



FOR LEASE

Colliers

For Lease

- ±5,562 Total SF
- ±1,944 Office SF
- ±3,618 Warehouse SF
- Industrial Park (I-P) Zoning
- 100% HVAC
- Grade Loading
- ±16' Clear Height

colliers.com/nv/lasvegas

702 836 3728

Chris Lane, SDR, CCIM
 Jerry Doty, SDR
 Morgan Elson

Saddleback Park West Business Center

±5,562 SF Freestanding Industrial Building
 Located in the Southwest Submarket

6398 Montessori Street
 Las Vegas, NV 89113

Property Overview

6398 Montessori St. is strategically positioned in the southwest submarket. The highly sought-after location is conveniently located near The Las Vegas Strip and Harry Reid International Airport with immediate access to the 215 Beltway and I-15 Freeway.

±5,562 Total SF



±1,944 SF Office – 100% HVAC



±3,618 SF Warehouse – 100% HVAC



Industrial Park (I-P)
Clark County Zoning



±16'
Warehouse Clear Height



Property Highlights



- 100% HVAC in Office/Warehouse
- Concrete Tilt-up Construction
- One (1) ±12' x ±12' Grade Door
- ±600 Amps, 120/208V, 3-Phase Power
- Excellent access to the I-215 Beltway via both the Rainbow Boulevard and Buffalo Drive freeway interchanges



Lease Rate is
Negotiable

NNN Fees: \$0.22 PSF



Available
Immediately

Site Plan

- = Leased
- = Available



Building 6 100% HVAC

 For illustration purposes only. Not to scale.

CONTACT US

Chris Lane, SIOR, CCIM

Executive Vice President
Direct: +1 702 836 3728
chris.lane@colliers.com
License # NV- S.0166896

Jerry Doty, SIOR

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

Morgan Elson

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



Floor Plan



Lease Rate is
Negotiable

NNN Fees: \$0.22 PSF



Available
Immediately

● = Grade Level Door

▲
N For illustration purposes only. Not to scale.



±5,562 Total SF



±1,944 SF Office
100% HVAC



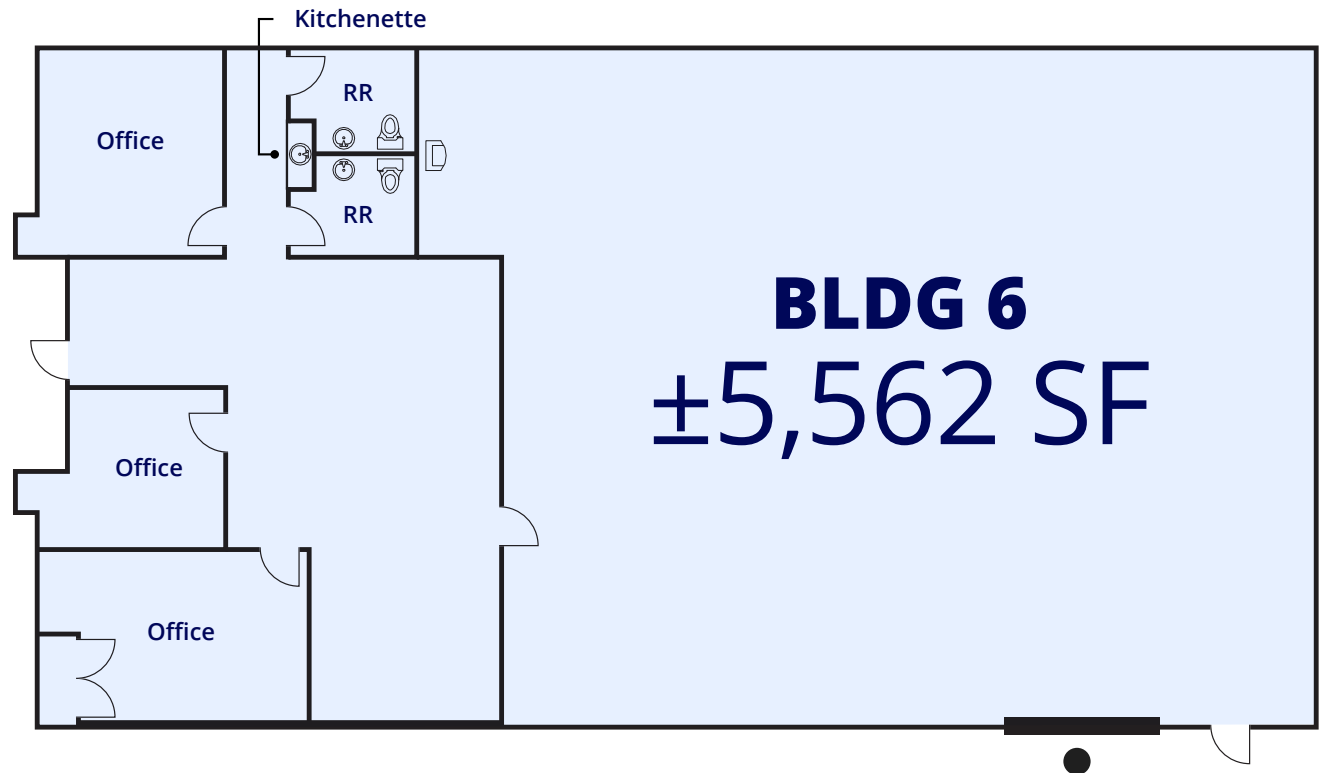
±3,618 SF Warehouse
100% HVAC



One (1) ±12' x ±12'
Grade Level Door



15 Total
Parking Spaces



CONTACT US

Chris Lane, SIOR, CCIM

Executive Vice President
Direct: +1 702 836 3728
chris.lane@colliers.com
License # NV- S.0166896

Jerry Doty, SIOR

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

Morgan Elson

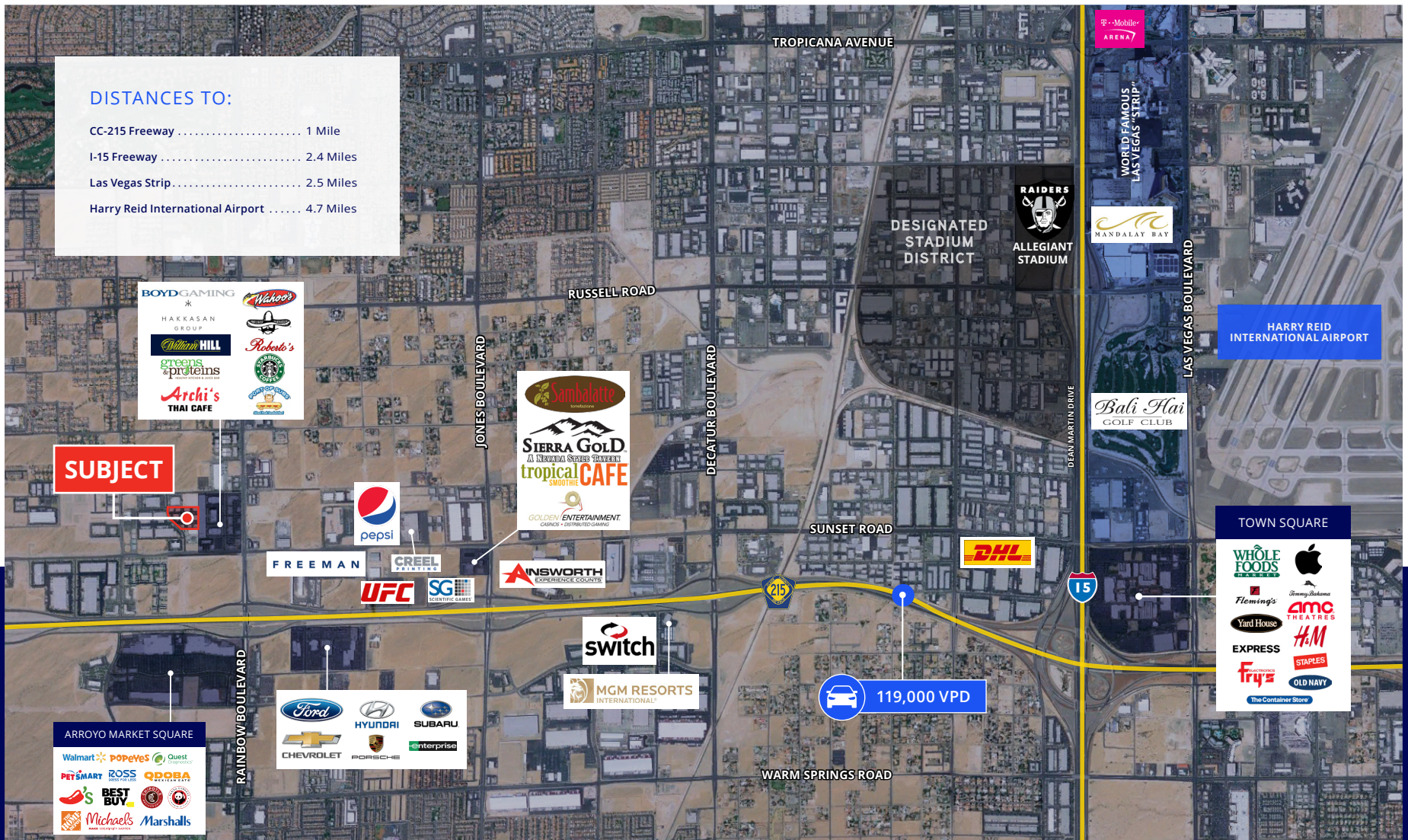
Associate
Direct: +1 702 836 3710
morgan.elson@colliers.com
License # NV-S.0184877

Colliers

Location Map

Located in the Heart of the Southwest Submarket, what is considered to be the premier submarket in Southern Nevada.

For illustration purposes only. Not to scale.



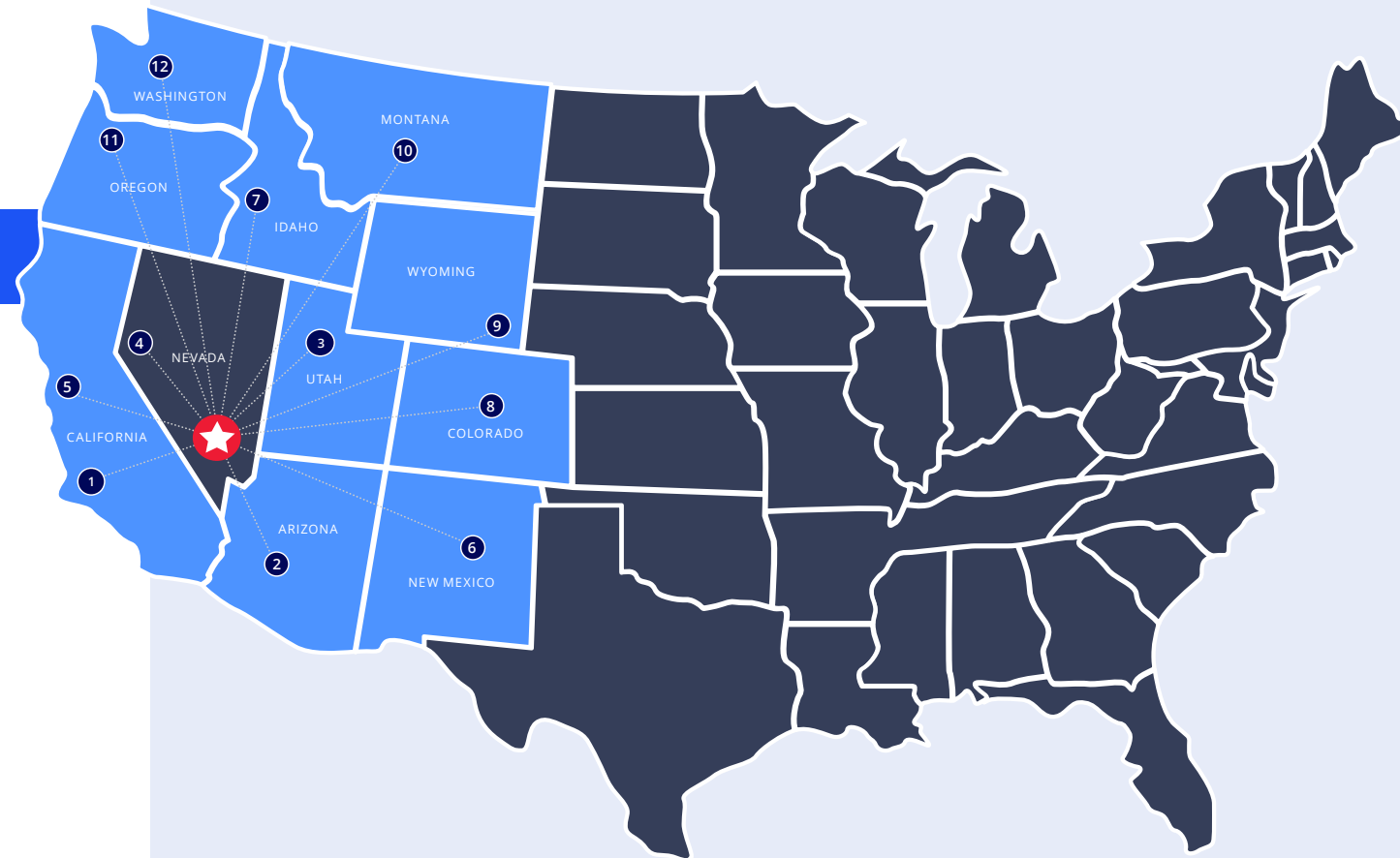
One-Day Truck Service

2.3M+ Residents in Southern Nevada

Colliers

Access to serving over 77 million+ people within a one day truck drive.

23.1% of U.S. Population



- | | |
|--|---|
| 1 Los Angeles
265 Miles
3h 54min | 2 Phoenix
300 Miles
4h 39min |
| 3 Salt Lake City
424 Miles
5h 50min | 4 Reno
452 Miles
6h 55min |
| 5 San Francisco
562 Miles
8h 20min | 6 Santa Fe
634 Miles
9h 8min |
| 7 Boise
634 Miles
9h 31min | 8 Denver
752 Miles
10h 45min |
| 9 Cheyenne
837 Miles
11h 52min | 10 Helena
907 Miles
12h 31min |
| 11 Portland
982 Miles
15h 44min | 12 Seattle
1,129 Miles
16h 52min |

Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Business Assistance Programs

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

ABOUT COLLIERS

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



Colliers 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, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 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.

CONTACT US

Chris Lane, SIOR, CCIM

Executive Vice President
Direct: +1 702 836 3728
chris.lane@colliers.com
License # NV- S.0166896

Jerry Doty, SIOR

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

Morgan Elson

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