

FOR LEASE

Valley View Corporate Center Sublease

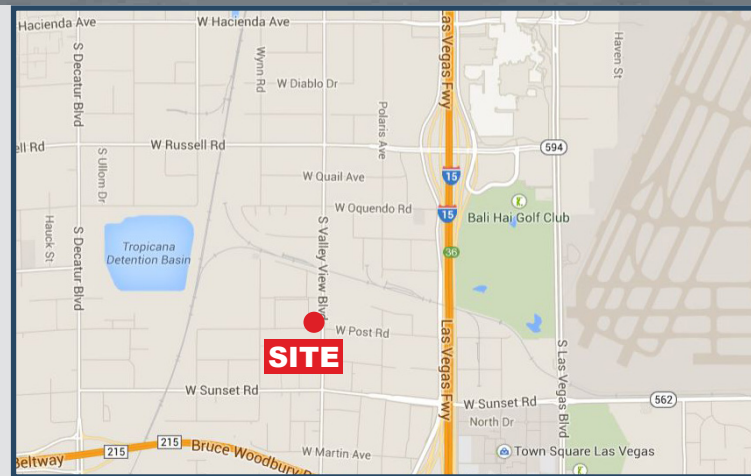
6285 S. Valley View Boulevard, Las Vegas NV 89118

**MASTER LEASE
EXPIRES 5/31/2017**



Property Highlights

- 3,812 SF office/warehouse unit
- 600 SF existing office
- \$15,000 security system installed
- 22' clear height
- 200 Amps, 277/480 volt 3-phase power
- Dock loading door and grade level door
- Zoned M-1 (Clark County)
- \$0.67/SF NNN (3% annual escalations)
- \$0.151/SF CAM



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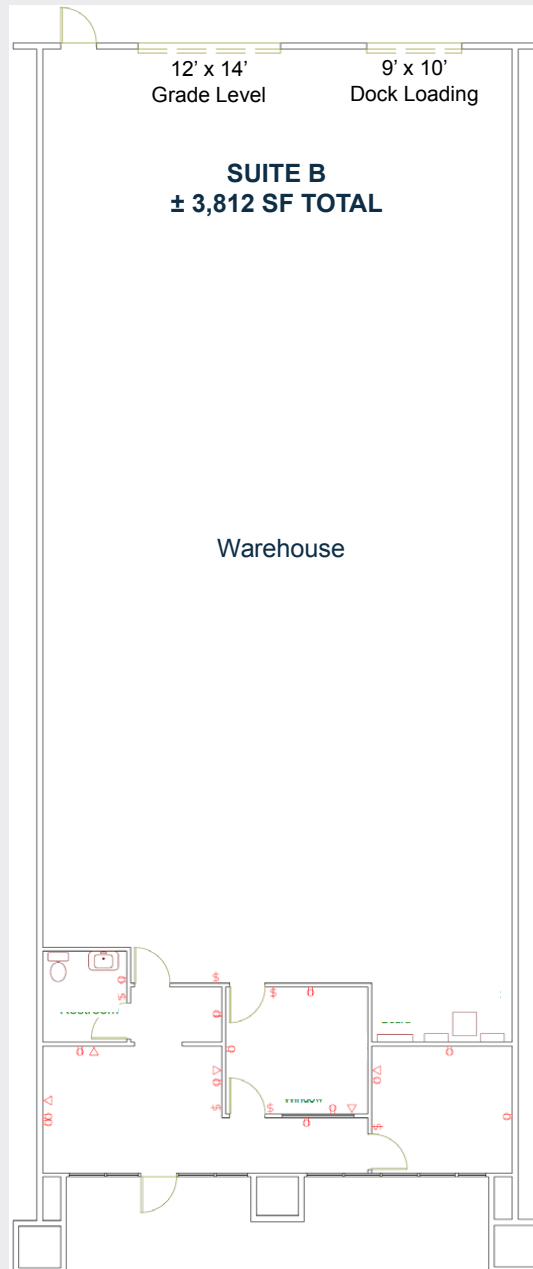
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REAL ESTATE SERVICES

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Suite	Total SF	Office SF	Clear Height	9'x10' Docks	12'x14' Grades	277/480v 3-Phase	NNN/SF/MO	\$/SF/MO
B	3,812	600	22'	1	1	200 Amps	\$0.151	\$0.67



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