



3525 E Sunset Rd, Las Vegas, NV 89120

**Undisclosed**

Montessori School

Office | 900 SqFt - 2,142 SqFt



Mariko Dior  
NV S.0051935  
702.526.1426

Listing Added: 03/25/2026  
Listing Updated: 03/25/2026



**Building Details**

Property Type	Office	Subtype	Creative Office
Tenancy	Multiple	Total Building SqFt	9,968
Minimum Divisible SqFt	900	Max Contiguous SqFt	2,142
Total Building Suites	9968	Vacant SqFt	2,142
Land Acres	0.64	Lot Size (sq ft)	27,878
Year Built	1972	Year Renovated	2020
Buildings	3	Stories	1
Ceiling Height	10	Taxes (cost per SqFt)	\$0.79
Total Parking Spaces	11	Power	ON
Cross Street	S. Pecos Rd	Zoning	C-P
APN	178-06-101-006	County	Clark County
Submarket	Las Vegas	Submarket Cluster	Near Sunset Park

**Building Description**

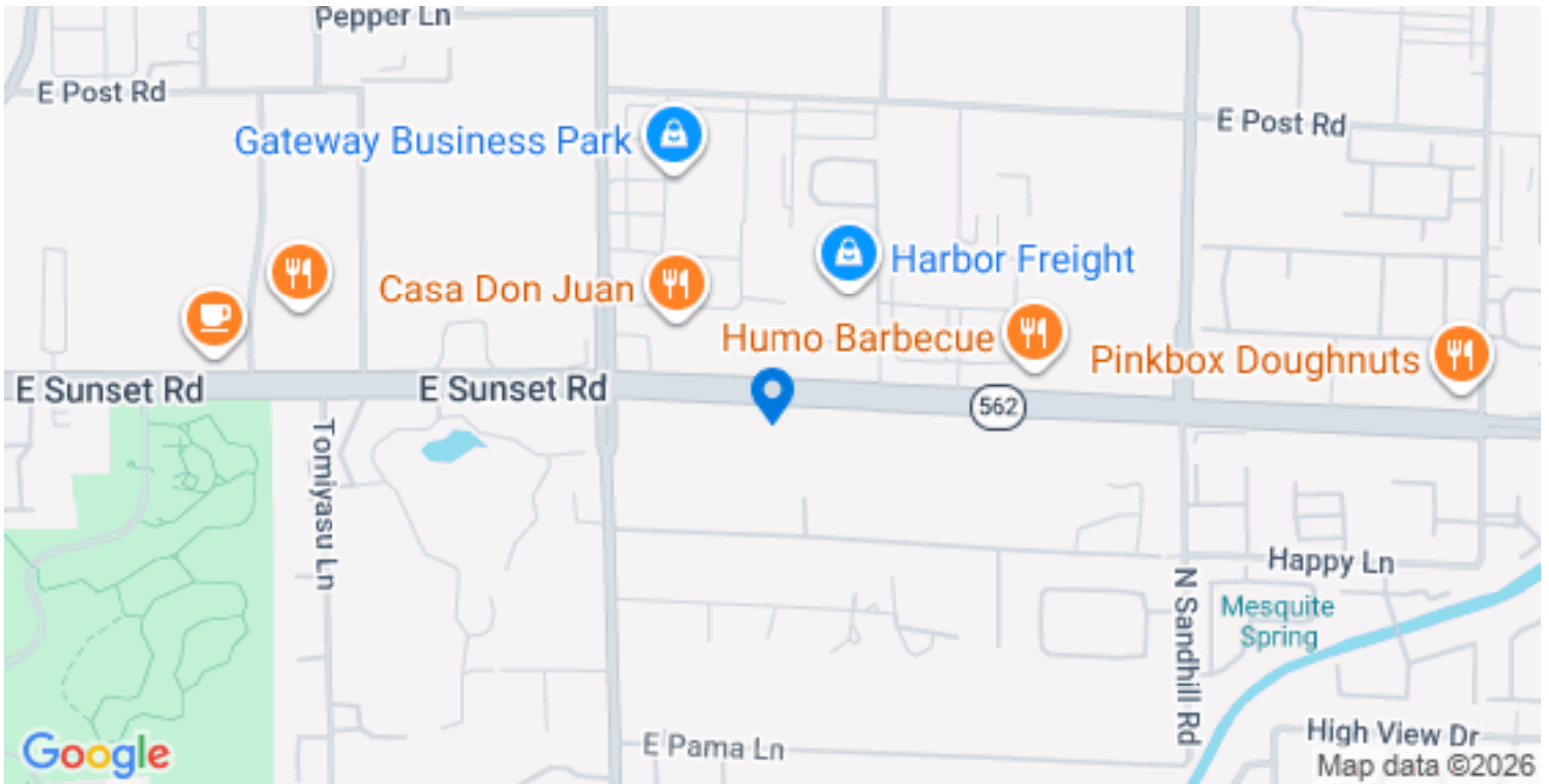
Visibilities on the Sunset Rd. The building and the address are permitted and licensed for School use.



Building Highlights

1. Each suites have their own bathroom and sinks.
2. Monthly rent includes, Water, Sewer and Trash.
3. Access to playground and receptionist areas.
4. Share spaces with the existing tenant who is in the business for 15 years +
5. Large parking Spaces. ( 11 marked parking space).

Building Location (1 Location)

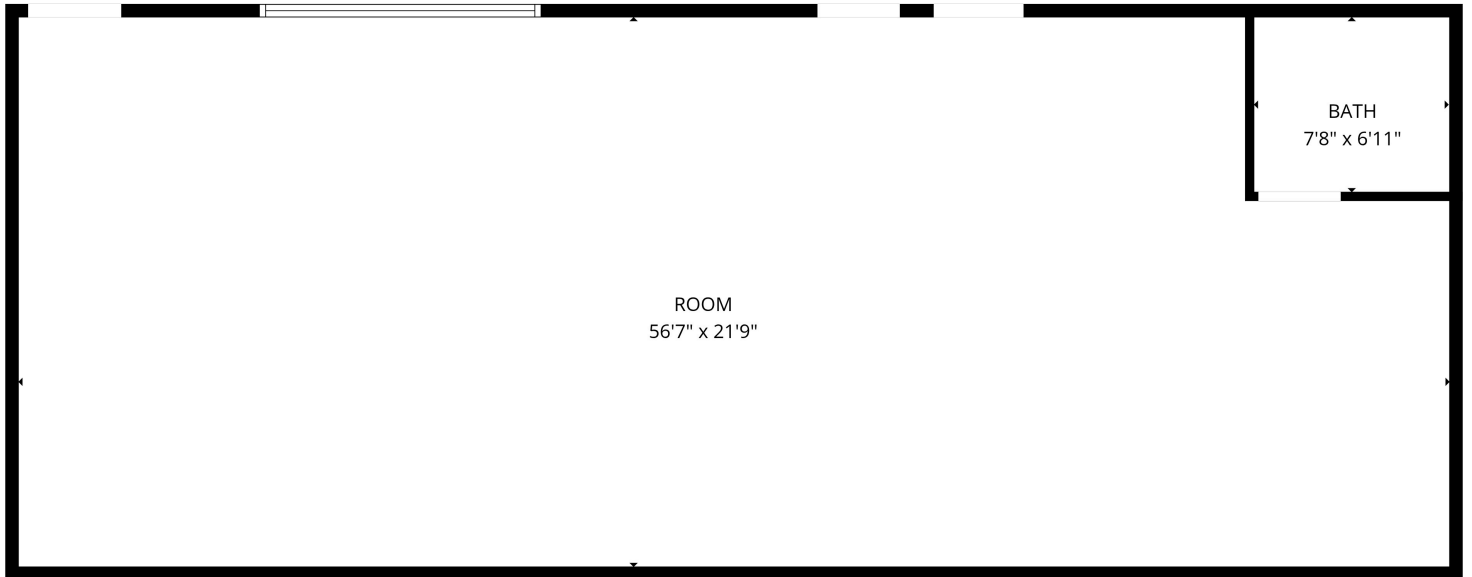


Available Space 1 Details

The address is already permitted and licensed for School use and seeking tenants for school, Daycare, and after-school use. Not accepting for any other business use. Monthly rent for a suite 1 - 900 SF is \$ 1,500, which includes additional use of the Receptionist area and the playground. Suite 8 -1250 SF is \$1600 a month, which includes additional use of the Receptionist area and the playground. Basic utilities are included in the monthly rent, such as Water, sewer, and trash.

Listing Type	Direct	Space Subtype	Creative Office
RSF	900 SF	USF	2,142 SF
Min Contiguous SF	900 SF	Max Contiguous SF	2,150 SF
Space Available	3/25/26	Parking	4
Rate (Per SF)	\$1,500 / SF / MO	Lease Type	NNN
Lease term	1-2 years	Expense Rate (Per SF/MO)	\$1,500

Available Space 1 Floorplan



Property Photos (22 photos)

