

100% HVAC



±4,272 SF Freestanding Building | For Sale

Saddleback Park West Business Center

6390 Montessouri Street, Las Vegas, NV 89113

Jerry Doty, SIOR

Executive Vice President
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Morgan Elson

Associate
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chairman
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604



Accelerating success.

±4,272 SF Freestanding Building | For Sale

Saddleback Park West Business Center



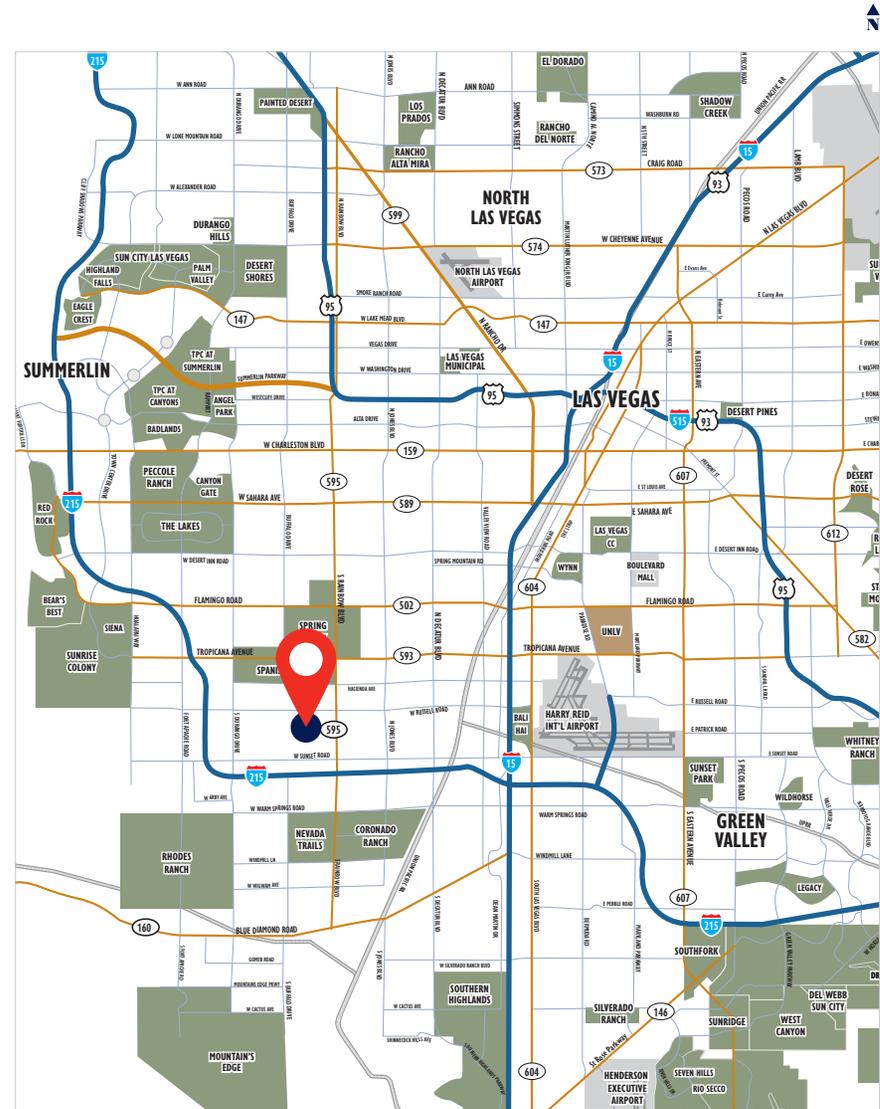
6390 Montessori Street, Las Vegas, NV 89113

6390 Montessori Street is located in the master-planned Saddleback Park West Business Center, which is located in the heart of the Southwest Las Vegas submarket.

The building has excellent access to the I-215 via both the Rainbow Boulevard and Buffalo Drive freeway interchanges. The building is ±4,272 total SF with ±954 SF of office serviced by one ±12' x ±12' grade level loading door.

HIGHLIGHTS

Cross Streets	Montessori Street and West Sunset Road
County	Clark
Parcel Number	APN: 163-34-810-019
Lot Size	±0.27 Acres
Zoning	Industrial Park (IP)
Year Built	2009
Clear Height	±18'
Power	±250 Amps, 120/208V, 3-Phase Power <i>To be verified by Tenant</i>
Cooling	100% HVAC
Key Features	New Roof Installed & Newly Renovated Offices



±4,272 SF Freestanding Building | For Sale

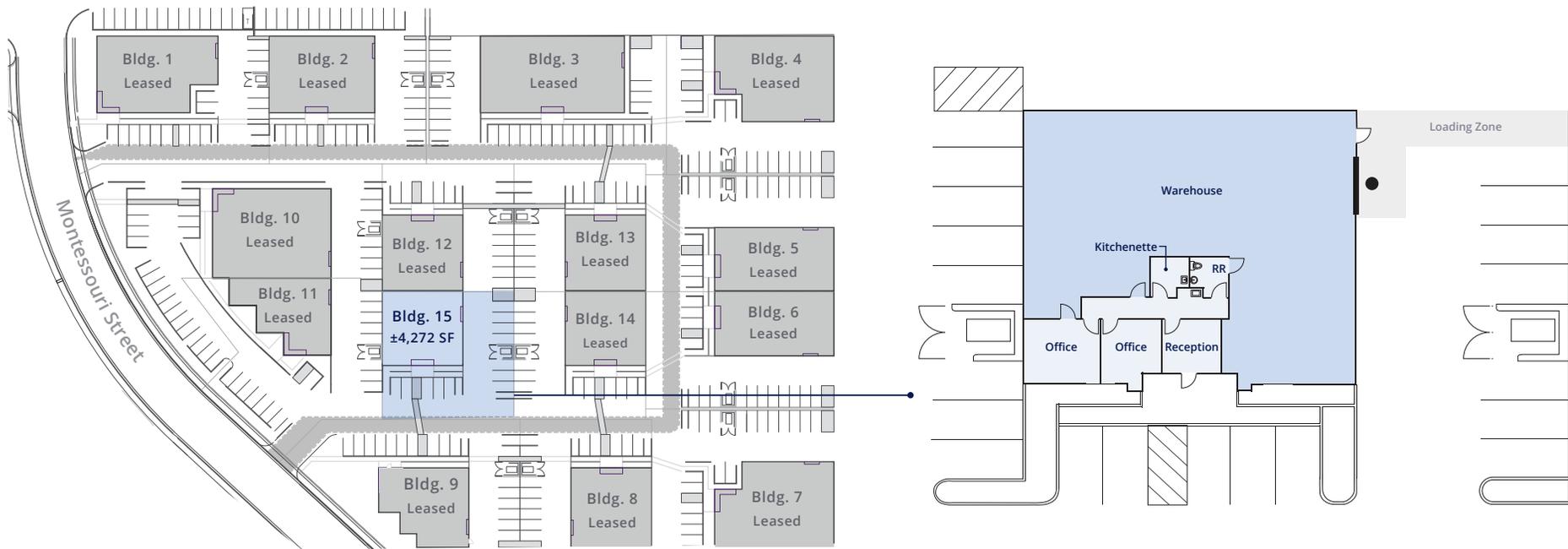
Saddleback Park West Business Center



6390 Montessori Street, Las Vegas, NV 89113

● = Grade Door *For illustration purposes only. Not to scale.*

Site Plan



Building	Total SF	Office SF	Warehouse SF	Grade Doors	Parking Spaces	Sale Price
6390	±4,272 SF	±954 SF	±3,318 SF	One (1) 12' x 12'	13	\$1,800,000.00

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

±4,272 SF Freestanding Building | For Sale

Saddleback Park West Business Center



6390 Montessouri Street, Las Vegas, NV 89113

Property Images



\$4.9B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
23,000 Professionals

Exclusive Listing Agents:

Jerry Doty, SIOR

Executive Vice President
+1 702 836 3735
jerry.doty@colliers.com
License # NV-S.0172045

Morgan Elson

Associate
+1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Paul Sweetland, SIOR

Vice Chairman
+1 702 836 3750
paul.sweetland@colliers.com
License # NV-S.0043604



ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

©2025 Colliers. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.