

# VALLEY VIEW BUSINESS CENTER

852-1,724 ± SF

3859 S VALLEY VIEW BLVD  
LAS VEGAS, NV 89103



**NAI Vegas**  
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](http://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:	852-1,916 +/-SF
Lease Rate:	\$0.80 - \$0.88 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](http://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

3871

SUITE 64 820 S.F.	SUITE 65 819 S.F.
SUITE 63 820 S.F.	SUITE 66 1,634 S.F.
SUITE 62 820 S.F.	SUITE 67
SUITE 61	SUITE 68 1,638 S.F.
SUITE 60 1,430 S.F.	SUITE 69 745 S.F.
SUITE 59	SUITE 70 764 S.F.
SUITE 58	SUITE 71 808 S.F.
SUITE 57	SUITE 72 818 S.F.
SUITE 56	SUITE 73
SUITE 55 1,156 S.F.	SUITE 74 2,440 S.F.
SUITE 54	SUITE 75 800 S.F.
SUITE 53	SUITE 76 745 S.F.
SUITE 52	SUITE 77 840 S.F.
SUITE 51 832 S.F.	SUITE 78 4,430 S.F.
	SUITE 79
	SUITE 80 842 S.F.

VALLEY VIEW BLVD.

3867

SUITE 27 1,247 S.F.	SUITE 28 1,245 S.F.
SUITE 29	SUITE 25 860 S.F.
SUITE 30	SUITE 24 1,716 S.F.
SUITE 31	SUITE 23
SUITE 32	SUITE 21 1,722 S.F.
SUITE 33 862 S.F.	SUITE 20 860 S.F.
SUITE 34	SUITE 19 1,723 S.F.
SUITE 35 850 S.F.	SUITE 18 1,716 S.F.
SUITE 36	SUITE 17
SUITE 37	SUITE 16 3,427 S.F.
SUITE 38	SUITE 15 843 S.F.
SUITE 39	SUITE 14 1,710 S.F.
SUITE 40	SUITE 13 1,400 S.F.
SUITE 41	SUITE 12
SUITE 42	SUITE 11 1,805 S.F.
SUITE 43	SUITE 10 1,614 S.F.
SUITE 44	SUITE 9 1,610 S.F.
SUITE 45	SUITE 8 1,100 S.F.
SUITE 46	SUITE 7 2,656 S.F.
SUITE 47	SUITE 6
SUITE 48	SUITE 5 595 S.F.
SUITE 49	SUITE 4 1,112 S.F.
SUITE 1	SUITE 3 1,114 S.F.
SUITE 2	SUITE 1 585 S.F.

3863

SUITE 29 1,236 S.F.	SUITE 27 1,247 S.F.
SUITE 25 855 S.F.	SUITE 28 862 S.F.
SUITE 24 860 S.F.	SUITE 29 865 S.F.
SUITE 23	SUITE 30
SUITE 22	SUITE 31
SUITE 21 855 S.F.	SUITE 32 855 S.F.
SUITE 20	SUITE 33 855 S.F.
SUITE 19	SUITE 34 1,716 S.F.
SUITE 18	SUITE 35
SUITE 17	SUITE 36 872 S.F.
SUITE 16	SUITE 37 1,718 S.F.
SUITE 15	SUITE 38 1,710 S.F.
SUITE 14	SUITE 39 860 S.F.
SUITE 13	SUITE 40
SUITE 12	SUITE 41
SUITE 11	SUITE 42
SUITE 10	SUITE 43
SUITE 9	SUITE 44
SUITE 8	SUITE 45
SUITE 7	SUITE 46
SUITE 6	SUITE 47
SUITE 5	SUITE 48
SUITE 4	SUITE 49
SUITE 3	SUITE 1 585 S.F.
SUITE 2	

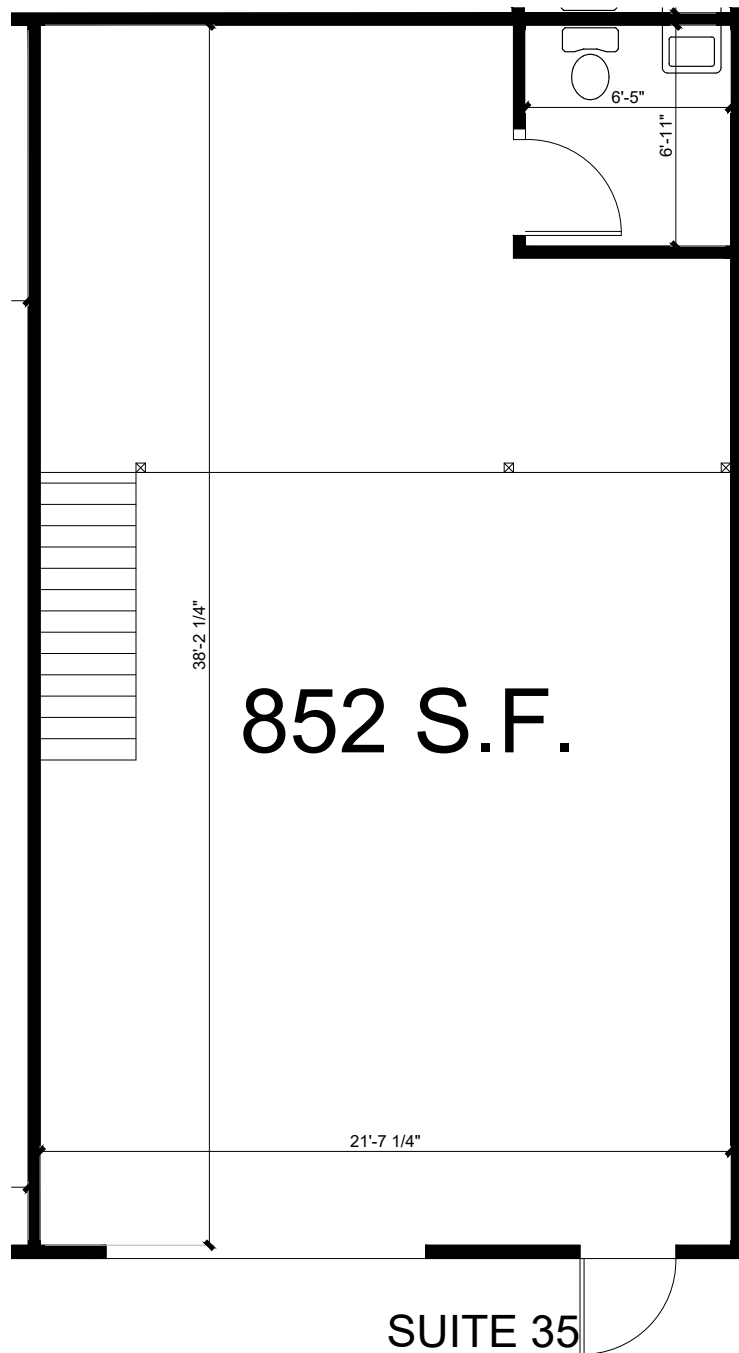
3859

SUITE 27	SUITE 26
SUITE 28	SUITE 25
SUITE 29 858 S.F.	SUITE 24 1,710 S.F.
SUITE 30	SUITE 23
SUITE 31	SUITE 22 856 S.F.
SUITE 32	SUITE 21 855 S.F.
SUITE 33	SUITE 20 855 S.F.
SUITE 34	SUITE 19
SUITE 35 852 S.F.	SUITE 18 1,710 S.F.
SUITE 36	SUITE 17 863 S.F.
SUITE 37	SUITE 16 855 S.F.
SUITE 38	SUITE 15 855 S.F.
SUITE 39 855 S.F.	SUITE 14
SUITE 40	SUITE 13
SUITE 41	SUITE 12
SUITE 42	SUITE 11
SUITE 43	SUITE 10
SUITE 44	SUITE 9
SUITE 45	SUITE 8 500 S.F.
SUITE 46	SUITE 7 1,100 S.F.
SUITE 47 1,052 S.F.	SUITE 6
SUITE 48	SUITE 5
SUITE 49	SUITE 4 940 S.F.
SUITE 1	SUITE 2 1,097 S.F.

VACANT %: 14.34%  
OCCUPIED %: 85.66%

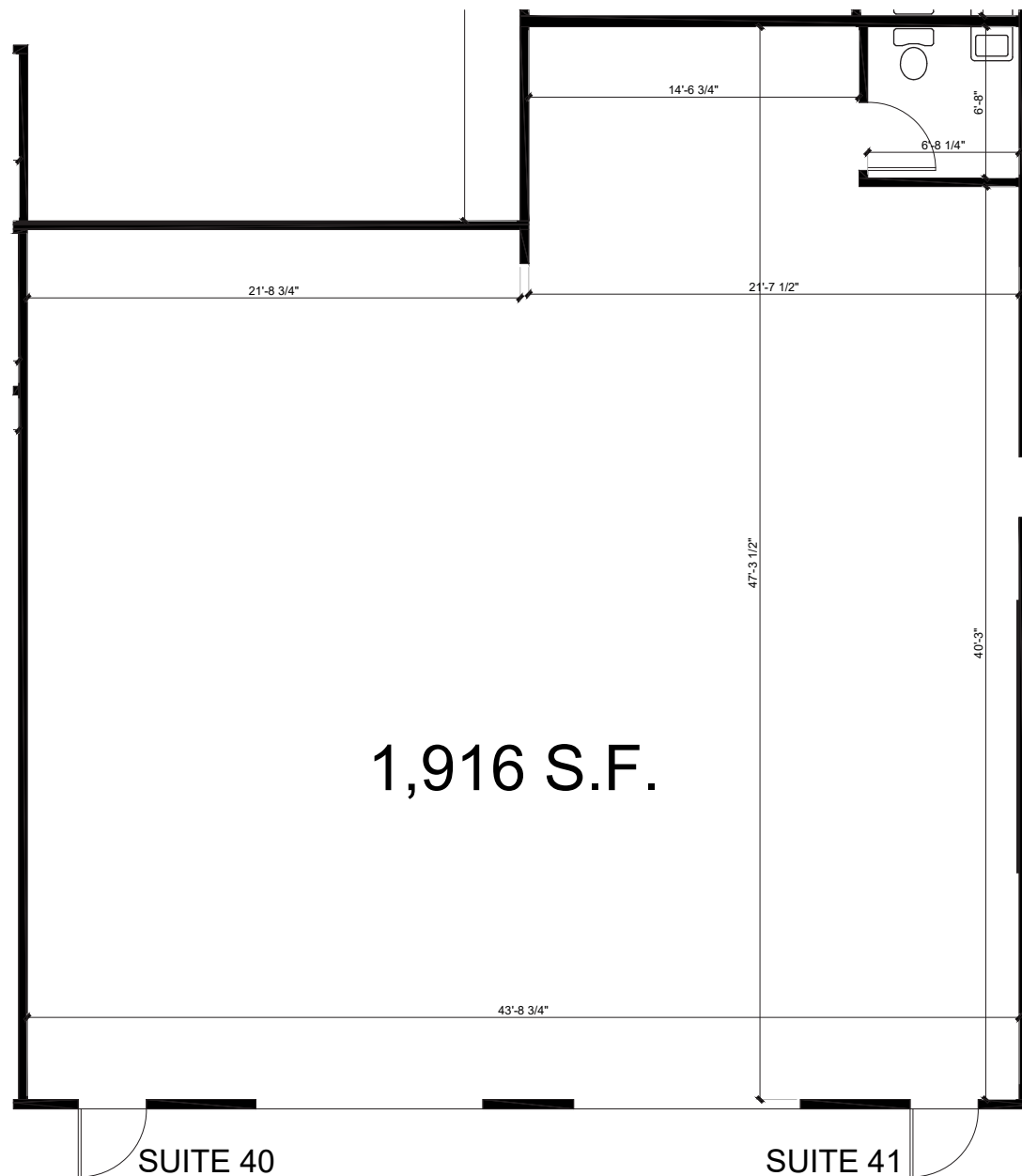
VACANT

## Available Spaces



Address:	3859 Valley View
Suite Number:	35
Lease Rate:	\$0.83/SF
Maintenance Fee:	\$80/Month
Total Monthly:	\$787.16
Total Space:	852 +/- SF
Available:	Immediately
Lease term:	1-3Years
Lease Type:	MG

# Available Spaces



Address:	3859 Valley View
Suite Number:	40-41
Lease Rate:	\$ 0.83/SF
Maintenance Fee:	\$ 80/Month
Total Monthly:	\$ 1,670.28
Total Space:	1,916+/- SF
Available:	Immediately
Lease term:	1-3 Years
Lease Type:	MG

# Available Spaces

Address: 3859 Valley View

Suite Number: 43-10

Lease Rate: \$0.88/SF

Maintenance Fee: \$ 80/Month

Total Monthly: \$1,504.72

Total Space: 1,619 +/- SF

Available: Immediately

Lease term: 1-3 Years

Lease Type: MG

