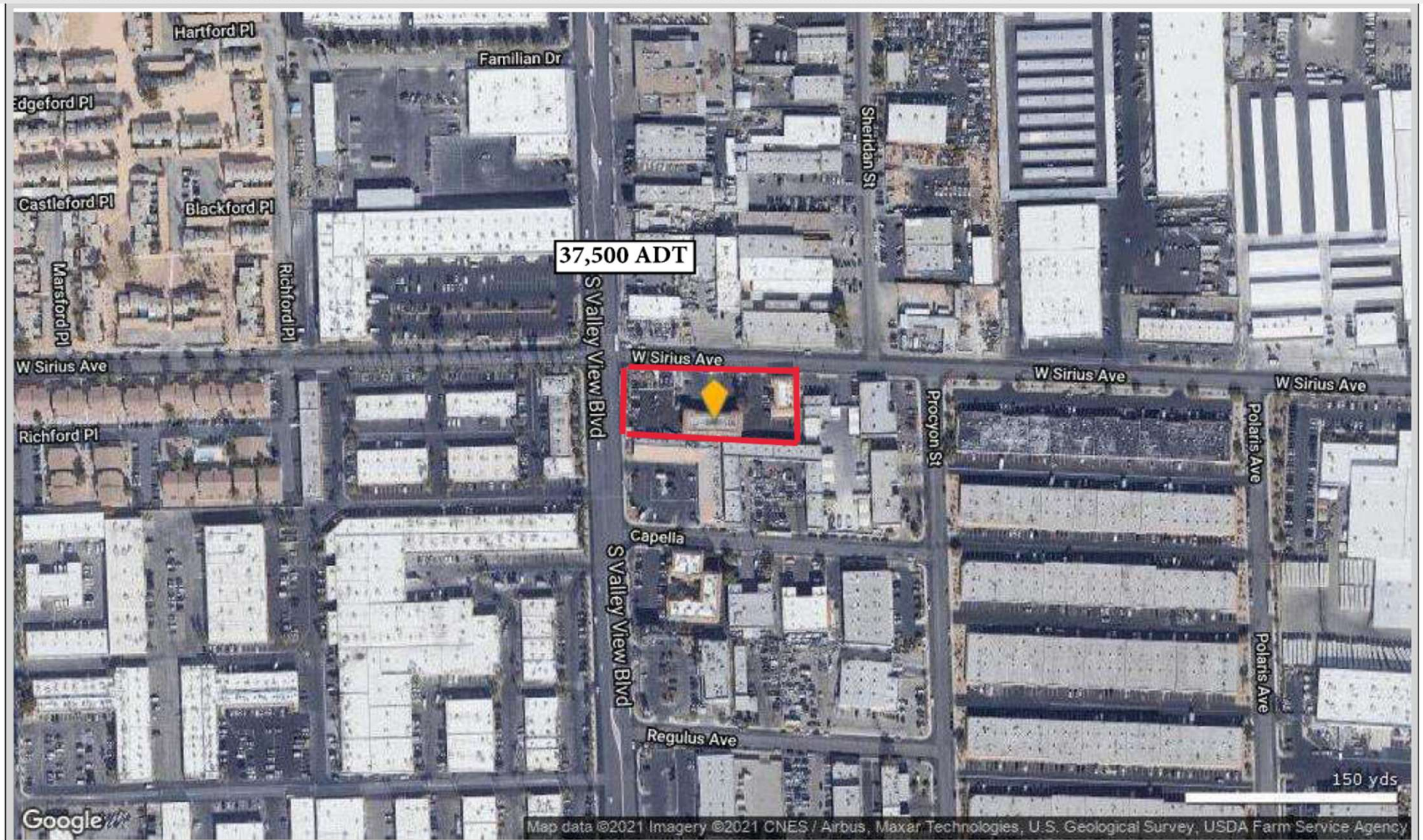
# 3110 South Valley View Blvd Las Vegas, NV 89102

#	SF Available	Rental Rate/SF/Mo.	Min Divisible SF	Max Contiguous	Lease Type Rate/SF/Mo.	Description
3120	1,100/sf	\$1.15	1,100	1,100	NNN estimated \$0.45	Office space with store front window buildout office space
3110- 205	1,600/SF	Base Rate Yr 1 \$1.00	1,600	1.600	NNN estimate \$0.45	Buildout reception area with five offices, two entrances, and one restroom.
Mini Storage Units	120/sf	\$350.00 per month each total.	120 – 1000			Grade level roll up door 10' x 12'



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## Map

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