

VALLEY VIEW BUSINESS CENTER IV



FOR LEASE

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

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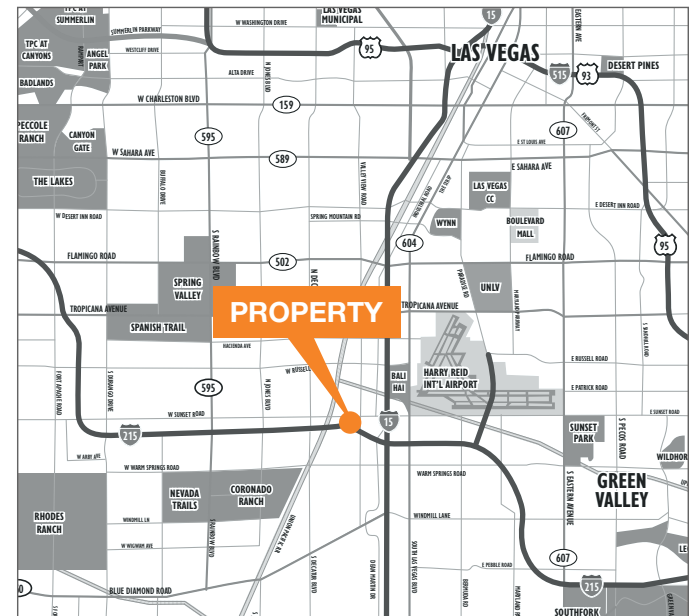
SAM NEWMAN, SIOR

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PROPERTY FEATURES

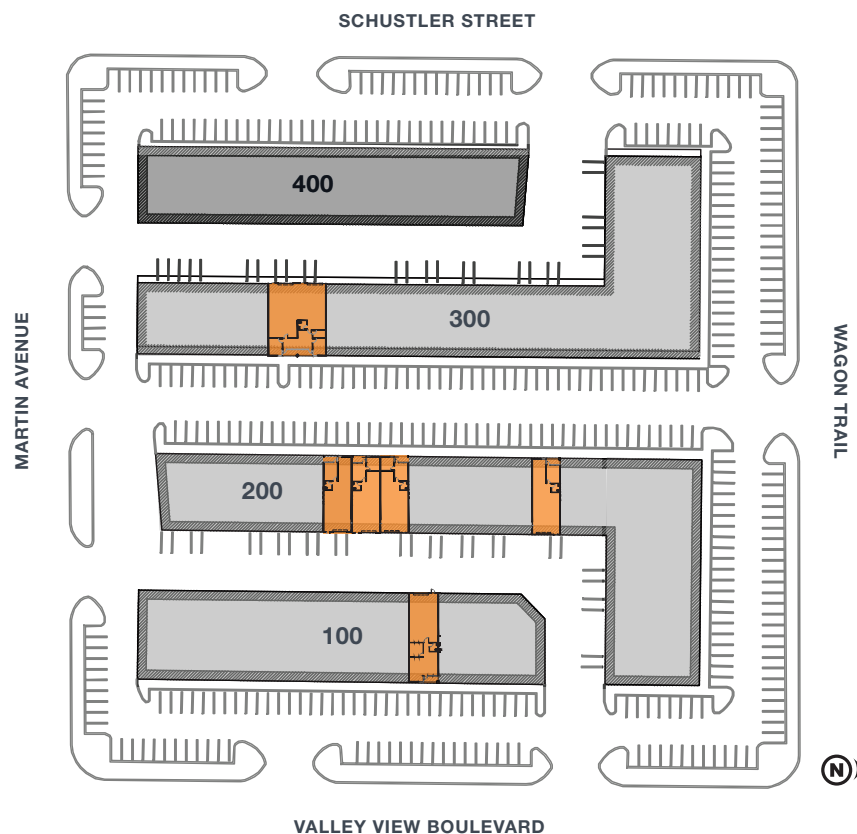
- ±120,800 Total SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- Southwest Submarket
- Grade Level Loading
- Built in 2005
- Centrally Located



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.

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SITE PLAN



AVAILABILITIES

AVAILABLE
 OCCUPIED

VVBC	BUILDING	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	ASKING RATE	NNN	DATE AVAILABLE
IV	100	106	±1,858	±822	±1,036	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	218	±1,577	±463	±1,114	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	226	±1,669	±801	±868	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	228	±1,715	±552	±1,163	\$1.70 PSF/Mo	\$0.41 PSF/Mo	Available Now
IV	200	230	±1,632	±537	±1,095	\$1.70 PSF/Mo	\$0.41 PSF/Mo	05/01/2025
IV	300	328-330	±2,880	±921	±1,959	\$1.80 PSF/Mo	\$0.41 PSF/Mo	07/01/2025

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FOR MORE INFORMATION

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COLLIERS LAS VEGAS

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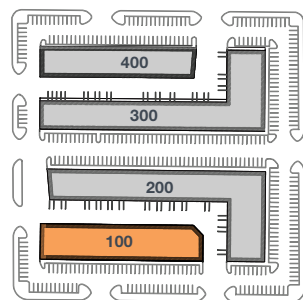
FLOOR PLAN

VVBC IV | BUILDING 100

SUITE 106

- ±1,858 Total SF
- ±822 Office SF
- ±1,036 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

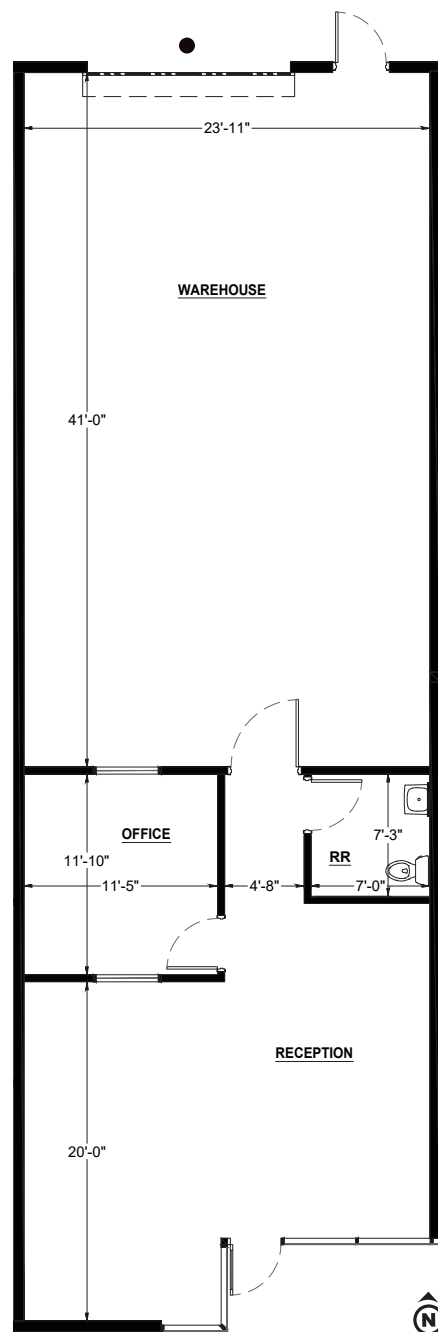
VVBC IV



BUILDING 100



● = GRADE LEVEL DOORS



FOR LEASE



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VALLEY VIEW BUSINESS CENTER IV

FLOOR PLAN

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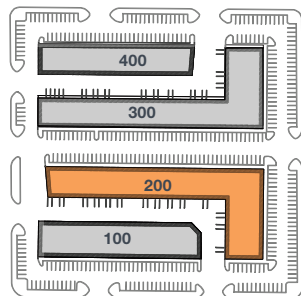


VVBC IV | BUILDING 200

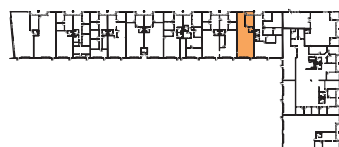
SUITE 218

- ±1,577 Total SF
- ±463 Office SF
- ±1,114 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

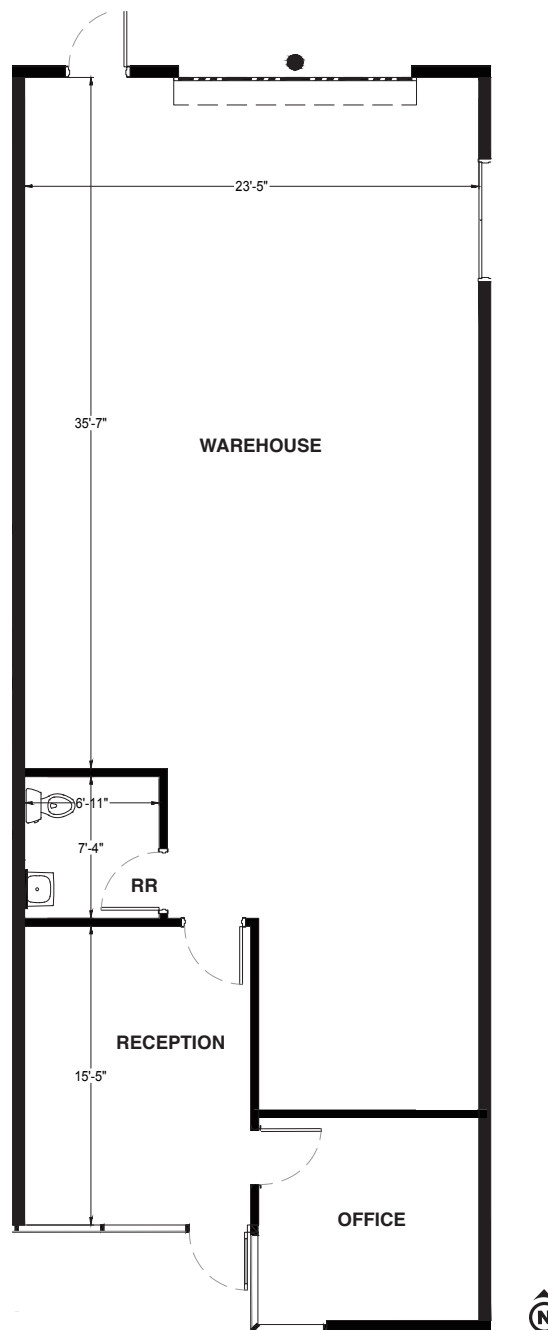
VVBC IV



BUILDING 200



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FLOOR PLAN

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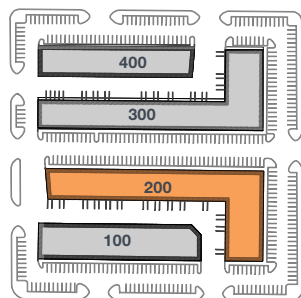


VVBC IV | BUILDING 200

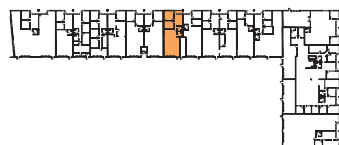
SUITE 226

- ±1,669 Total SF
- ±801 Office SF
- ±868 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

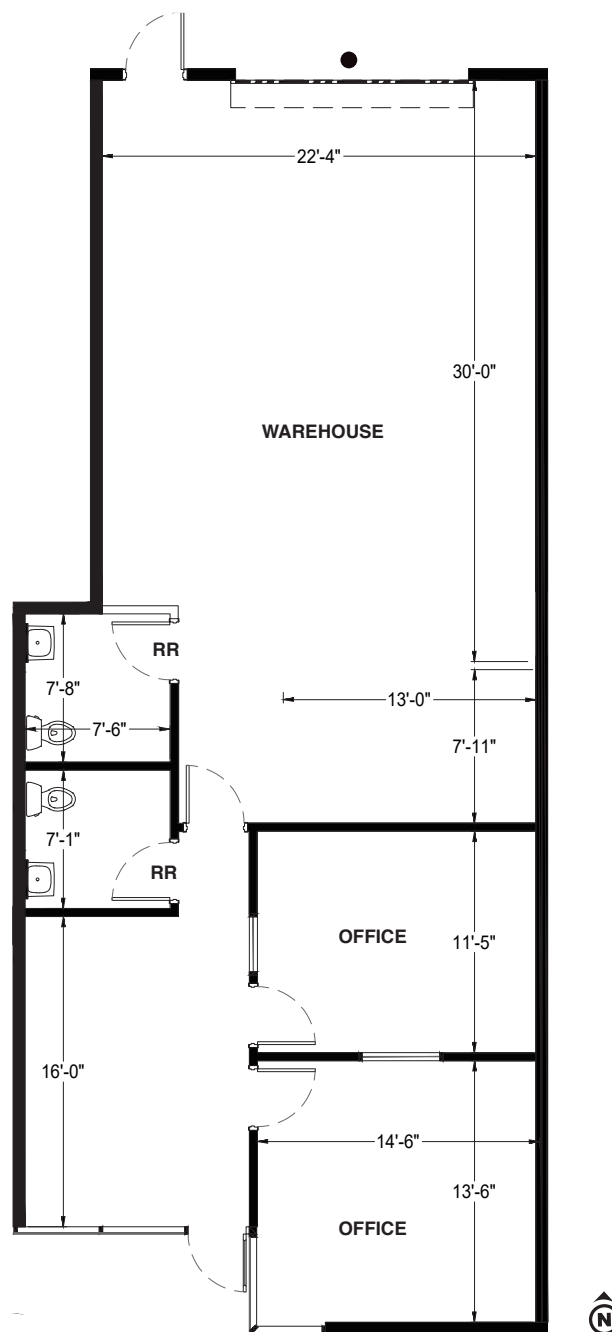
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BUILDING 200



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FLOOR PLAN

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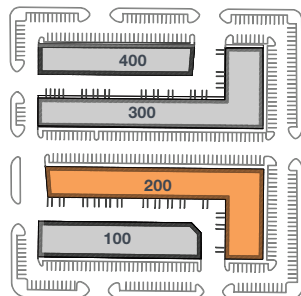


VVBC IV | BUILDING 200

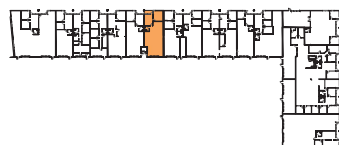
SUITE 228

- ±1,715 Total SF
- ±552 Office SF
- ±1,163 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

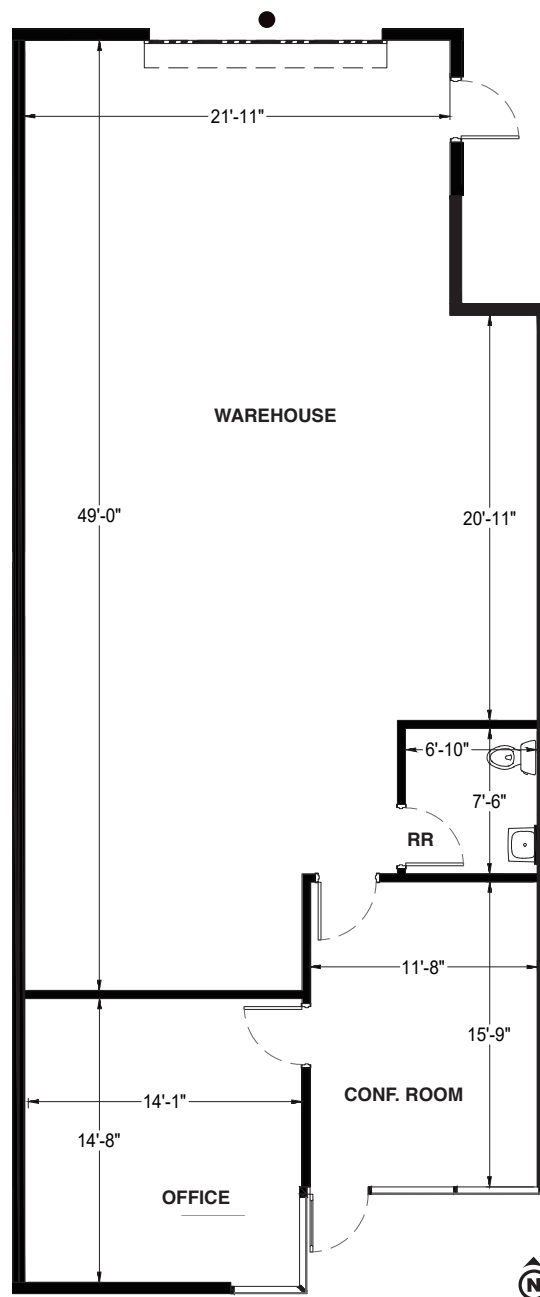
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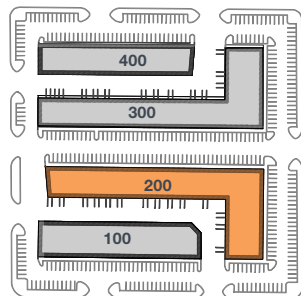
FLOOR PLAN

VVBC IV | BUILDING 200

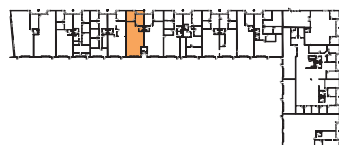
SUITE 230

- ±1,632 Total SF
- ±537 Office SF
- ±1,095 Warehouse SF
- ±20' – ±21' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 1 Grade Level Door
- Rate \$1.70 PSF/Mo
- NNN \$0.41 PSF/Mo

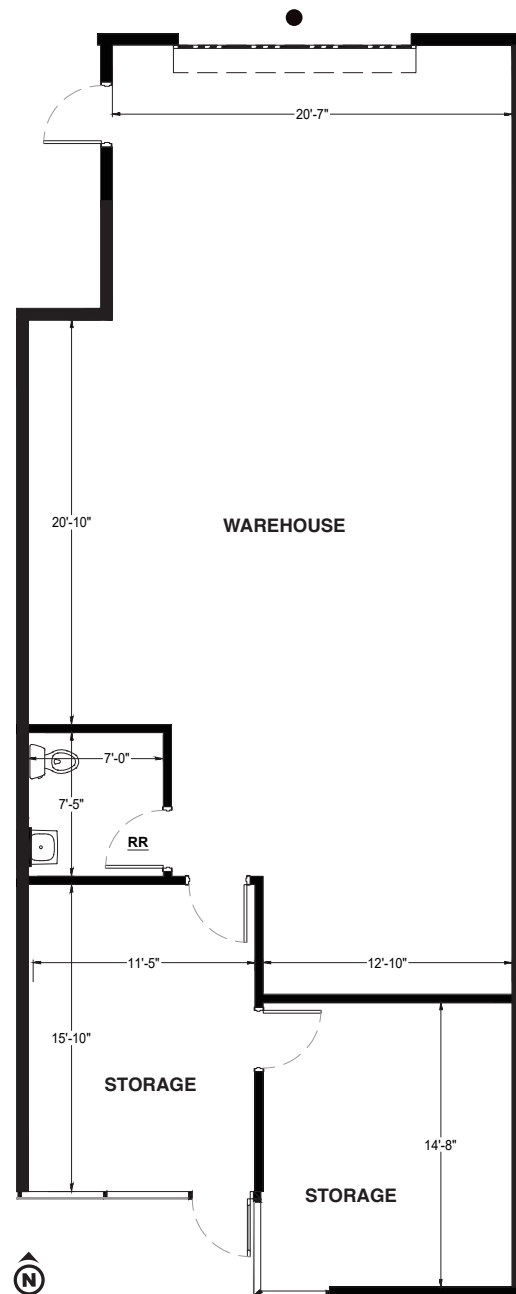
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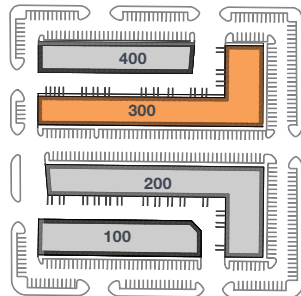


VVBC IV | BUILDING 300

SUITE 328-330

- 100% HVAC
- ±2,880 Total SF
- ±921 Office SF
- ±1,959 Warehouse SF
- ±20' – ±22' Clear Height
- 120/208 Volt, 3-Phase Power
- Zoning M-1
- 2 Grade Level Doors
- Rate \$1.80 PSF/Mo
- NNN \$0.41 PSF/Mo

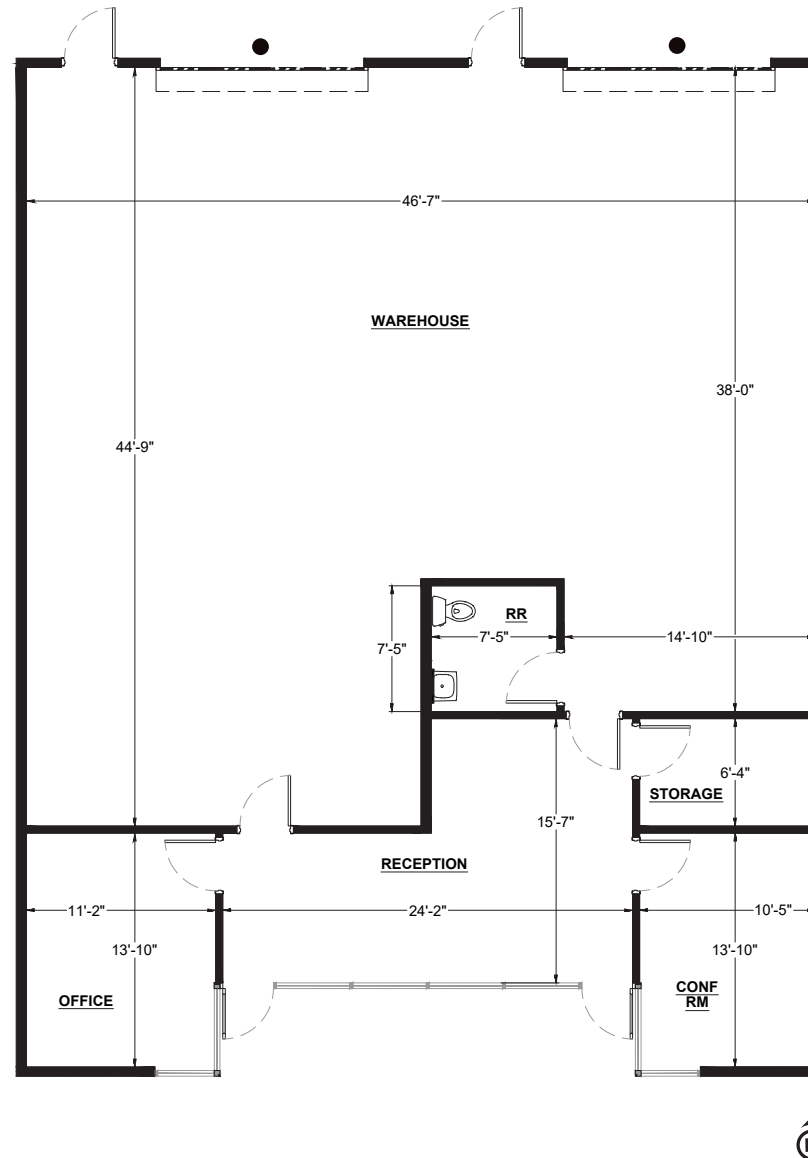
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PROFESSIONAL IMAGES

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AMENITIES & IMPROVEMENTS

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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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