

# Pageantry West

## CLASS A OFFICE SPACE FOR LEASE

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



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

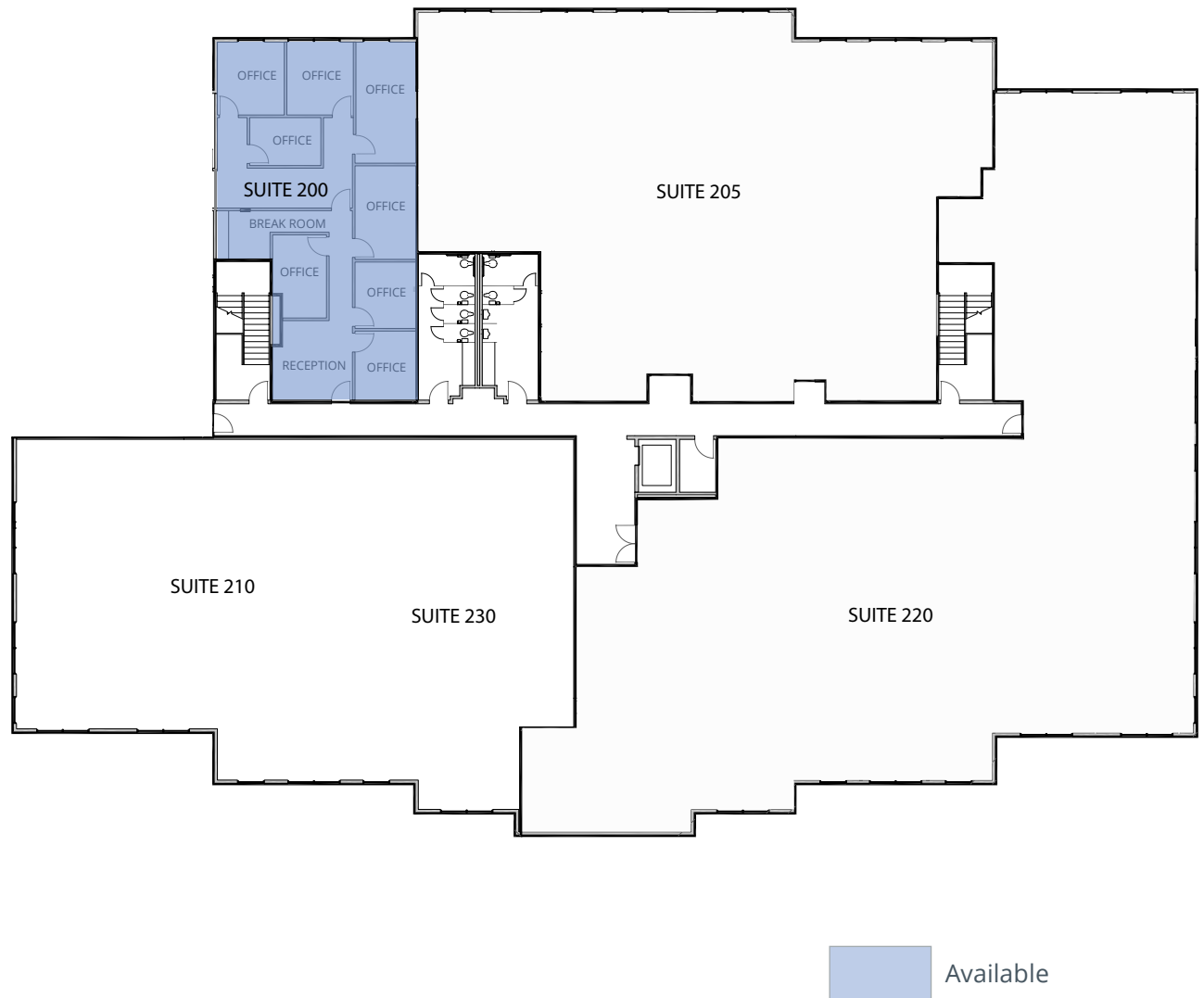
- › 105,853 sf Class A office park in booming Southwest Las Vegas
- › Three-story building (63,433 sf) and two-story building (42,420 sf) with grand entries
- › Prominent visibility and clear signage from 215 Beltway
- › 10 minute drive to new Raiders Stadium & Harry Reid International Airport
- › Desirable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

**Lease rate: \$2.70/sf MG**

# For Lease

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8925  
Second floor



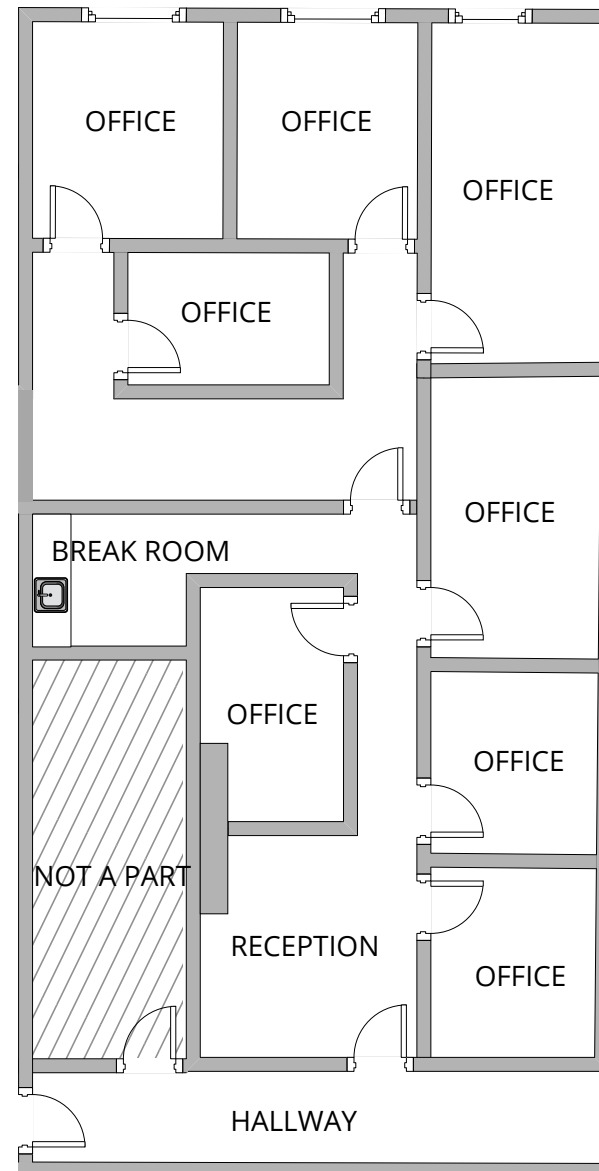
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## 8925 // SUITE 200

1,972 rsf / 1,730 usf

Lease rate: \$2.70/sf MG



# For Lease

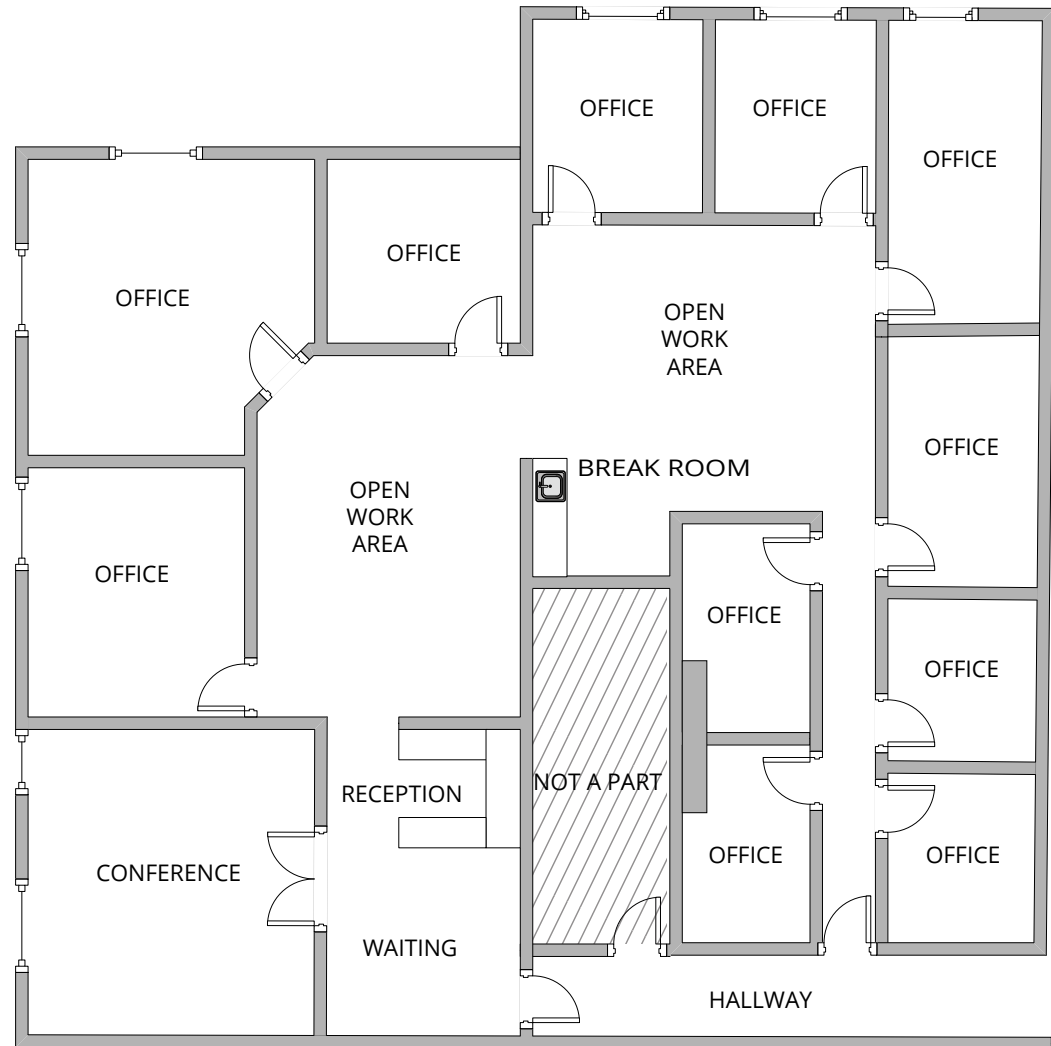
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## OPTION 2

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

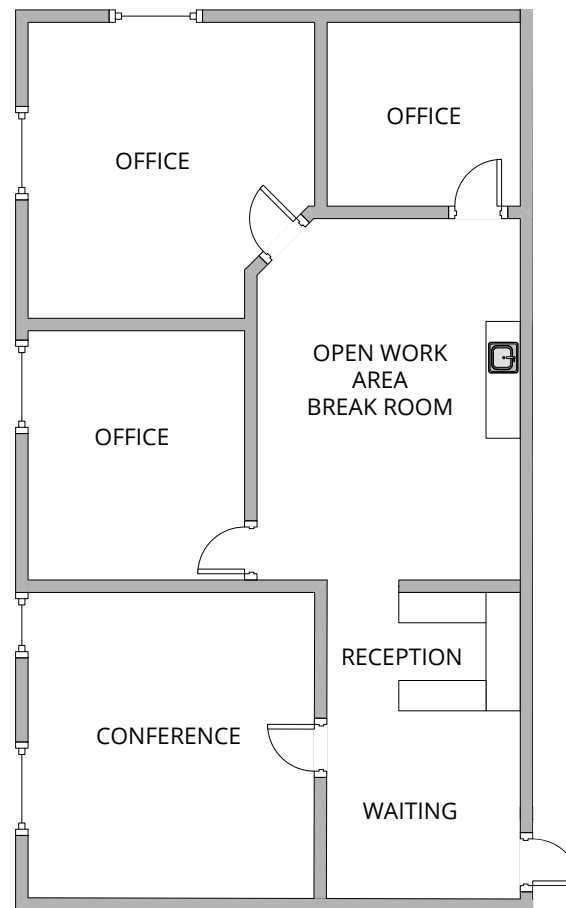
1,972 rsf / 1,730 usf  
Lease rate: \$2.60/sf MG

### 8925 // SUITE 200B

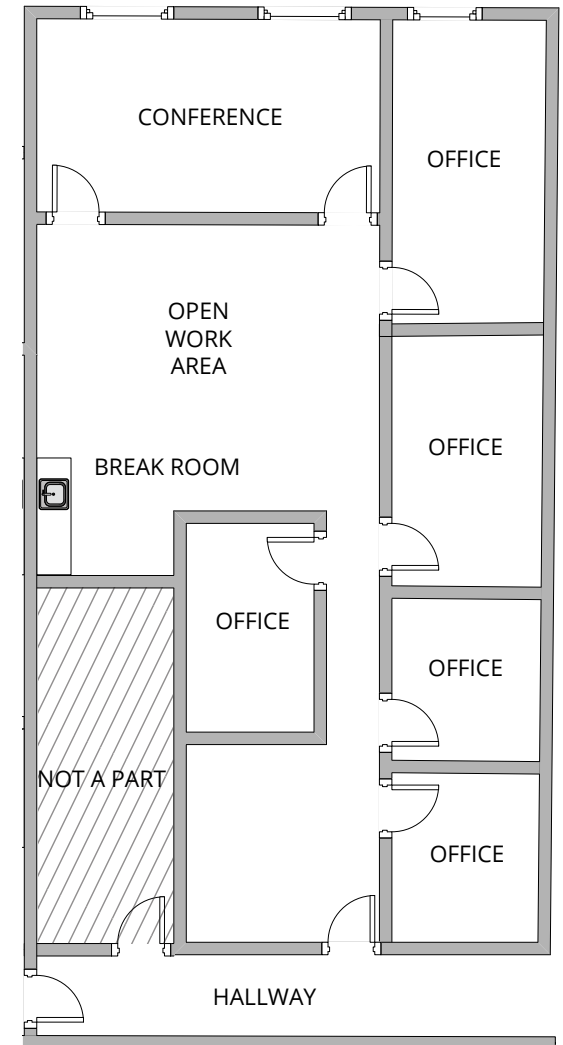
1,874 rsf / 1,644 usf  
Lease rate: \$2.60/sf MG



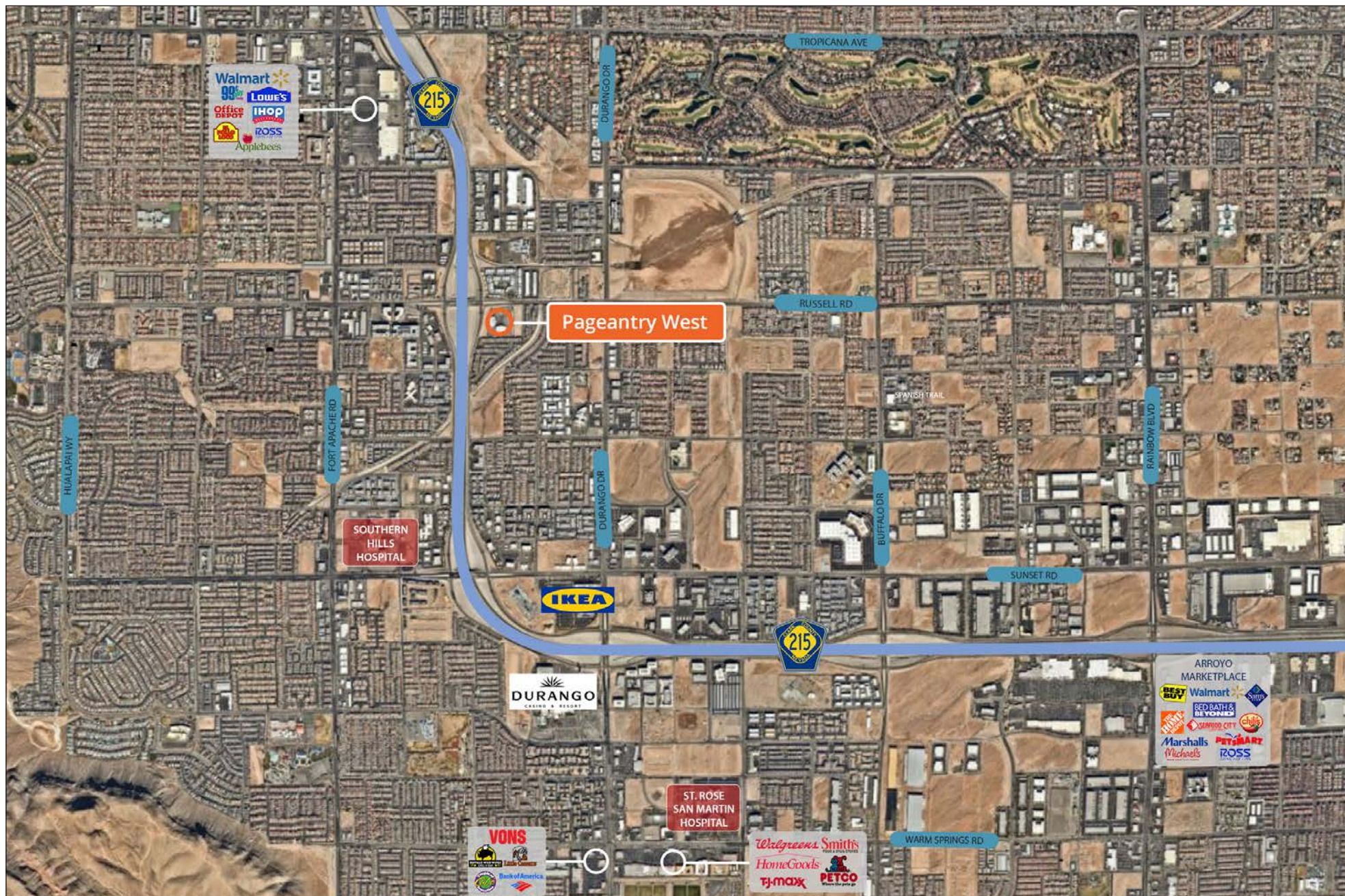
### SUITE 200B



### SUITE 200A



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



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