

VALLEY VIEW BUSINESS CENTER

6280 SOUTH VALLEY VIEW BLVD • LAS VEGAS, NV 89118



- 4 Industrial Properties (16 Buildings)
- 481,135 SF
- 3.5:1000 parking
- 18' clear height
- 12x12 at grade overhead doors
- Fully fired sprinklered
- Covered Parking
- Located in the desirable southwest sub-market with close proximity to the world famous Las Vegas Strip, Allegiant Stadium, I-15, I-215 and Harry Reid International Airport

Property Summary

| | |
|---------------|--------------|
| AVAILABLE SF | 974-3,632 SF |
| BUILDING SIZE | 495,501 SF |
| MARKET | Las Vegas |

For more information, please contact:

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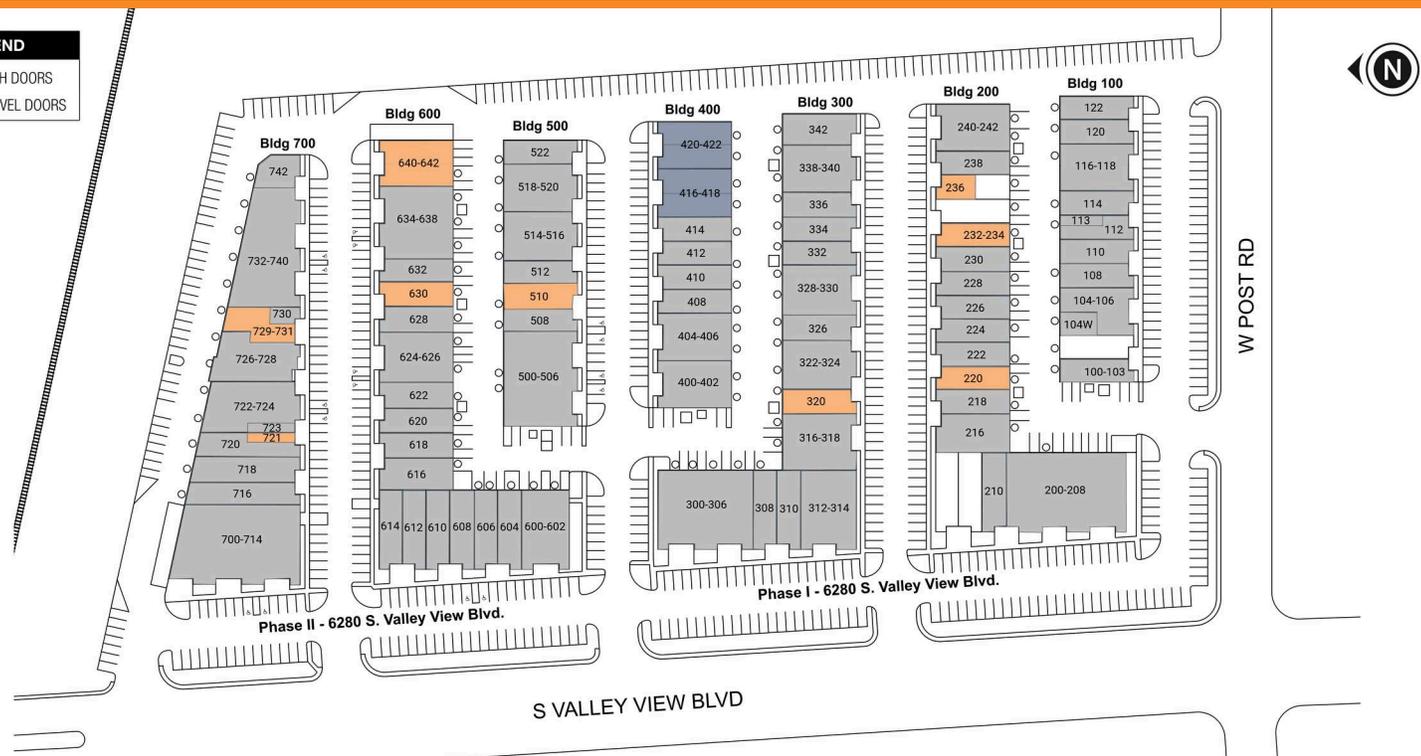
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LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ COMING AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| 1_200 | 220 | 1,812 | 921 | 51 | IND | 1 | 0 | |
| 1_200 | 232-234 | 3,632 | 871 | 48 | IND | 1 | 0 | |
| 1_200 | 236 | 1,815 | 903 | 50 | IND | 0 | 0 | |
| 1_300 | 320 | 1,810 | 856 | 47 | IND | 1 | 0 | |
| 2_500 | 510 | 1,696 | 400 | 24 | IND | 1 | 0 | |
| 2_600 | 630 | 1,801 | 717 | 40 | IND | 1 | 0 | |
| 2_600 | 640-642 | 3,624 | 3,211 | 89 | IND | 1 | 0 | |
| 2_700 | 721 | 974 | 974 | 100 | OFF | 0 | 0 | |
| 2_700 | 729-731 | 1,870 | 1,870 | 100 | OFF | 0 | 0 | |

Coming Available

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN |
|----------|---------|------------|-------------|----------|------|----------|----|----|----------------|---------------------------|
| 1_400 | 416-418 | 7,329 | 7,110 | 97.01% | IND | 20 | 1 | 0 | N/A | View plan |
| 1_400 | 420-422 | 0 | 3,600 | 0% | IND | 0 | 0 | 0 | N/A | View plan |

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|----------|-----------|------------|-------------|----------|------|----------|----|----|
| 3_200 | 226 | 1,839 | 686 | 37 | IND | 1 | 0 | |
| 3_200 | 238 | 1,800 | 672 | 37 | IND | 1 | 0 | |
| 3_200 | 242 | 1,803 | 445 | 25 | IND | 1 | 0 | |
| 3_300 | 306 | 1,925 | 810 | 42 | IND | 1 | 0 | |
| 3_300 | 316 | 2,514 | 1,798 | 72 | IND | 1 | 0 | |
| 3_300 | 318-320 | 3,613 | 1,353 | 37 | IND | 2 | 0 | |
| 3_300 | 326 | 1,700 | 507 | 30 | IND | 1 | 0 | |
| 3_400 | 416 - 418 | 2,945 | 714 | 49 | IND | 1 | 0 | |
| 3_400 | 416-418 | 2,945 | 0 | 0 | IND | 1 | 0 | |

Coming Available

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| 1_400 | 416-418 | 7,329 | 7,110 | 97.01% | IND | 20 | 1 | 0 | N/A | View plan |
| 1_400 | 420-422 | 0 | 3,600 | 0% | IND | 0 | 0 | 0 | N/A | View plan |

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|--------|-------------------|
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| ○ | GRADE LEVEL DOORS |



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Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|---------|------------|-------------|----------|------|----------|----|----|
| 4_100 | 112 | 1,814 | 199 | 11 | IND | 1 | 0 | |
| 4_200 | 218 | 1,577 | 322 | 20 | IND | 1 | 0 | |
| 4_200 | 228 | 1,715 | 484 | 28 | IND | 0 | 0 | |
| 4_200 | 230 | 1,632 | 537 | 33 | IND | 1 | 0 | |
| 4_300 | 328-330 | 2,880 | 921 | 32 | IND | 2 | 0 | |
| 4_400 | 402 | 1,457 | 0 | 0 | IND | 0 | 0 | |

Coming Available

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL | DATE AVAILABLE | FLOOR PLAN |
|----------|---------|------------|-------------|----------|------|----------|----|----|----------------|---------------------------|
| 1_400 | 416-418 | 7,329 | 7,110 | 97.01% | IND | 20 | 1 | 0 | N/A | View plan |
| 1_400 | 420-422 | 0 | 3,600 | 0% | IND | 0 | 0 | 0 | N/A | View plan |

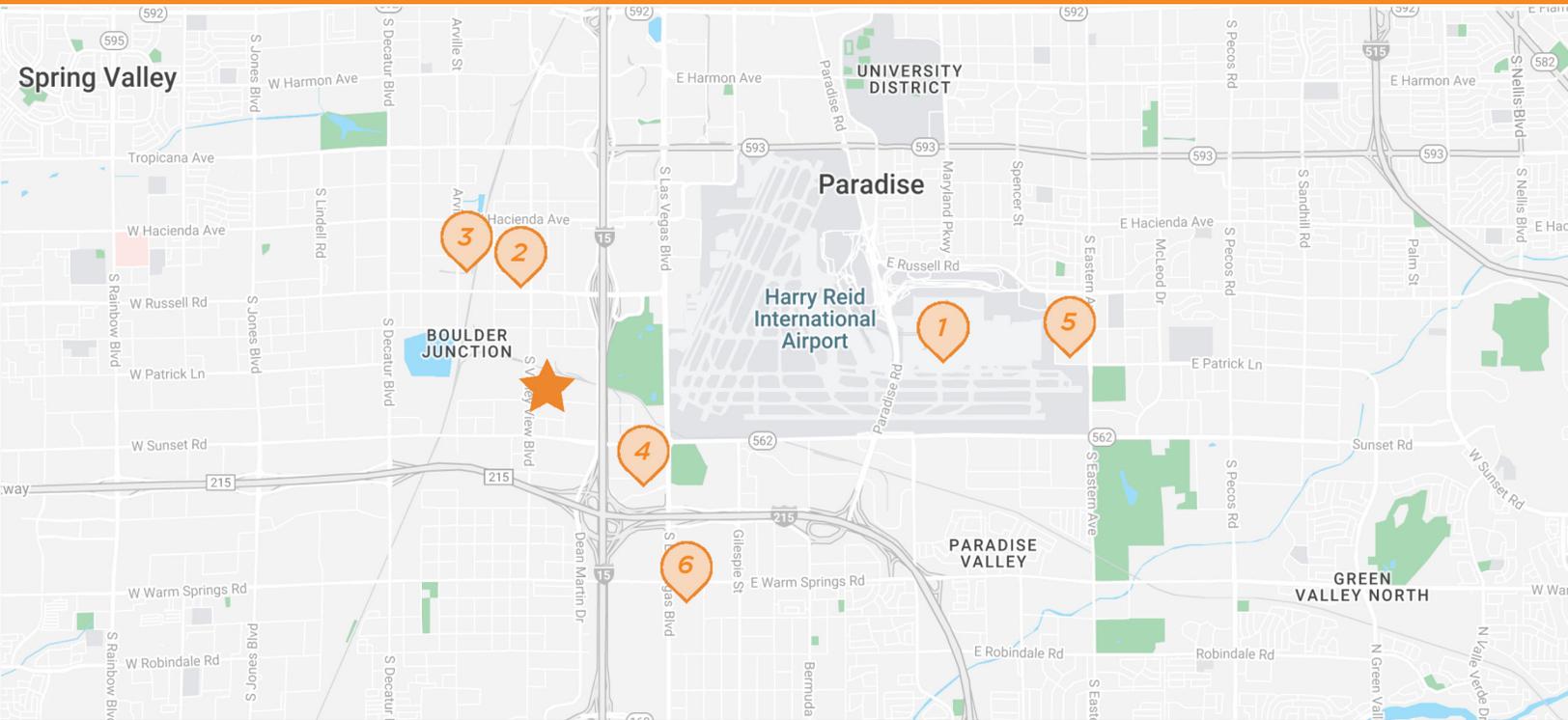
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 **VALLEY VIEW BUSINESS CENTER PHASE I-IV**
6280, 6380 & 6625 S VALLEY VIEW BLVD | LAS VEGAS, NV 89118

 **HARRY REID INTERNATIONAL AIRPORT**
5757 Wayne Newton Blvd
Las Vegas, NV 89119

 **JESSIE RAE'S BBQ**
5611 S Valley View Blvd
Las Vegas, NV 89118

 **MCFADDEN-DALE INDUSTRIAL HARDWARE**
5880 S Decatur Blvd #114
Las Vegas, NV 89118

 **WHOLE FOODS MARKET**
6689 S Las Vegas Blvd
Las Vegas, NV 89119

 **WALMART SUPERCENTER**
6005 S Eastern Ave
Las Vegas, NV 89119

 **LAS VEGAS SOUTH PREMIUM OUTLETS**
7400 Las Vegas Blvd S
Las Vegas, NV 89123