

# DESERT CANYON BUSINESS PARK



9121 W. Russell Road, Las Vegas, NV 89148

## CLASS A OFFICE SPACE

±5,427 RSF AVAILABLE

**Grant Traub, SIOR**  
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**Chris Connell, SIOR**  
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FOR LEASE





Lease Rate:  
**\$2.15 PSF/Month NNN**  
CAMs: \$0.49 PSF/Month

## PROPERTY DETAILS

### AVAILABLE SUITES

Suite	USF/RSF	Details
Suite 119	USF: ±4,681 RSF: ±5,427	2nd generation ground floor, off lobby space available for immediate occupancy

- ±56,710 SF Class A office building situated in the Desert Canyon Business Park, a beautifully maintained master planned business park
- General Commercial (C-2) Zoning; Clark County Jurisdiction
- Ample surface and covered parking available
- Located in the highly desirable Southwest submarket, the property is conveniently located on the CC 215 at Russell Road
- Excellent visibility and access to the CC 215
- Surrounded by diverse professional, restaurant, and retail amenities

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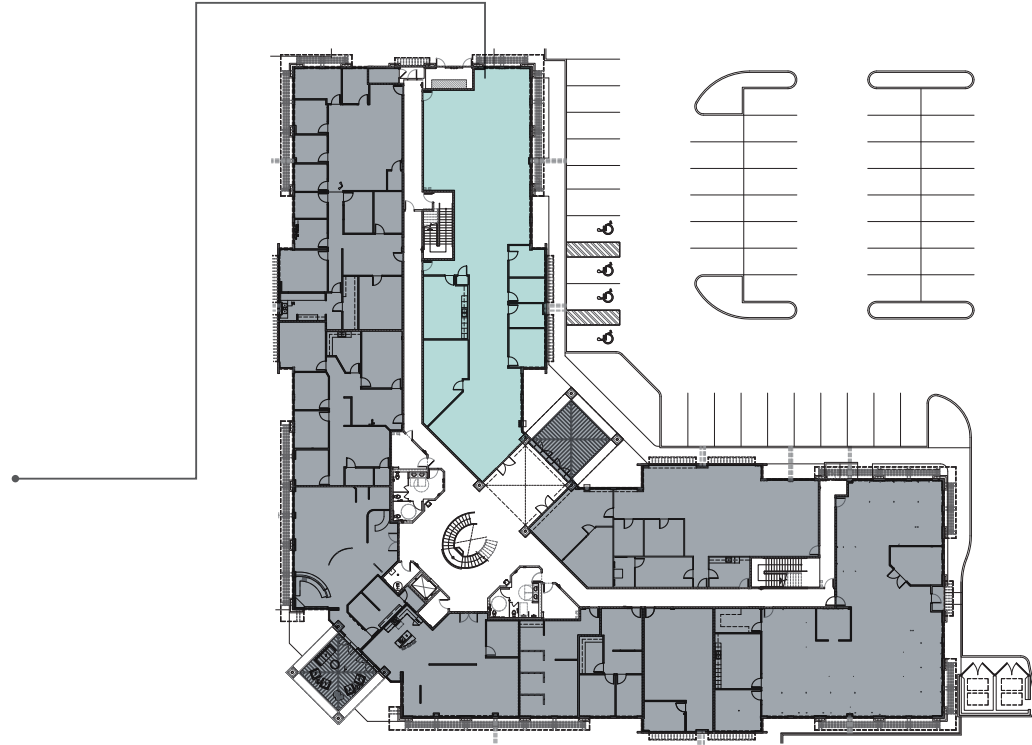
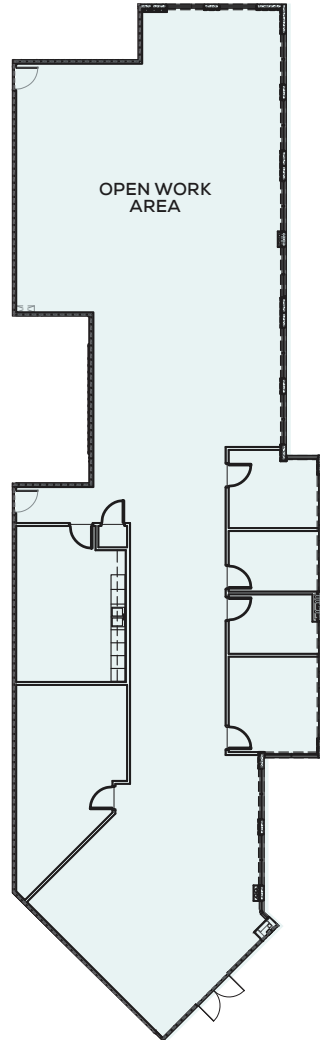
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## SUITE 119

±4,681 USF

±5,427 RSF

For illustration purposes only. Not to scale.



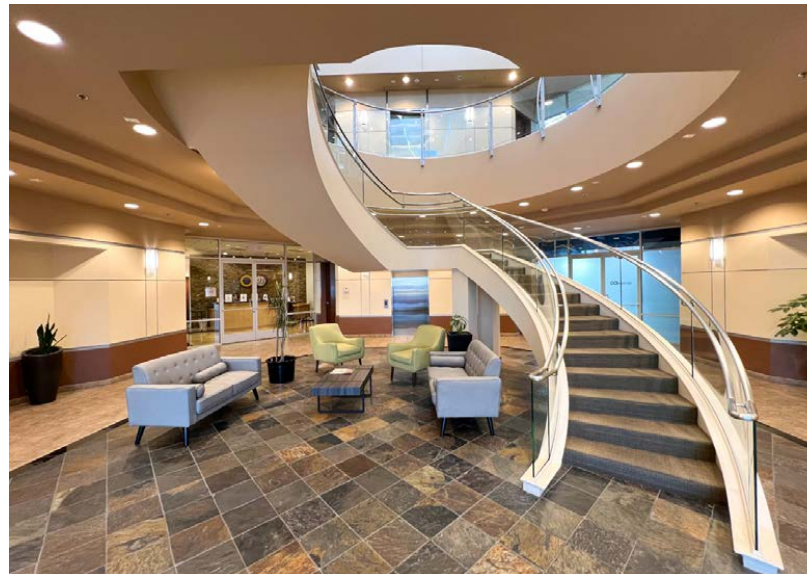
## FIRST FLOOR

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## PROPERTY IMAGES



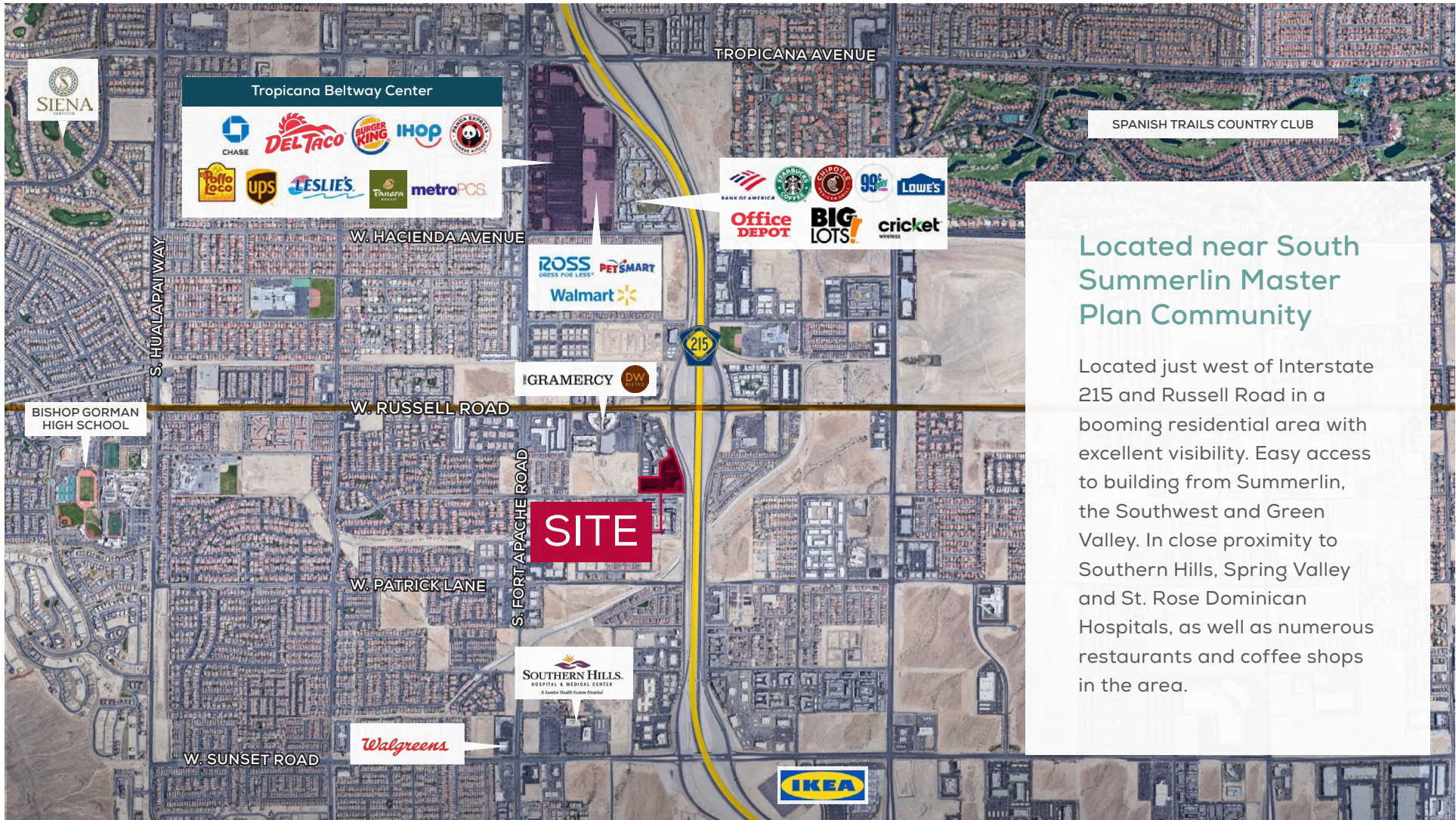
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# AERIAL MAP

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**Located near South Summerlin Master Plan Community**

Located just west of Interstate 215 and Russell Road in a booming residential area with excellent visibility. Easy access to building from Summerlin, the Southwest and Green Valley. In close proximity to Southern Hills, Spring Valley and St. Rose Dominican Hospitals, as well as numerous restaurants and coffee shops in the area.

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