

VALLEY VIEW BUSINESS CENTER

1,156-1,634 ± SF

3871 S VALLEY VIEW BLVD
LAS VEGAS, NV 89103



NAIVegas
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Executive Summary

Property Overview

Valley View Business Center is located off of Valley View Blvd. and Flamingo Rd. See website for floor plans and photos (www.valleyviewinfo.com). Spaces with frontage on Valley View and Viking. Front and Rear Loading Suites. Ample Parking, Quick Freeway Access to I-15 Freeway.

Property Specs

Available SF:	1,156-1,634 +/-SF
Lease Rate:	\$0.82 - \$0.85 SF/month (MG)
Lot Size:	10.77 Acres
Building Size:	174,000
Zoning:	M-1
Market:	Southwest
Submarket:	Las Vegas Strip

Property Highlights

- Minutes from I-15 Freeway and Las Vegas Blvd. Behind Rio All-Suites Hotel and Casino
- M-1 Zoning
- Frontage on Viking Rd. and Valley View Blvd.
- See website for floor plans and photos (www.valleyviewinfo.com)
- New Paint and Carpet in most suites. Entire project currently being renovated inside and out
- Office and Warehouse Spaces Available
- Office, Warehouse and Office/Warehouse For Lease



Site Plan

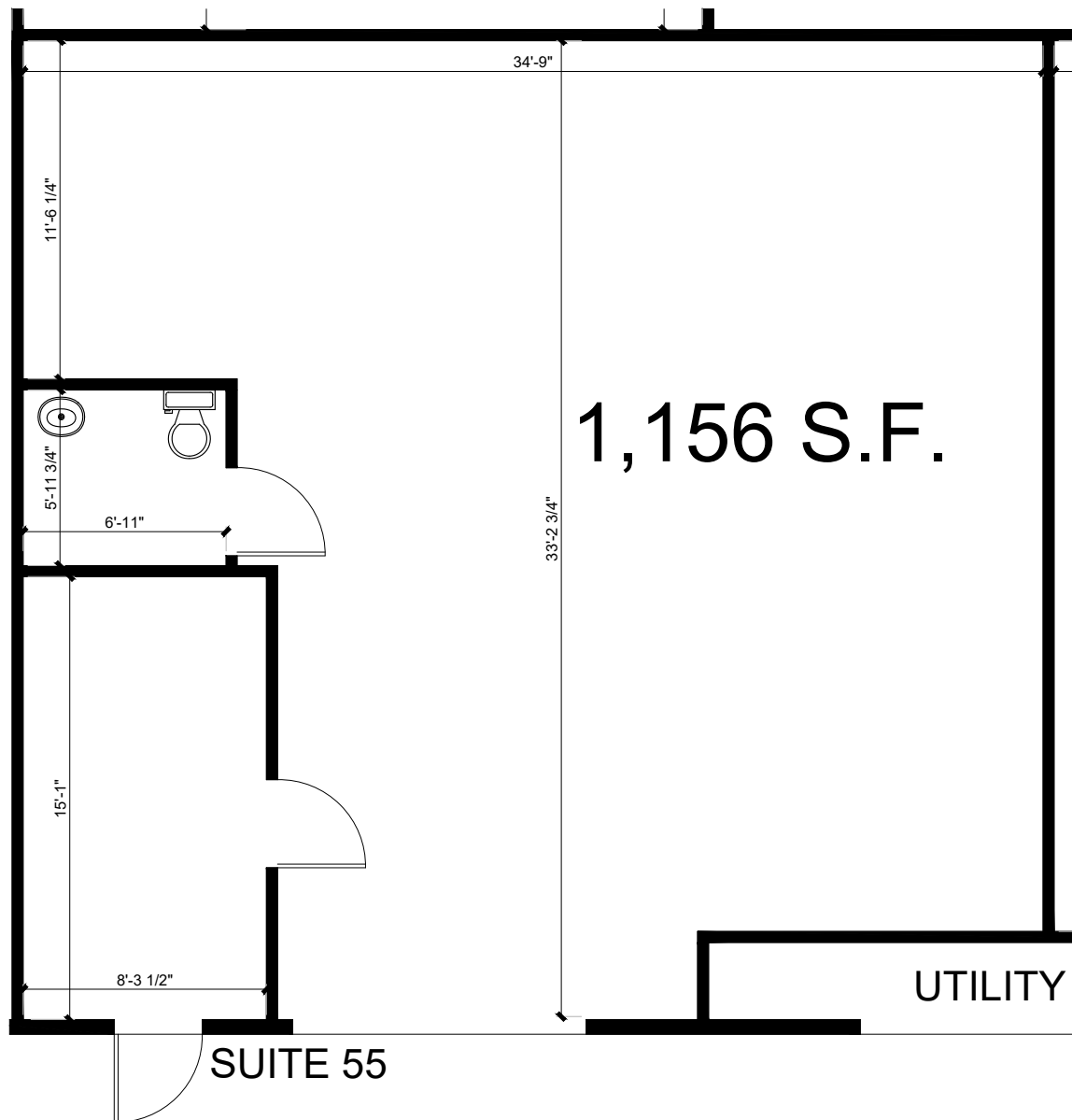
VIKING ROAD



VALLEY VIEW BLVD.

VACANT %: 12.63%
OCCUPIED %: 87.36%

Available Spaces



Address: 3871 Valley View

Suite Number: 55

Lease Rate: \$0.82/SF

Maintenance Fee: \$ 80/Month

Total Monthly: \$1,027.92

Total Space: 1,156+/- SF

Available: Immediately

Lease term: 1-3Years

Lease Type: MG