

Pageantry West

CLASS A OFFICE SPACE FOR LEASE

8925 & 8945 West Russell Road, Las Vegas, NV 89148



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**AVISON
YOUNG**

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Pageantry West consists of two Class A office buildings located at 215 & Russell. Its central location between Summerlin and Green Valley, excellent visibility from the 215 and quick freeway access make this an ideal and in-demand office park in a thriving area.

Property highlights

- » 105,853 sf Class A office park in booming Southwest Las Vegas
- » Three-story building (63,433 sf) and two-story building (42,420 sf) with grand entries
- » Prominent visibility and clear signage from 215 Beltway
- » 10 minute drive to new Raiders Stadium & Harry Reid International Airport
- » Desirable midway location between Summerlin and Green Valley

Lease rate: \$2.70/sf MG

For Lease

8925
Second floor



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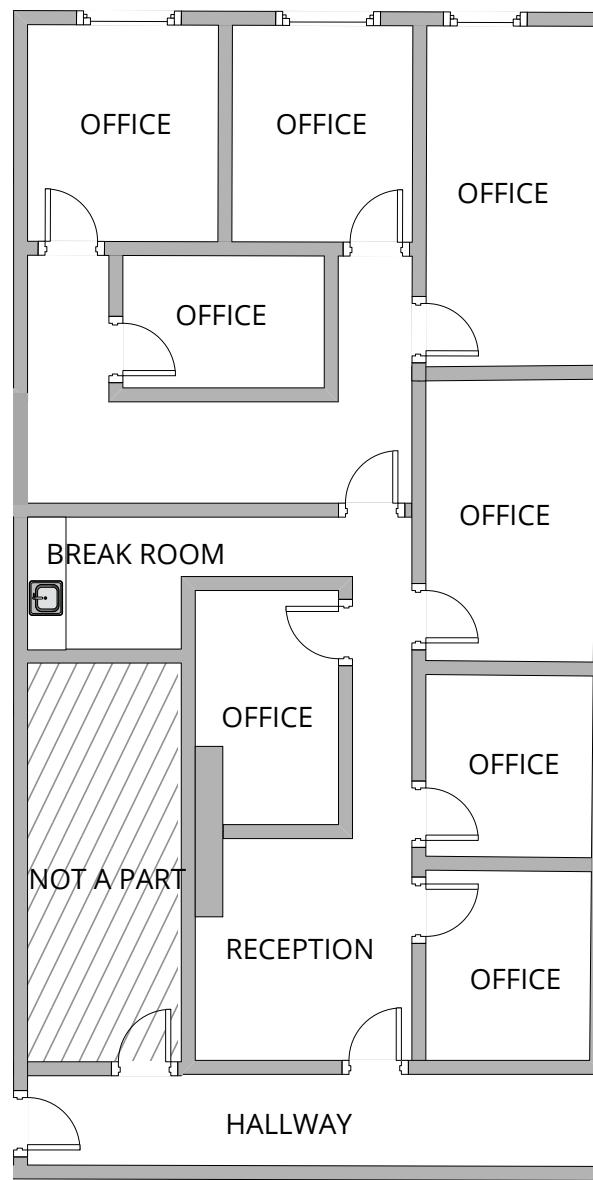


For Lease

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8925 // SUITE 200

1,972 rsf / 1,730 usf
Lease rate: \$2.70/sf MG



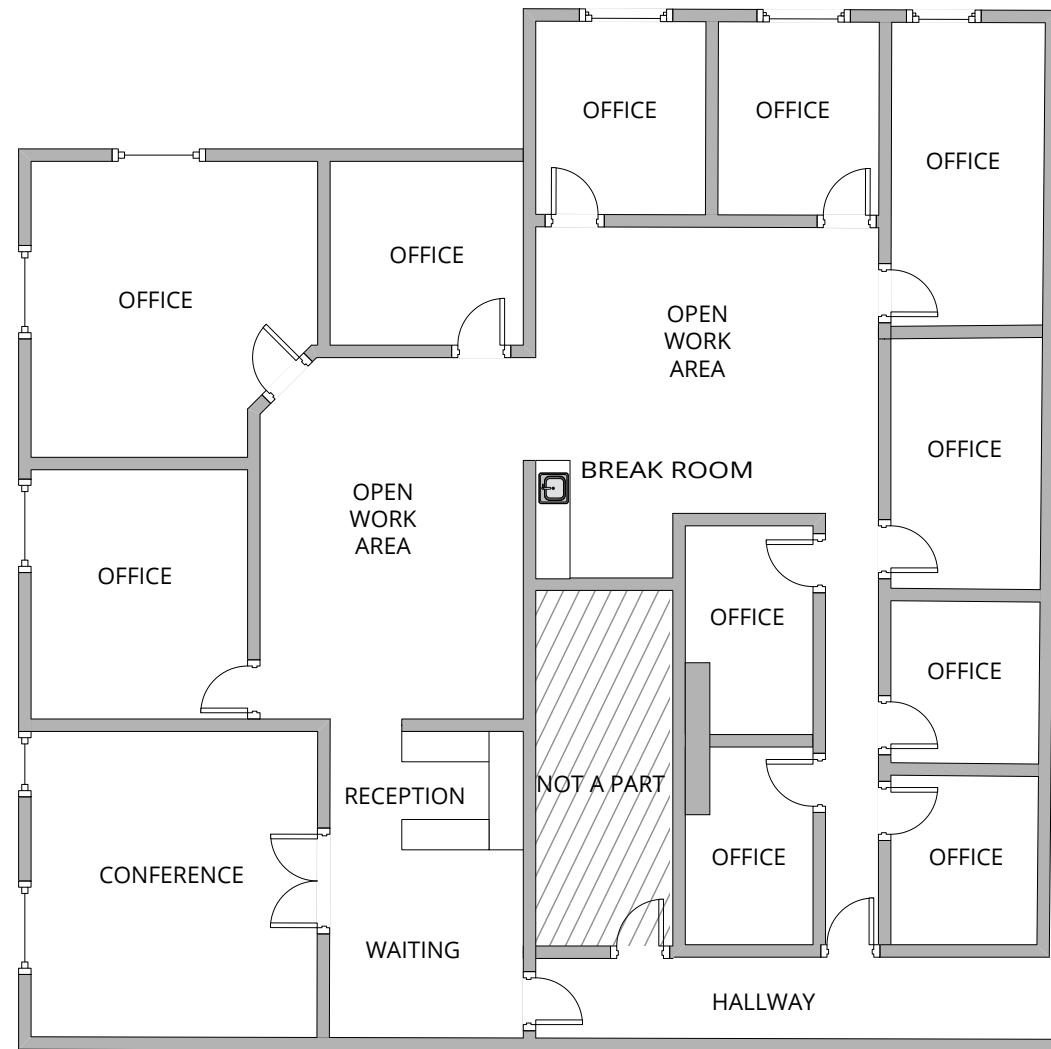
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OPTION 2

8925 // SUITE 200

3,923 rsf / 3,374 usf
Lease rate: \$2.60/sf MG



Spec plan can be completed approximately 90 days from lease execution.

For Lease

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OPTION 3

8925 // SUITE 200A

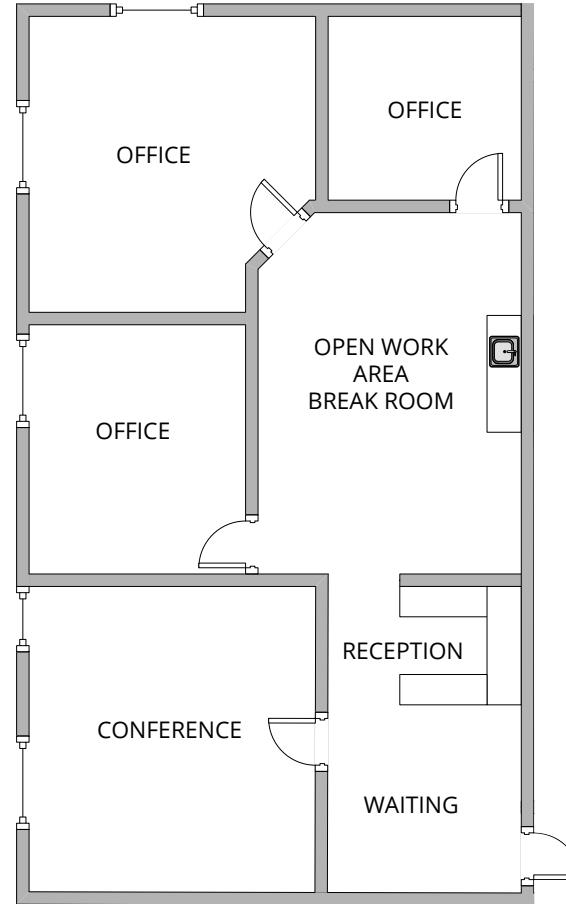
1,972 rsf / 1,730 usf
Lease rate: \$2.60/sf MG

8925 // SUITE 200B

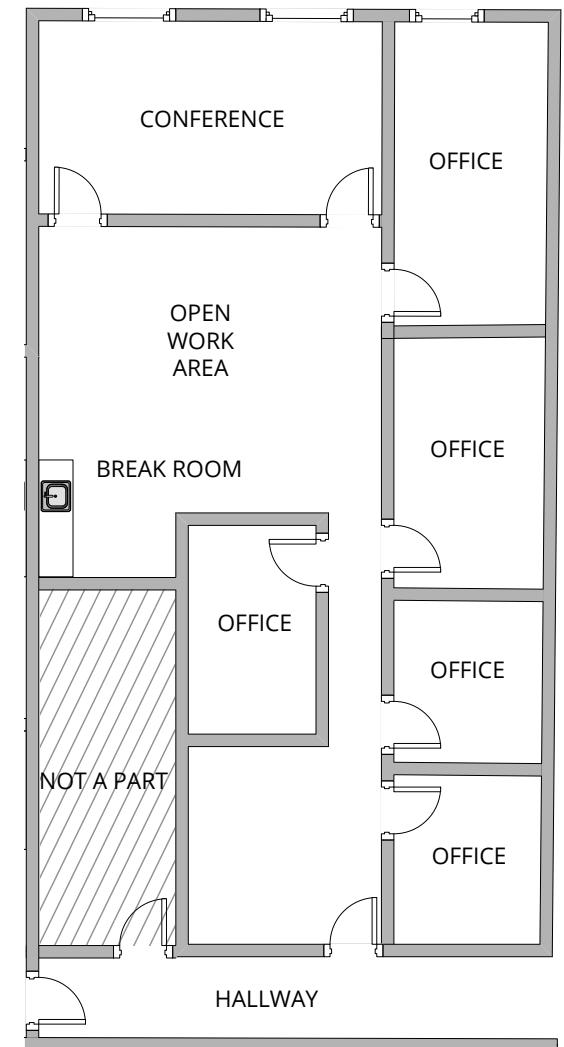
1,874 rsf / 1,644 usf
Lease rate: \$2.60/sf MG



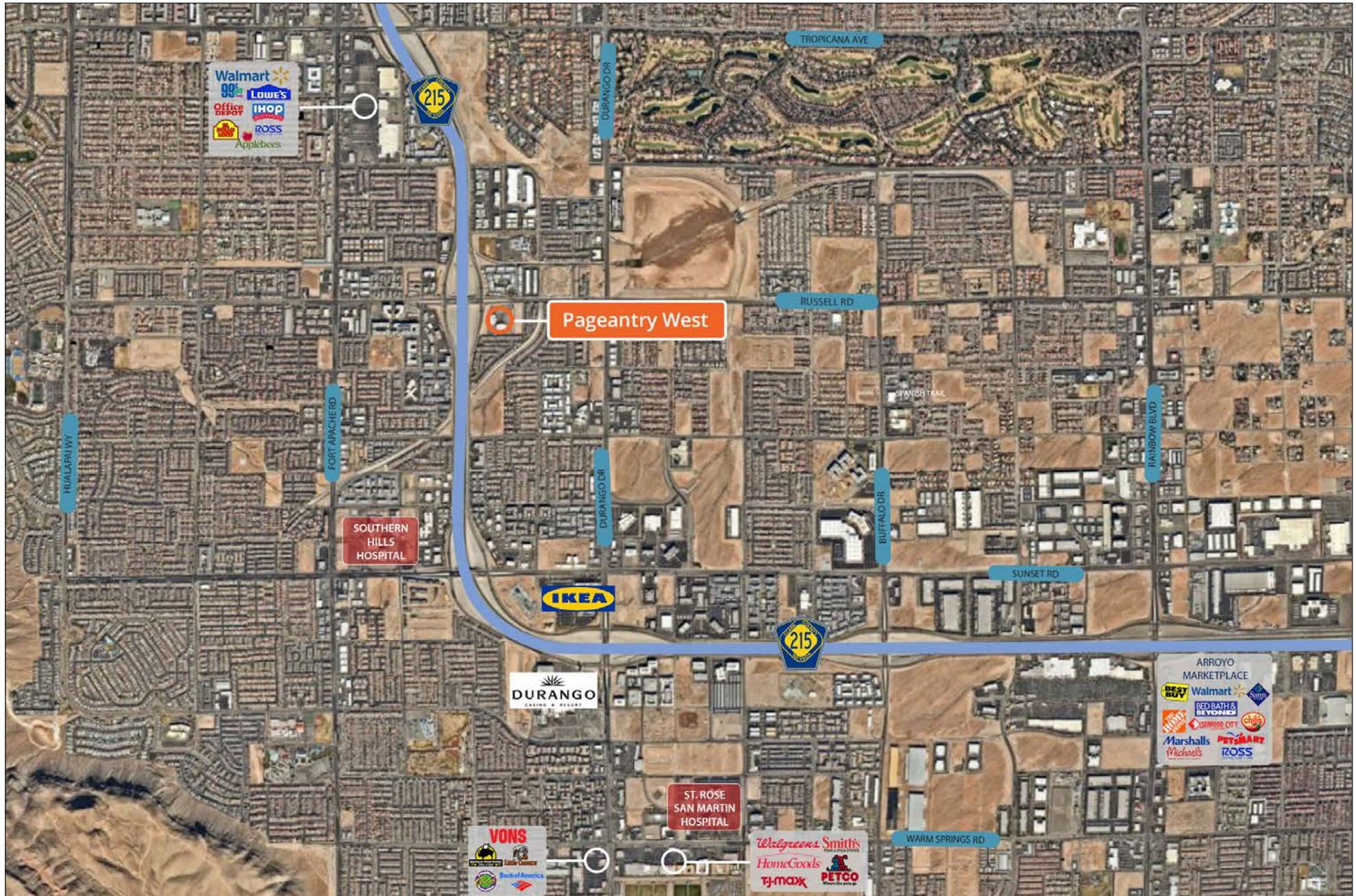
SUITE 200B



SUITE 200A



Spec plans can be completed approximately 120 days from lease execution.



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