

FOR LEASE

VALLEY VIEW BUSINESS CENTER

3021 S. Valley View Blvd., Las Vegas, NV 89102

Voit

REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Valley View Business Park is a centrally located upscale business park north of Desert Inn on Valley View. The park offers easy access to Las Vegas Boulevard, I-15, US-95 & McCarran International Airport.

PROPERTY HIGHLIGHTS

- Total building SF: ±43,498
- Clear height: 16'
- Grade level doors: 1 per unit (12' x 14')
- Parking ratio: 1.5:1000
- Power: Single phase, 200A, 120/208V
- Fully fire sprinklered
- Shopping and dining nearby
- Centrally located
- Attractive storefront entries
- Natural gas available
- Zoning: M (Las Vegas)
- Year built: 1986
- Lease rate: \$0.45/SF NNN
- CAM: \$0.23/SF

Jennifer Levine, CCIM

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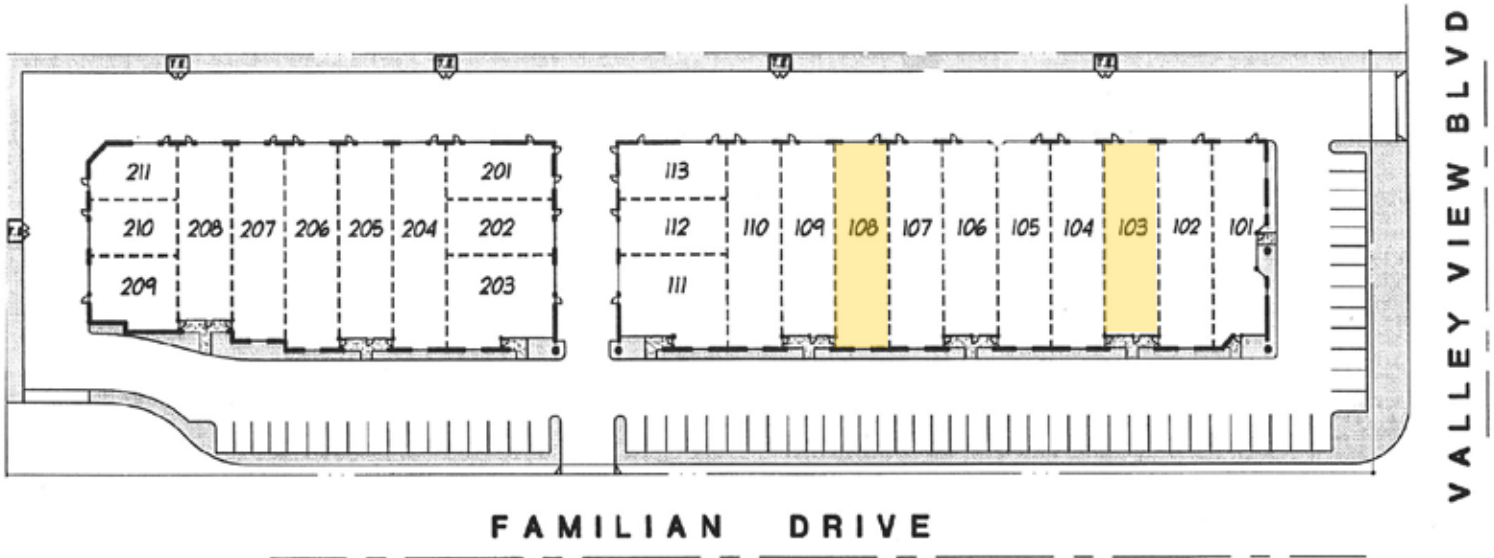
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AVAILABLE UNITS

Unit	Total SF	Office SF	Warehouse SF	Clear Height	Grade Doors (12'x14')	Rate/SF	NNN/SF	Total/Mo.
103	2,085	±620	±1,465	16'	1	\$0.45	\$0.23	\$1,417.80
108	2,180	±606	±1,574	16'	1	\$0.45	\$0.23	\$1,482.40

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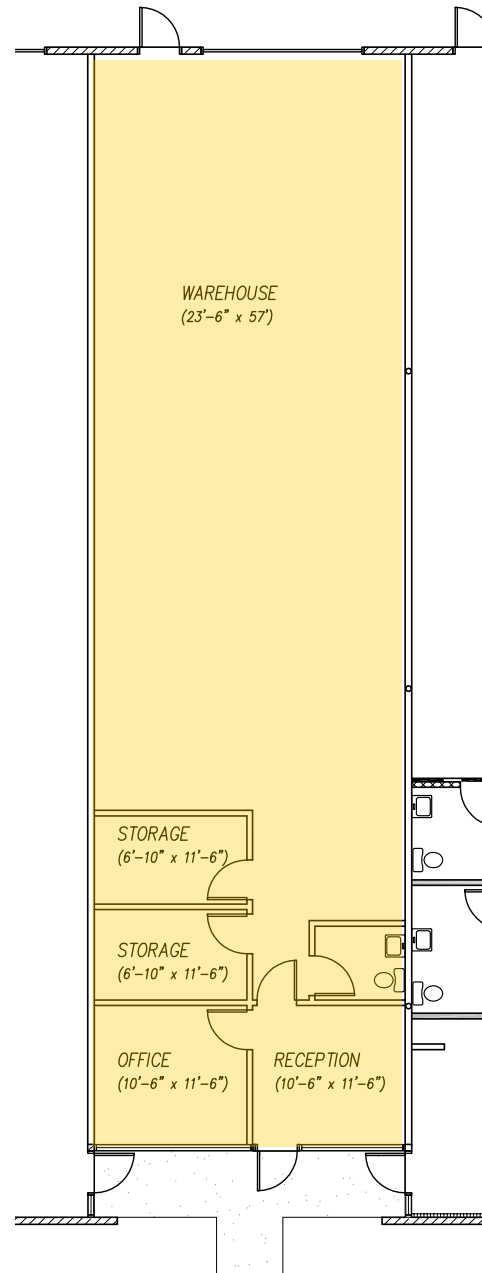
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Suite 103

- 2,085 Total SF
 - ±620 SF office
 - ±1,465 SF warehouse
- Clear height: 16'
- Power: Single phase, 200A, 120/208V
- 1 (12' x 14') grade level door
- Lease rate: \$0.45/SF NNN
- CAM: \$0.23/SF
- Total/Month: \$1,417.80



Suite 103

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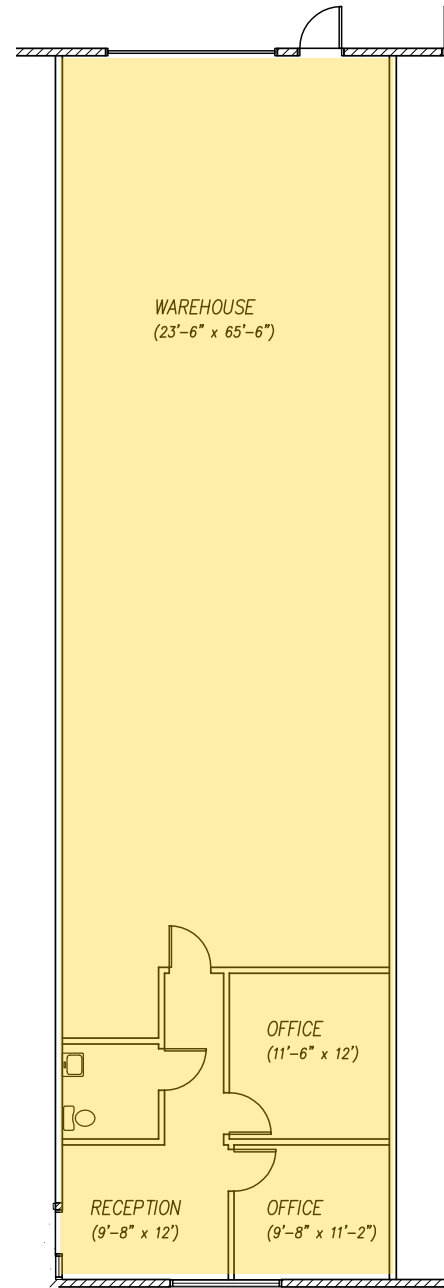
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Suite 108

- 2,180 Total SF
 - ±606 SF office
 - ±1,574 SF warehouse
- Clear height: 16'
- Power: Single phase, 200A, 120/208V
- 1 (12' x 14') grade level door
- Lease rate: \$0.45/SF NNN
- CAM: \$0.23/SF
- Total/Month: \$1,482.40



Suite 108

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