



MARK IV CAPITAL



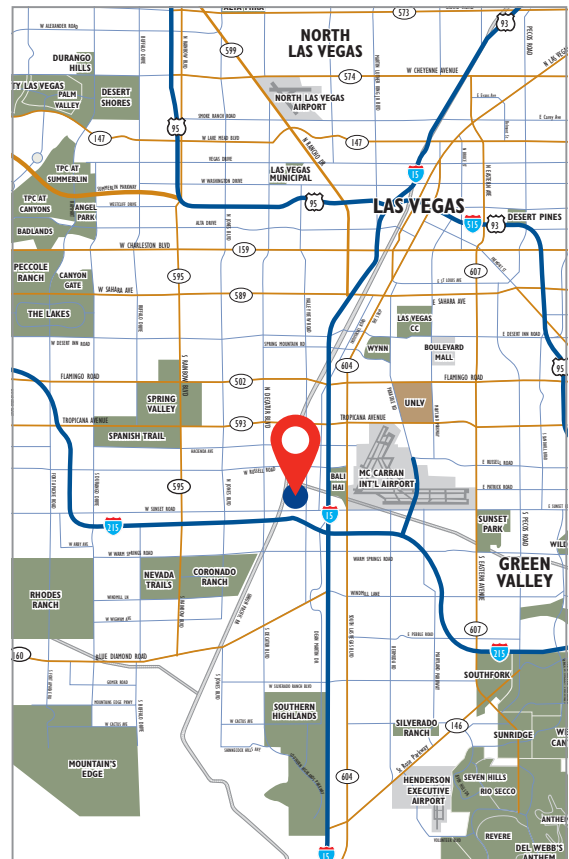
NWC of Valley View Blvd. & Post Rd. | Las Vegas, NV 89118 | For Lease

# 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"



**Spencer Pinter** Executive Vice President +1 702 836 3776 [spencer.pinter@colliers.com](mailto:spencer.pinter@colliers.com)  
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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
- Suffolk Wild Wings
- FedEx Office
- Sprint
- IHOP
- verizon
- chico's
- NIKE

A Property Owned By: MARK IV CAPITAL

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**FOR SUBLEASE**  
**+/- 3,812 square feet – Light Distribution**  
**Direct Exposure on S. Valley View Blvd.**

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

Phone: 702.836.3776  
 Fax: 702.939.5081  
 Address: 6795 Agilysys Way  
 Suite 210  
 Las Vegas, Nevada 89113

Last Updated: January 15, 2025

Property Name: **Valley View Corporate Center – Phase I**  
 Address: **6285 S. Valley View Boulevard, Suite K**  
**Las Vegas, Nevada 89118**

County: Clark  
 Zoning: IL  
 Lot Size: 12.13 Acres  
 Project Size: +/- 149,607 SF (Phase I)  
 Divisibility: +/- 3,812 SF  
 Cross Streets: NWC Valley View Boulevard & Post Road

**LEASABLE PREMISE DETAIL**

|               |                         |
|---------------|-------------------------|
| Total Area:   | +/- 3,812 SF            |
| Office Area:  | +/- 700 SF              |
| Sprinklers:   | .33/3,000 SF            |
| Dock High:    | 1 - 9'x10'              |
| Grade Level:  | 1 - 12'x14'             |
| Truss Height: | +/- 18' minimum         |
| Power:        | 277/480 volt<br>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 +/- 3,812 square foot unit for sublease with approximately 700 square feet of existing office space. The unit is serviced by one (1) dock loading door and one (1) grade loading door. It is also equipped with fire sprinklers, evaporative cooling, high bay warehouse lighting and +/- 200 amps of 277/480 volt, 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 its own power, gas (if required) and phone service in order to be up and operating. Tenants are responsible for their own electrical, gas (if any), phone, janitorial and trash removal services. There are five (5) parking spaces allocated for Tenant’s use. Note: Periodic maintenance, repairs and replacements for HVAC equipment are performed by Landlord and related costs are included as part of the current monthly operating expenses.

**TERMS AND TAX DATA**

|                              |   |
|------------------------------|---|
| Base Rent / Mo:              | \$6,100 (NNN) or approximately \$1.60/SF                  |
| NNN, Modified Gross or Gross | NNN   |
| Estimated NNN / Psf /Mo.     | \$0.2713 or \$1,035 for the year 2026                     |
| Total Rent / Mo.:            | \$7,135 (this figure includes the estimated NNN expenses) |
| Sublease Term:               | Current lease terminates on May 31, 2028                  |

**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.

9'x10' Dock Loading Door

12'x14' Grade Loading Door

6285 S. Valley View Boulevard, Suite K  
+/- 3,812 SF - Total

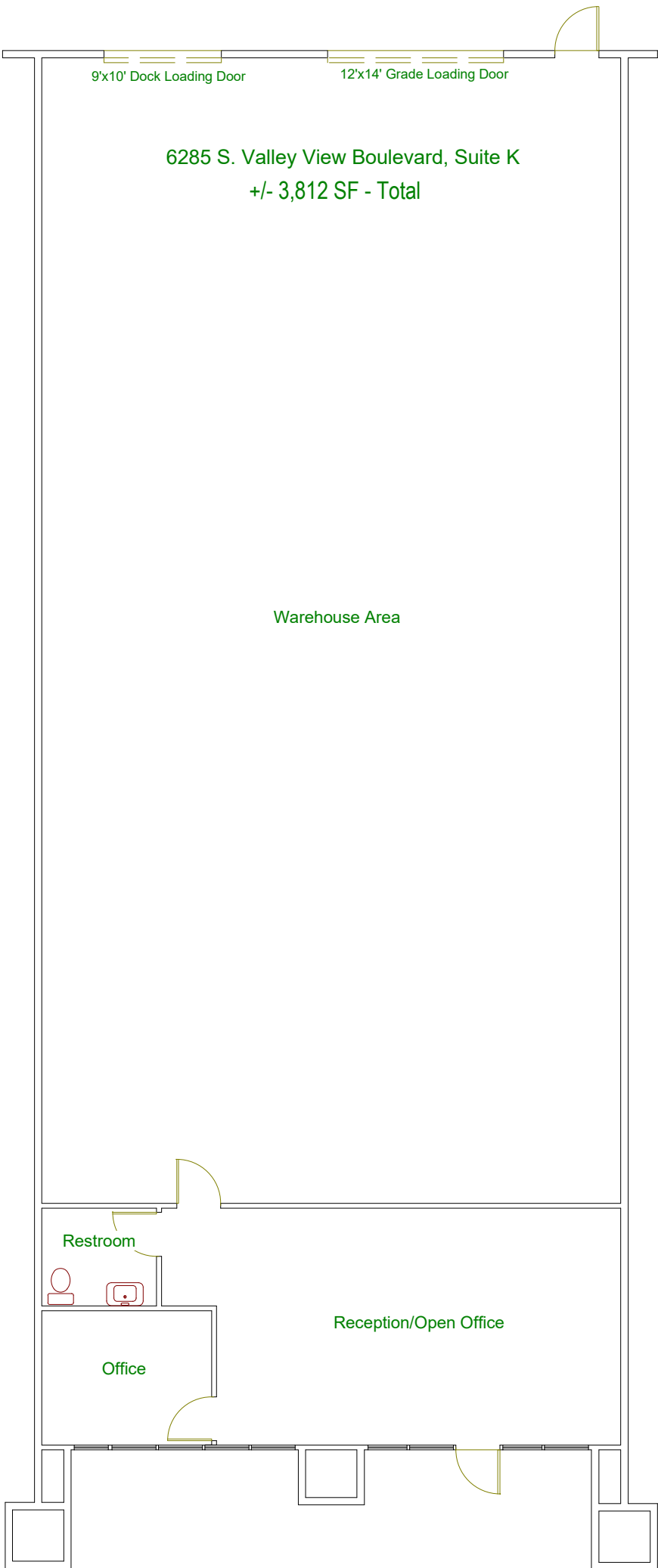
Warehouse Area

Restroom

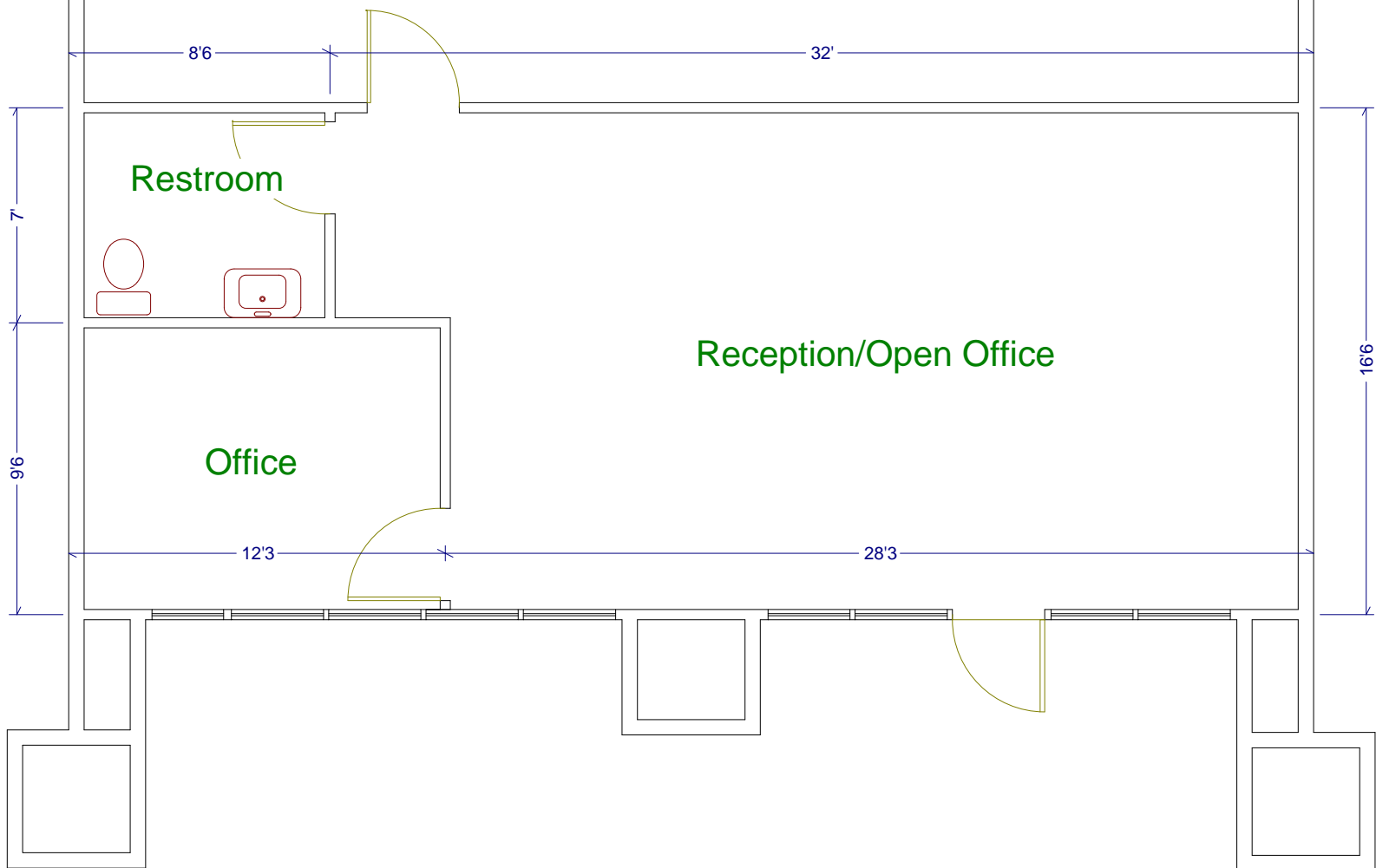


Office

Reception/Open Office



# +/- 700 SF - Office



Note: The dimensions illustrated herein are not exact and will vary slightly from the actual dimensions.

# VALLEY VIEW CORPORATE CENTER

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

