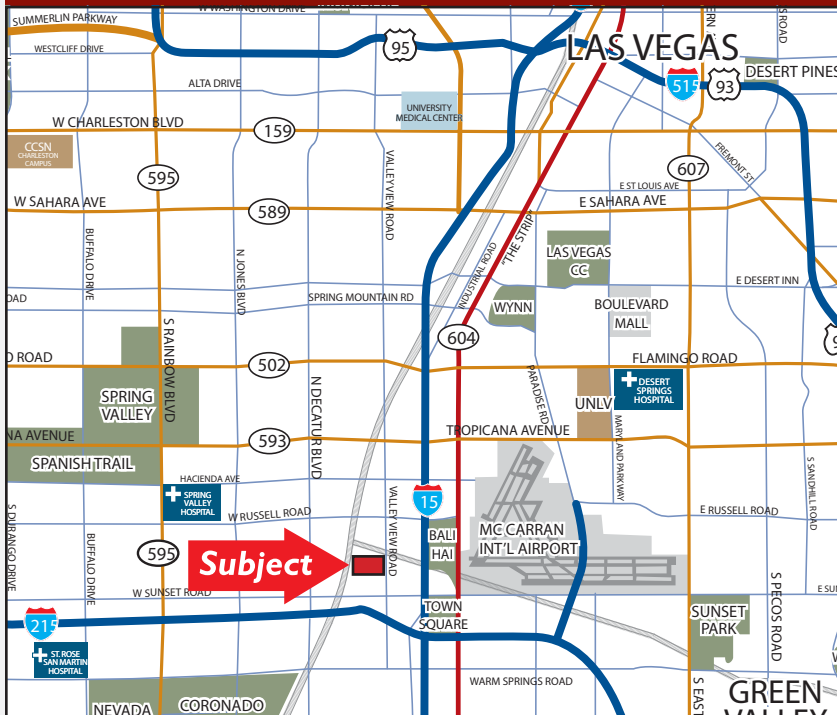


VALLEY VIEW CORPORATE CENTER MARK IV CAPITAL

NORTHWEST CORNER OF VALLEY VIEW BLVD. & POST RD. | LAS VEGAS, NEVADA 89118

Celebrating Forty Years • 1974-2014



FOR LEASE

- › Multi-Tenant Office/Showroom/Warehouse
- › Prime Southwest Location
- › Distinctive Corporate Image
- › Direct Street Exposure
- › Immediate Freeway Access to I-15 via Russell Road
- › Immediate Access to the "Las Vegas Strip"
- › ±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

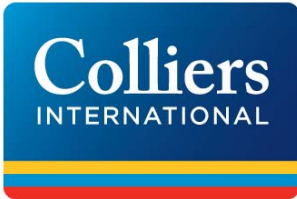


3960 Howard Hughes Pkwy.
Suite 150
Las Vegas, Nevada USA 89109
Tel 702-735-5700
Fax 702-731-5709
www.colliers.com

Spencer Pinter
spencer.pinter@colliers.com
+1 702.836.3776

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





FOR LEASE

+/- 18,846 square feet – Distribution space

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

Phone: 702.836.3776
Fax: 702.731.5709
Address: 3960 Howard Hughes Parkway
Suite 150
Las Vegas, Nevada 89109

Last Updated: April 1, 2019

Property Name: **Valley View Corporate Center – Phase IV**
Address: 6165 S. Valley View Boulevard, Suite C
Las Vegas, Nevada 89118

County: Clark
Zoning: M-1
Lot Size: N/A
Project Size: +/- 129,612 SF (Phase IV – Bldg. G)
Divisibility: +/- 18,000 SF
Cross Streets: NWC Valley View Boulevard & Post Road

LEASABLE PREMISE DETAIL

Total Area: +/- 18,846 SF

Office Area: +/- 1,880 SF

Sprinklers: Yes - ESFR

Dock High: 5 - 9'x10'

Grade Level: 1 - 12'x14'

Truss Height: 26' minimum

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 +/- 18,846 square foot unit for lease, including +/- 1,880 square feet of existing office space. The unit is serviced by five dock loading doors and one grade loading door. It is also equipped with ESFR fire sprinklers, evaporative coolers, 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 and phone service in order to be up and operating. Tenants are responsible for their own electrical, gas, phone, janitorial and trash removal services. Twenty-one (21) automobile parking spaces have been allocated for Tenant's use.

TERMS AND TAX DATA

Base Rent / Mo. \$15,077 (NNN) or approximately \$0.80/SF

NNN, Modified Gross or Gross NNN

Estimated NNN / Psf /Mo. \$0.16 or \$3,016/mo for the year 2019

Total Rent / Mo. \$18,093 (this figure includes the estimated NNN expenses)

Lease Term 3 to 5 years • Available August 2019

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.

5 - 9x10' Dock Loading Doors

12'x14' Grade Loading Door

6165 S. Valley View Boulevard, Suite C
+/- 18,846 Sq. Ft. - Total

Warehouse Area

