



9127 W. Russell Road, Las Vegas, NV 89148

CLASS A OFFICE SPACE

±2,336 – ±14,864 RSF AVAILABLE

Grant Traub, SIOR

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License # NV-S.0039295

Chris Connell, SIOR

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FOR LEASE

Colliers



Lease Rate:

\$2.15 PSF/Month NNN

CAMs: \$0.50 PSF/Month

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PROPERTY DETAILS

AVAILABLE SUITES

Suite	RSF	
Suite 110	±12,528	2 nd Generation Office Space
Suite 150	±2,336	2 nd Generation Office Space
Full 1 st Floor	±14,864	Entire Floor Available

- ±29,824 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

FULL 1ST FLOOR

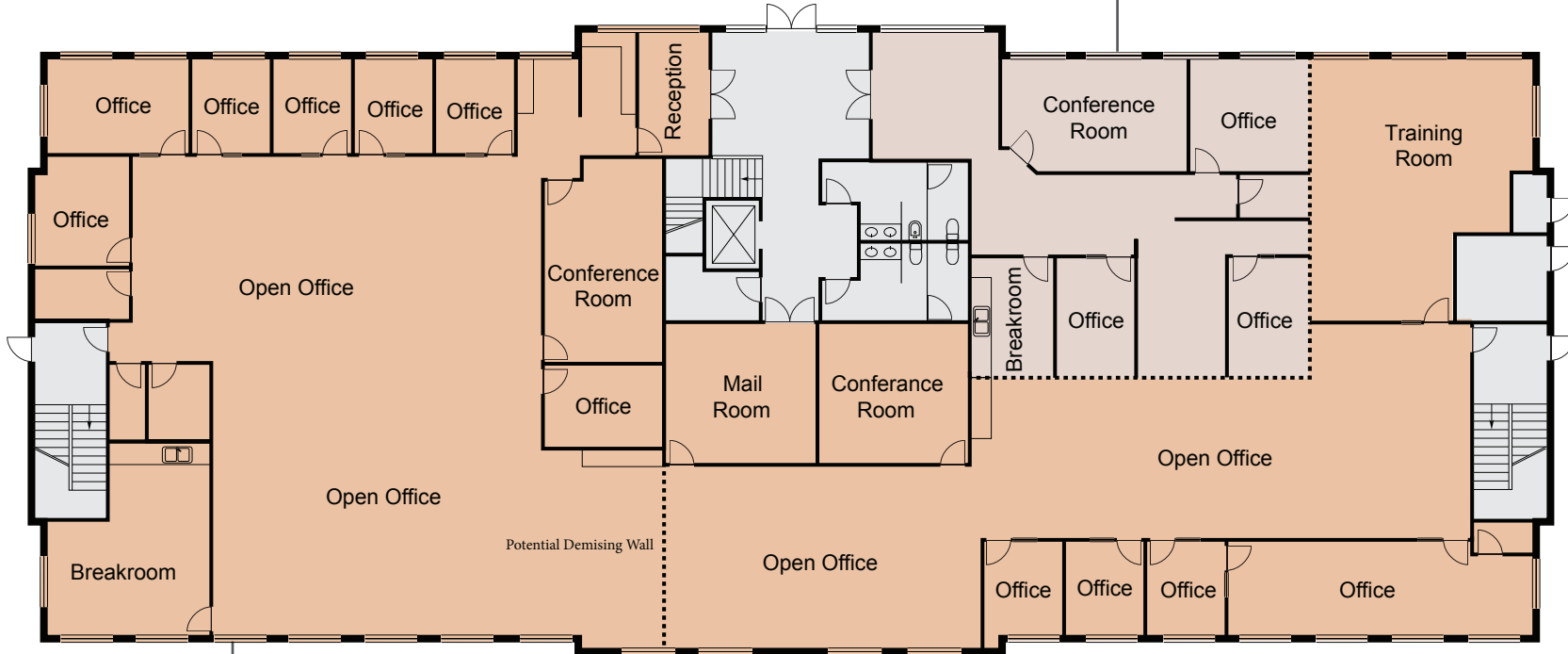
±14,864 RSF

For illustration purposes only. Not to scale.



Suites 110 & 150 can be combined.

Suite 150:
±2,336 RSF



Suite 110:
±12,528 RSF

- Suite 110
- Suite 150
- Common Area

*Space is not furnished as shown

FLOOR PLAN

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PROPERTY IMAGES



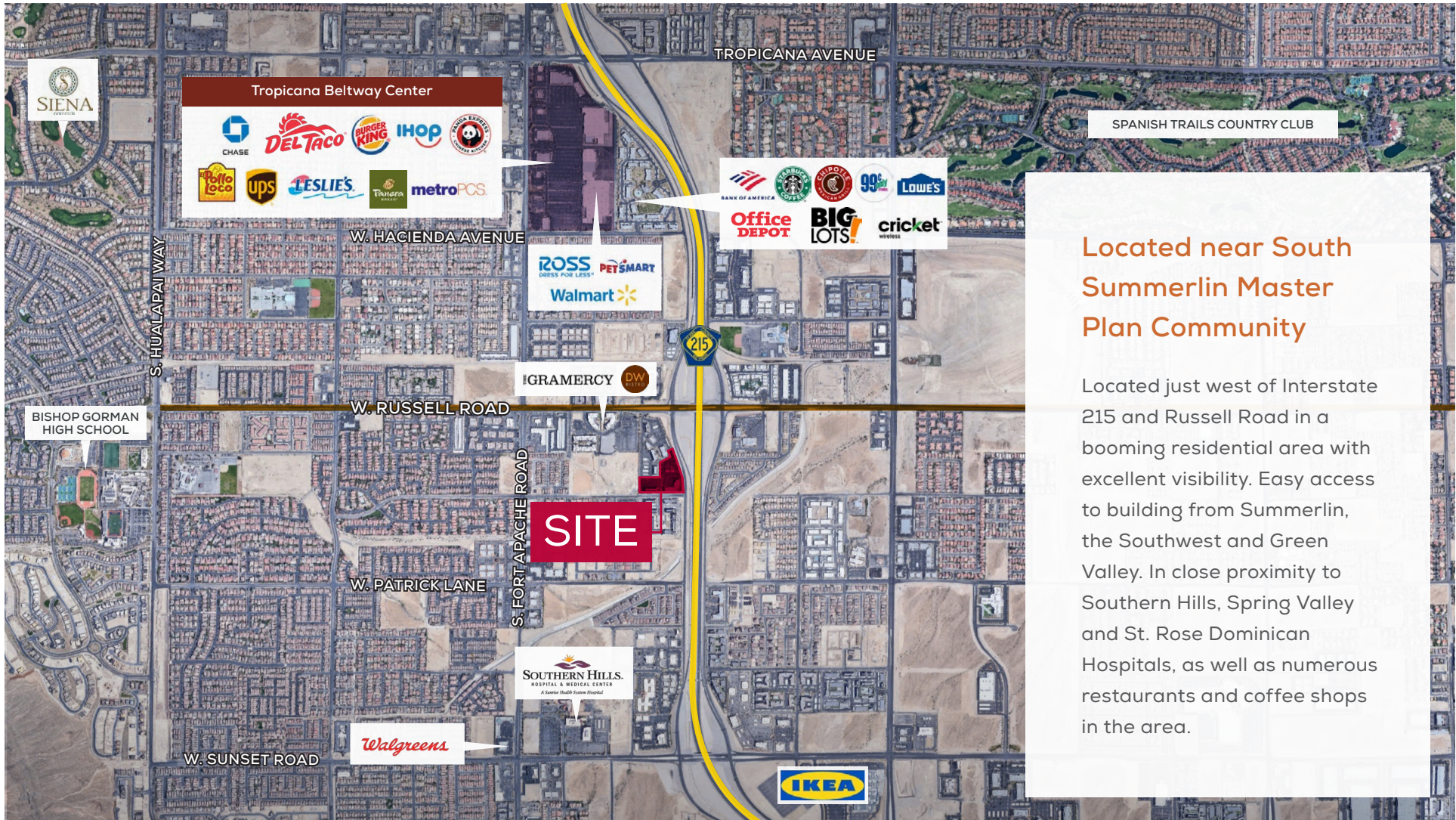
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AERIAL MAP

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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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DESERT CANYON BUSINESS PARK



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