

VALLEY VIEW BUSINESS CENTER

860-4,205 ± SF

3863 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). 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:	860-4,205 +/-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)
- 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 50	SUITE 79
SUITE 49 1,056 S.F.	SUITE 80 842 S.F.
SUITE 48	SUITE 81
SUITE 47	SUITE 82
SUITE 46	SUITE 83
SUITE 45	SUITE 84
SUITE 44	SUITE 85
SUITE 43	SUITE 86
SUITE 42	SUITE 87
SUITE 41	SUITE 88
SUITE 40	SUITE 89
SUITE 39	SUITE 90
SUITE 38	SUITE 91
SUITE 37	SUITE 92
SUITE 36	SUITE 93
SUITE 35	SUITE 94
SUITE 34	SUITE 95
SUITE 33	SUITE 96
SUITE 32	SUITE 97
SUITE 31	SUITE 98
SUITE 30	SUITE 99
SUITE 29	SUITE 100
SUITE 28	SUITE 101
SUITE 27	SUITE 102

VALLEY VIEW BLVD.

3867

SUITE 27 1,247 S.F.	SUITE 28 1,245 S.F.
SUITE 26	SUITE 25 860 S.F.
SUITE 25	SUITE 24 1,716 S.F.
SUITE 24	SUITE 23 1,716 S.F.
SUITE 23	SUITE 22 2,500 S.F.
SUITE 22	SUITE 21 1,722 S.F.
SUITE 21	SUITE 20 860 S.F.
SUITE 20	SUITE 19 1,723 S.F.
SUITE 19	SUITE 18 1,716 S.F.
SUITE 18	SUITE 17 1,724 S.F.
SUITE 17	SUITE 16 1,718 S.F.
SUITE 16	SUITE 15 1,710 S.F.
SUITE 15	SUITE 14 1,716 S.F.
SUITE 14	SUITE 13 1,400 S.F.
SUITE 13	SUITE 12 1,400 S.F.
SUITE 12	SUITE 11 1,605 S.F.
SUITE 11	SUITE 10 1,614 S.F.
SUITE 10	SUITE 9 1,610 S.F.
SUITE 9	SUITE 8 1,100 S.F.
SUITE 8	SUITE 7 1,986 S.F.
SUITE 7	SUITE 6 2,656 S.F.
SUITE 6	SUITE 5 595 S.F.
SUITE 5	SUITE 4 1,112 S.F.
SUITE 4	SUITE 3 1,115 S.F.
SUITE 3	SUITE 2 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 28	SUITE 26 862 S.F.
SUITE 25	SUITE 24 860 S.F.
SUITE 24	SUITE 23 1,716 S.F.
SUITE 23	SUITE 22 1,716 S.F.
SUITE 22	SUITE 21 855 S.F.
SUITE 21	SUITE 20 855 S.F.
SUITE 20	SUITE 19 1,716 S.F.
SUITE 19	SUITE 18 1,724 S.F.
SUITE 18	SUITE 17 1,718 S.F.
SUITE 17	SUITE 16 1,710 S.F.
SUITE 16	SUITE 15 1,716 S.F.
SUITE 15	SUITE 14 1,716 S.F.
SUITE 14	SUITE 13 1,400 S.F.
SUITE 13	SUITE 12 1,400 S.F.
SUITE 12	SUITE 11 1,605 S.F.
SUITE 11	SUITE 10 1,614 S.F.
SUITE 10	SUITE 9 1,610 S.F.
SUITE 9	SUITE 8 1,100 S.F.
SUITE 8	SUITE 7 1,986 S.F.
SUITE 7	SUITE 6 2,656 S.F.
SUITE 6	SUITE 5 595 S.F.
SUITE 5	SUITE 4 1,112 S.F.
SUITE 4	SUITE 3 1,115 S.F.
SUITE 3	SUITE 2 1,114 S.F.
SUITE 2	SUITE 1 585 S.F.

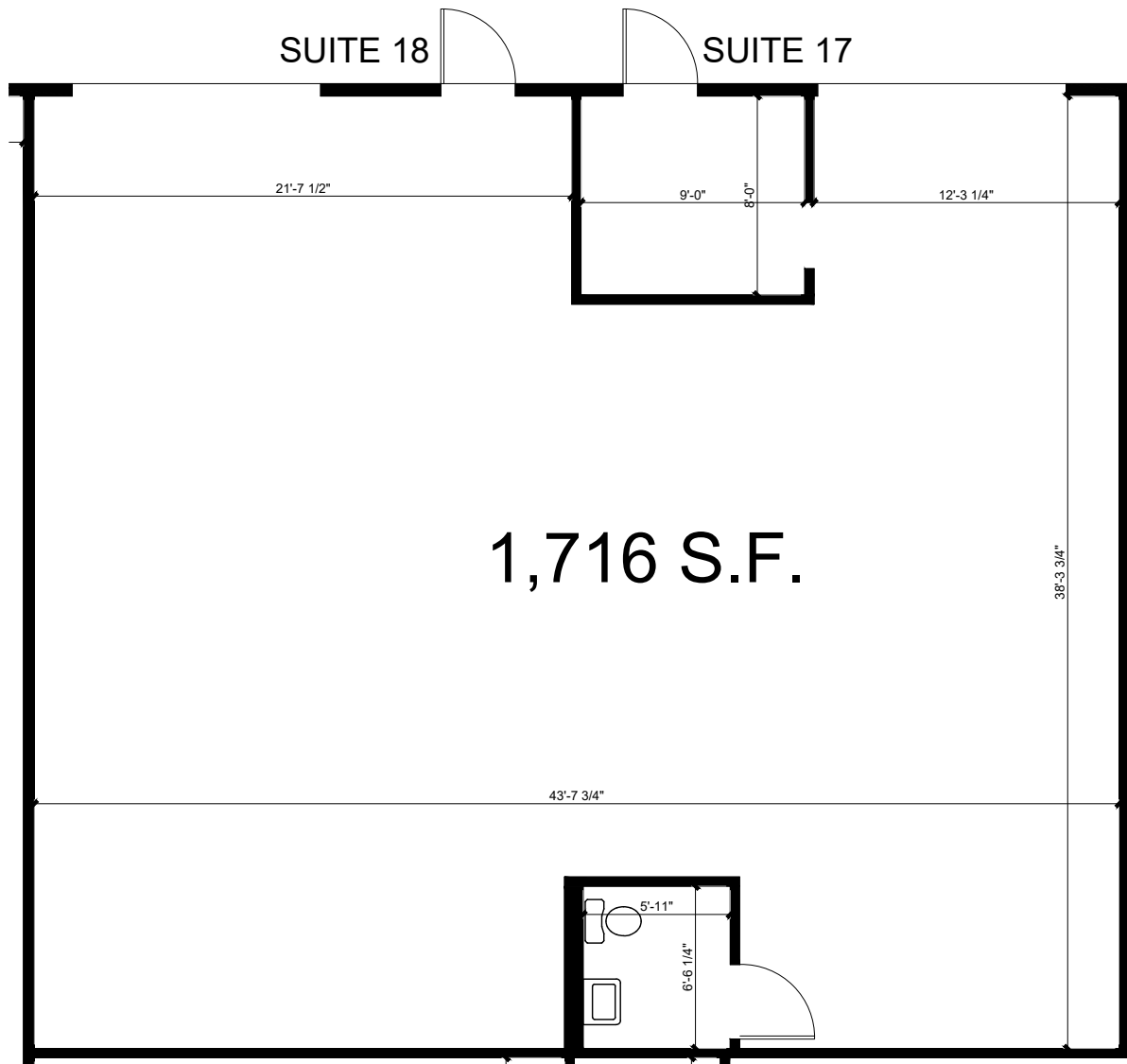
3859

SUITE 27	SUITE 26
SUITE 25	SUITE 24
SUITE 24	SUITE 23
SUITE 23	SUITE 22
SUITE 22	SUITE 21
SUITE 21	SUITE 20
SUITE 20	SUITE 19
SUITE 19	SUITE 18
SUITE 18	SUITE 17
SUITE 17	SUITE 16
SUITE 16	SUITE 15
SUITE 15	SUITE 14
SUITE 14	SUITE 13
SUITE 13	SUITE 12
SUITE 12	SUITE 11
SUITE 11	SUITE 10
SUITE 10	SUITE 9
SUITE 9	SUITE 8
SUITE 8	SUITE 7
SUITE 7	SUITE 6
SUITE 6	SUITE 5
SUITE 5	SUITE 4
SUITE 4	SUITE 3
SUITE 3	SUITE 2
SUITE 2	SUITE 1

VACANT %: 14.34%
OCCUPIED %: 85.66%

VACANT

Available Spaces



Address: 3863 Valley View

Suite Number: 18-17

Lease Rate: \$0.83/SF

Maintenance Fee: \$ 80/Month

Total Monthly: \$1,504.28

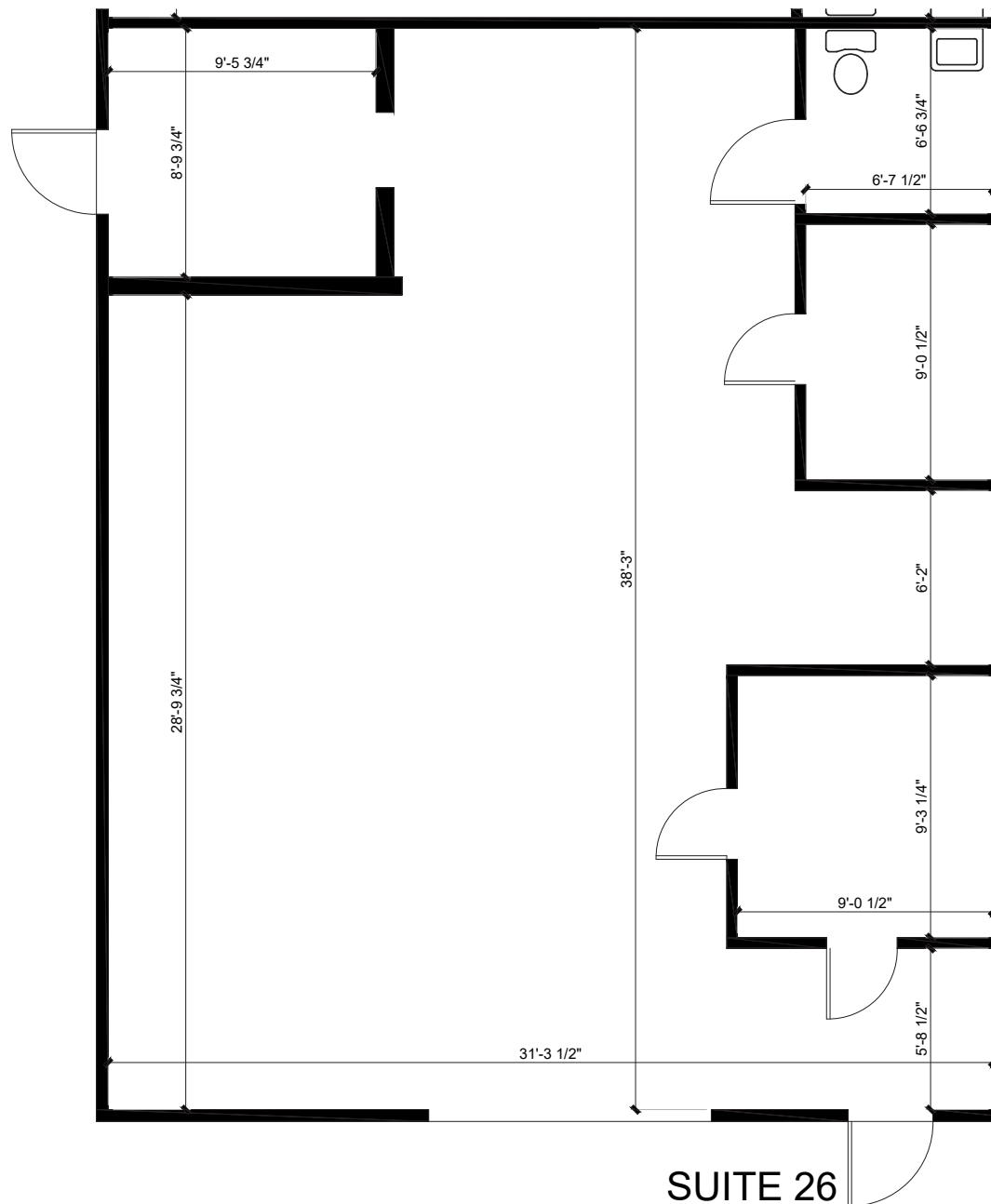
Total Space: 1,716+/- SF

Available: Immediately

Lease term: 1-3Years

Lease Type: MG

Available Spaces



Address: 3863 Valley View

Suite Number: 26

Lease Rate: \$0.83/SF

Maintenance Fee: \$ 80/Month

Total Monthly: \$1,107.54

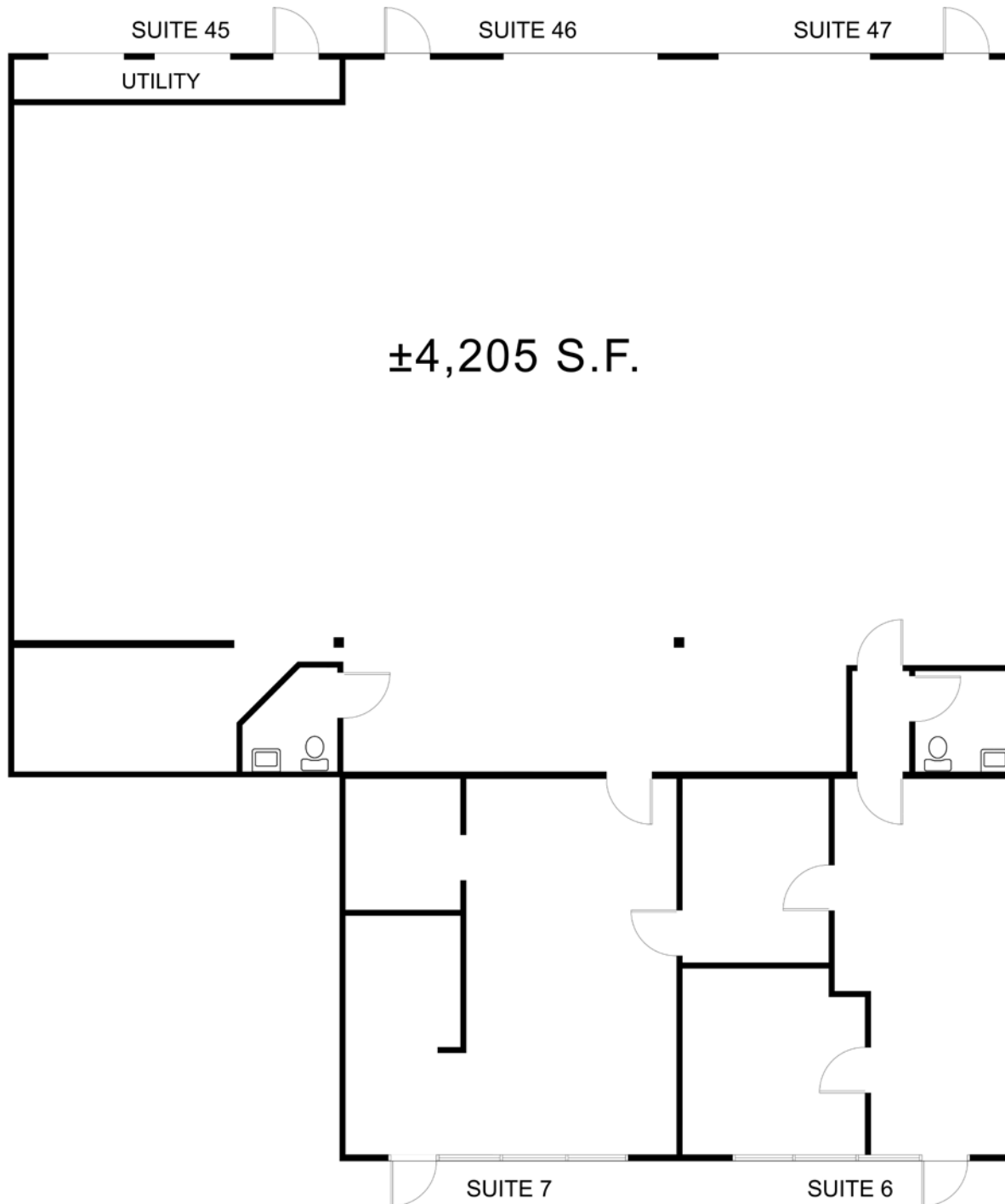
Total Space: 1,238+/- SF

Available: Immediately

Lease term: 1-3 Years

Lease Type: MG

Available Spaces



Address: 3863 Valley View

Suite Number: 6-7-45-46-47

Lease Rate: \$0.88/SF

Maintenance Fee: \$ 80/Month

Total Monthly: \$ 3,780.40

Total Space: 4,205+/- SF

Available: Immediately

Lease term: 1-3 Years

Lease Type: MG

Available Spaces

Address: 3863 Valley View

Suite Number: 42-11

Lease Rate: \$0.87/SF

Maintenance Fee: \$ 80/Month

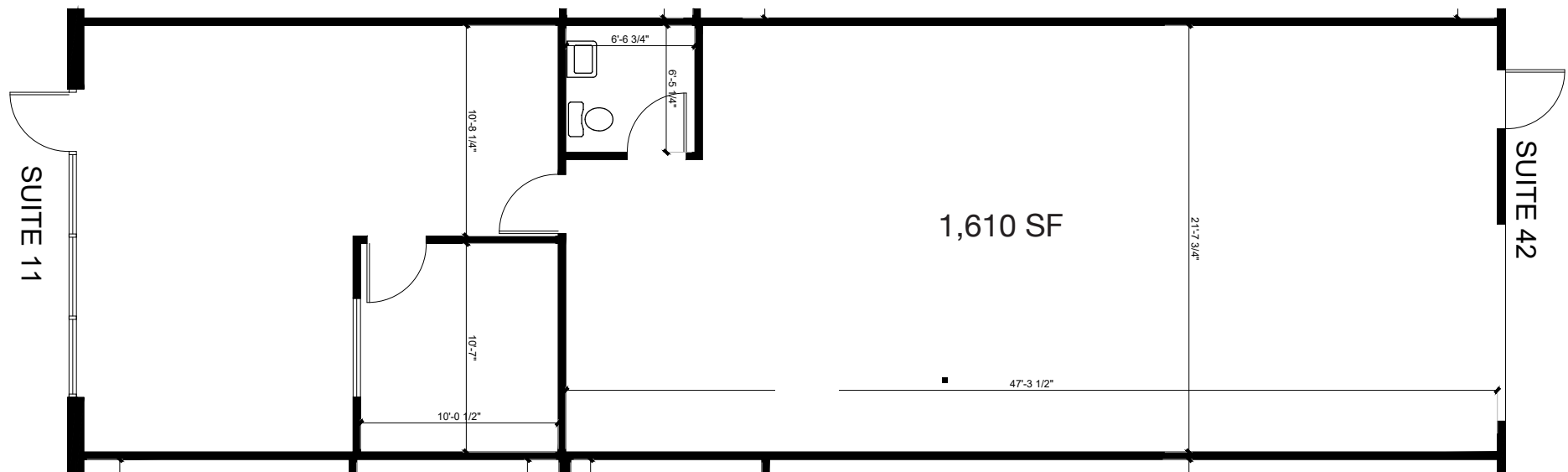
Total Monthly: \$1,480.70

Total Space: 1,610 +/- SF

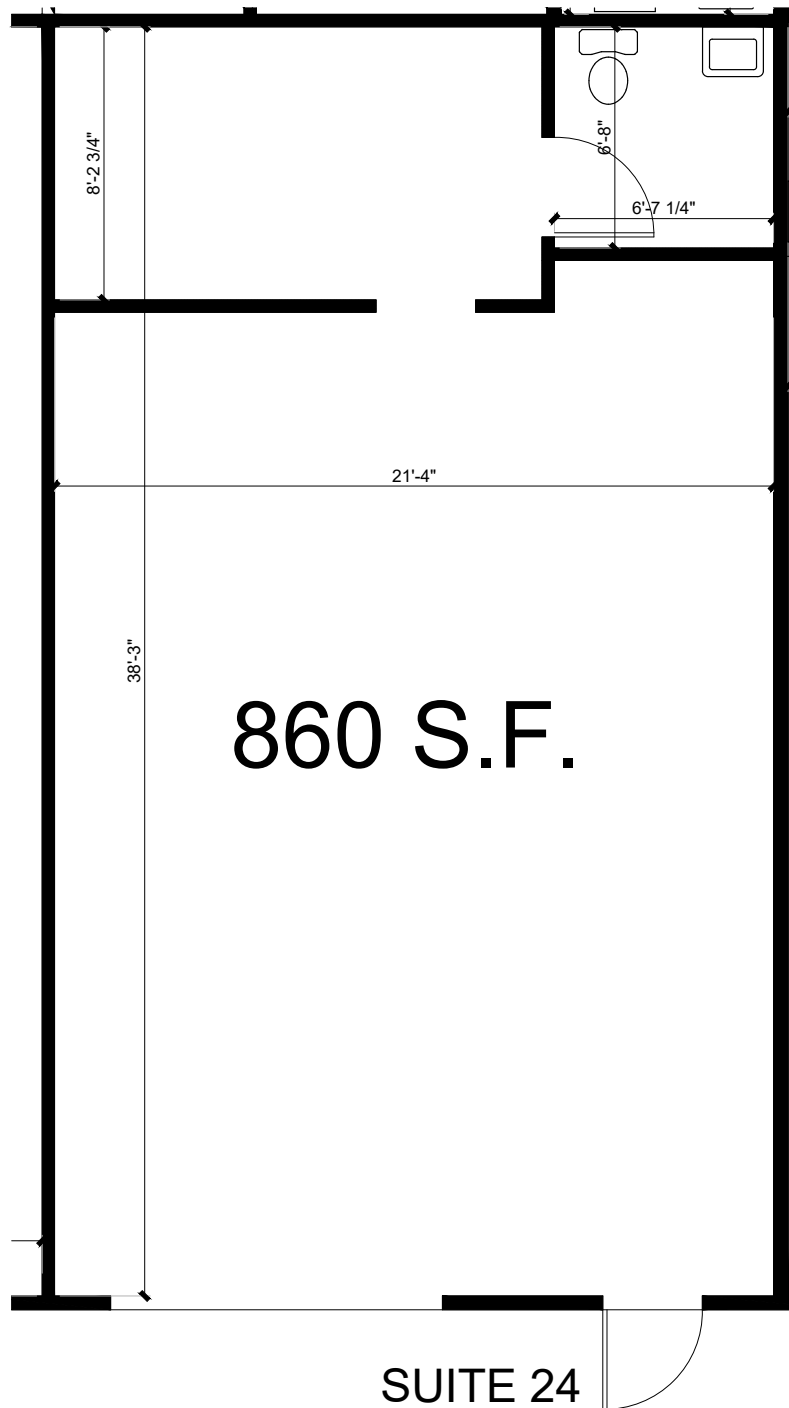
Available: Immediately

Lease term: 1-3 Years

Lease Type: MG



Available Spaces



Address: 3863 Valley View

Suite Number: 6-7-45-46-47

Lease Rate: \$0.82/SF

Maintenance Fee: \$ 80/Month

Total Monthly: \$785.20

Total Space: 860 +/- SF

Available: Immediately

Lease term: 1-3 Years

Lease Type: MG