

COSTCO
BUSINESS CENTERSUBJECT
BUILDING 280SUBJECT
BUILDING 260

FOR SALE

±16,963 Total SF Available

260 & 280 S. Martin Luther King Blvd., Las Vegas, NV 89106

Two Freestanding Buildings

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Property Overview

TWO FREESTANDING BUILDINGS

Located west of Downtown Las Vegas, **260 & 280 S. Martin Luther King Boulevard** offer two adjacent freestanding buildings totaling approximately $\pm 16,963$ SF on ± 1.05 combined acres. The properties are surrounded by the Medical District, Symphony Park, the Arts District and several of the city's primary redevelopment areas. With convenient access to the US-95 and I-15 freeways, the offering provides flexibility for an owner-user, investor or buyer seeking two buildings within a single location.

$\pm 16,963$ Total SF



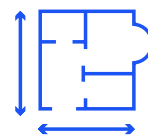
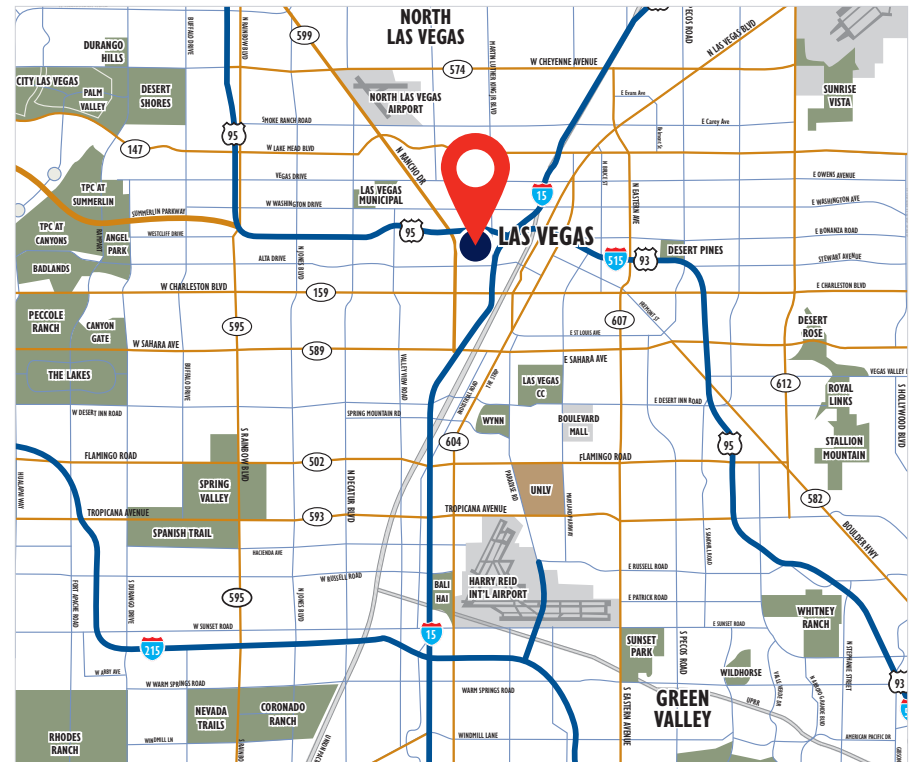
± 1.05 Total Acres



$\pm 17'$ Clear Height



Convenient access to US-95 and I-15



$\pm 16,963$ Total SF
Two Freestanding Buildings For Sale

CONTACT US

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Building Highlights

Building 260

S. MARTIN LUTHER KING BOULEVARD

±7,250 Total SF



±0.60 Acres



APN: 139-33-102-022



Built in 1992



±17' Clear Height



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Built in 1992, the property consists of a ±7,520 SF single-story freestanding building situated on approximately ±0.60 Acres



CONTACT BROKER FOR PRICING

Floor Plan

Building 260

±7,520 SF Single-Story Freestanding Building

▲
N For illustration purposes only. Not to scale.



Building Highlights

Building 280

S. MARTIN LUTHER KING BOULEVARD

±9,443 Total SF



±0.45 Acres



APN: 139-33-102-023



Built in 1996



±17' Clear Height



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Built in 1996, the property consists of a ±9,443 SF freestanding building situated on approximately ±0.45 Acres



CONTACT BROKER FOR PRICING

Floor Plan

Building 280
±9,443 SF Freestanding Building

▲ For illustration purposes only. Not to scale.

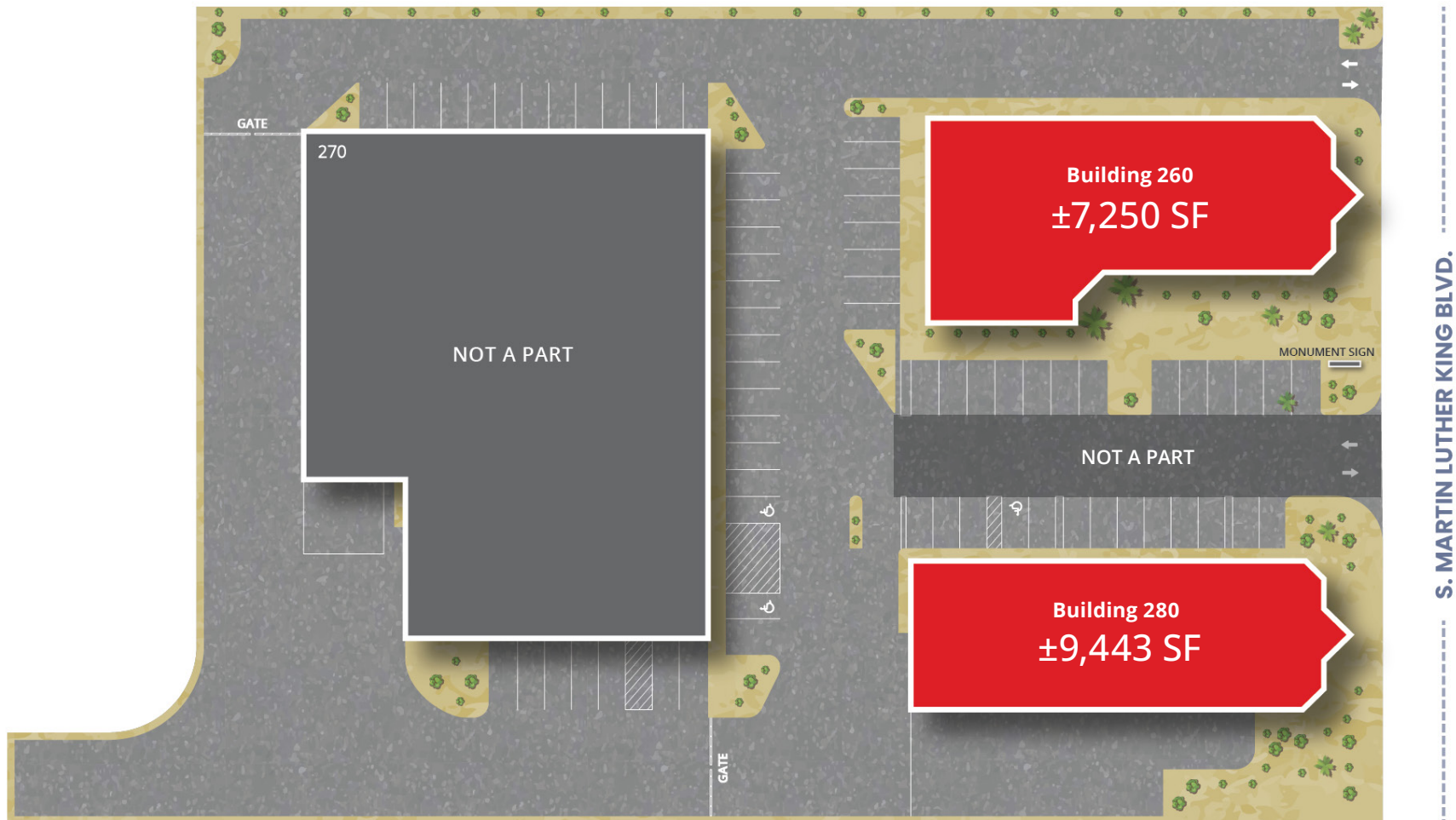


Site Plan

±16,963 Total SF

Two Freestanding Buildings

▲ For illustration purposes only. Not to scale. ■ = Available



Site Aerial

Located near the Medical District, Symphony Park, the Arts District, and several of Las Vegas' key redevelopment areas

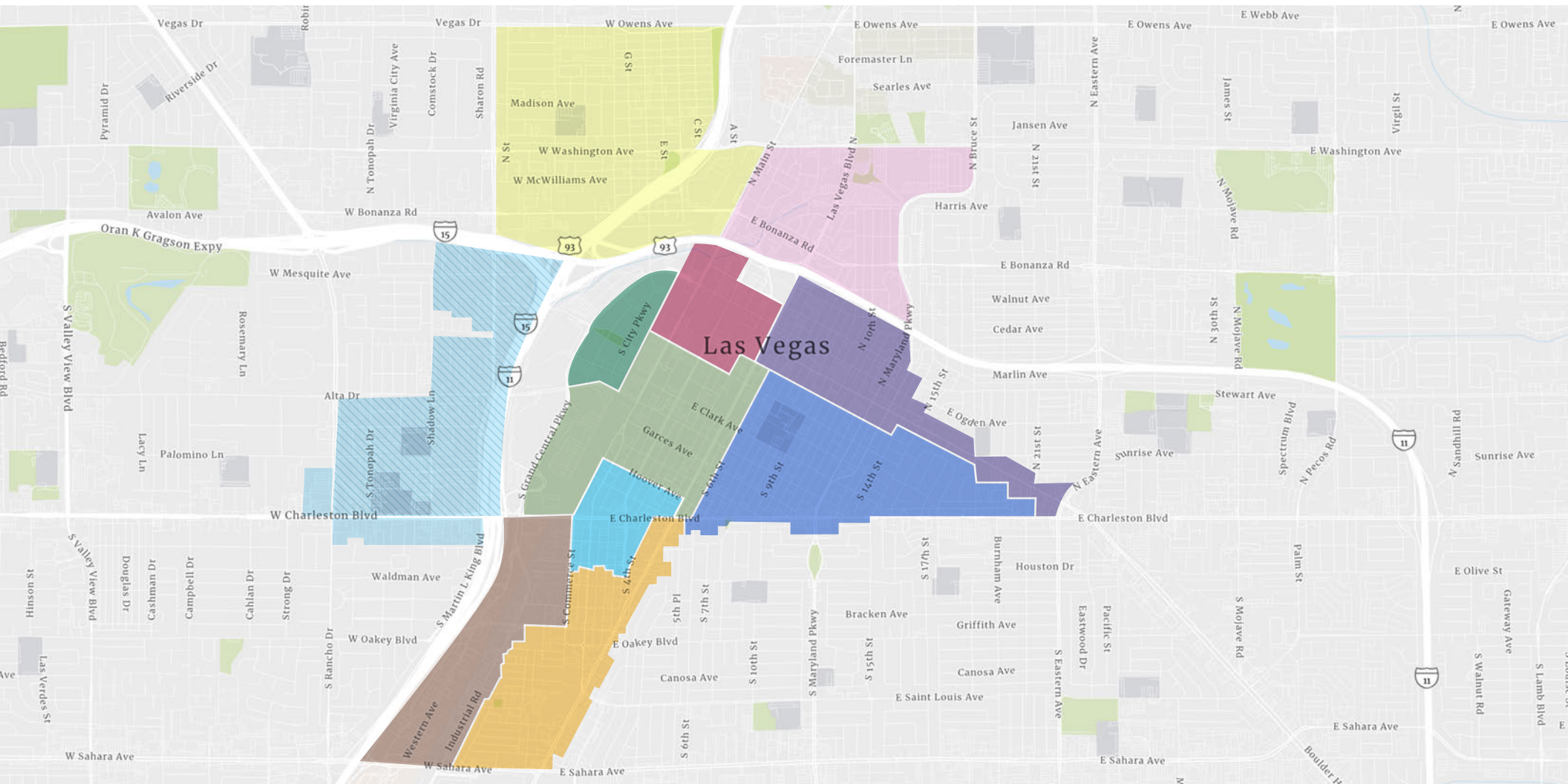
 For illustration purposes only. Not to scale.



Downtown Masterplan



▲ For illustration purposes only. Not to scale.



- | | | | | | | |
|---------------------------------|-------------------------------|--------------------------------|------------------------------|----------------------------|---------------------------|--------------------------------|
| ■ = 18b Las Vegas Arts District | ■ = Civic & Business District | ■ = Las Vegas Medical District | ■ = Market District | ■ = Symphony Park District | ■ = Fremont East District | ■ = Historic Westside District |
| ■ = Cashman District | ■ = Design District | ■ = Pilot Area | ■ = Resort & Casino District | ■ = Founders District | ■ = Gateway District | |

Southeast Facing Aerial



Northeast Facing Aerial

Colliers



West Facing Aerial

Colliers



S. Martin Luther King Blvd.

Interior Photos

±16,963 Total SF

Two Freestanding Buildings



Exterior Photos

±16,963 Total SF

Two Freestanding Buildings



ABOUT COLLIERS

\$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$110B Assets under management

28,000 Professionals

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