

# FOR LEASE PAGEANTRY WEST

8925 & 8945 WEST RUSSELL ROAD, LAS VEGAS, NV 89148

±105,853 SF CLASS A OFFICE

**BARTON HYDE**  
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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

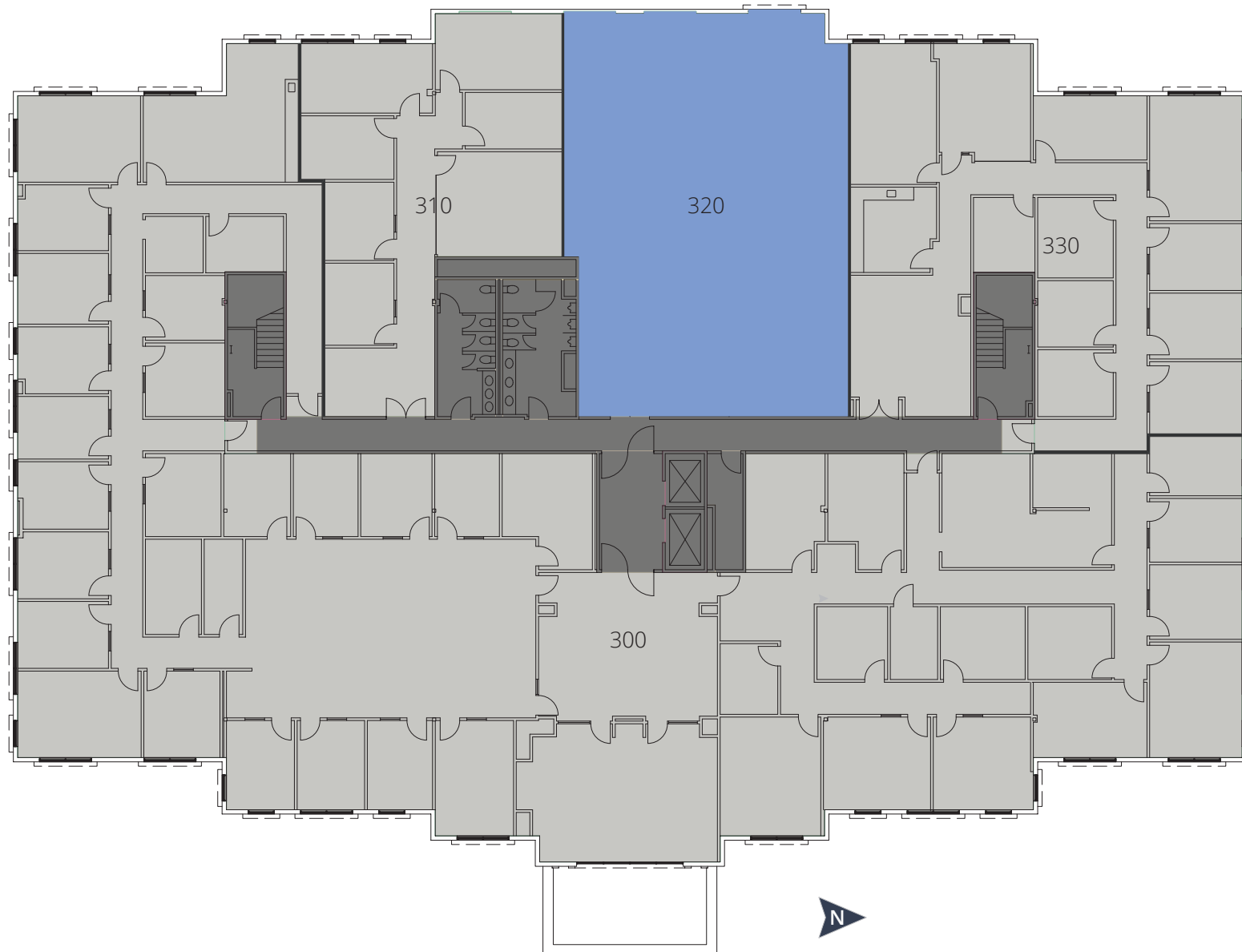
**Lease rate: \$2.85/sf MG**

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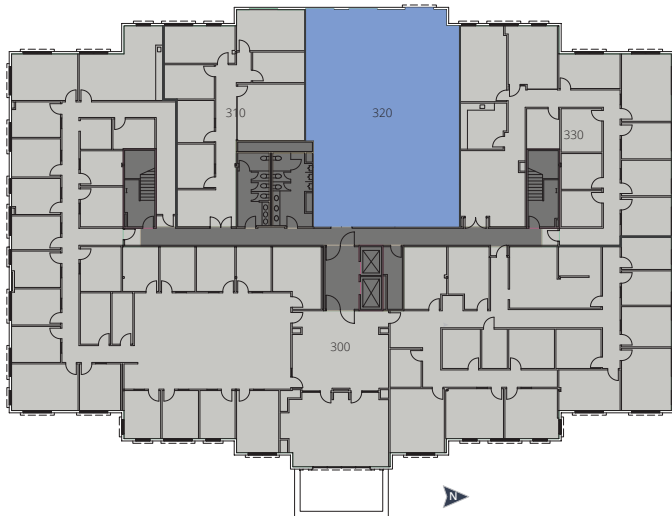
### 8945 // THIRD FLOOR



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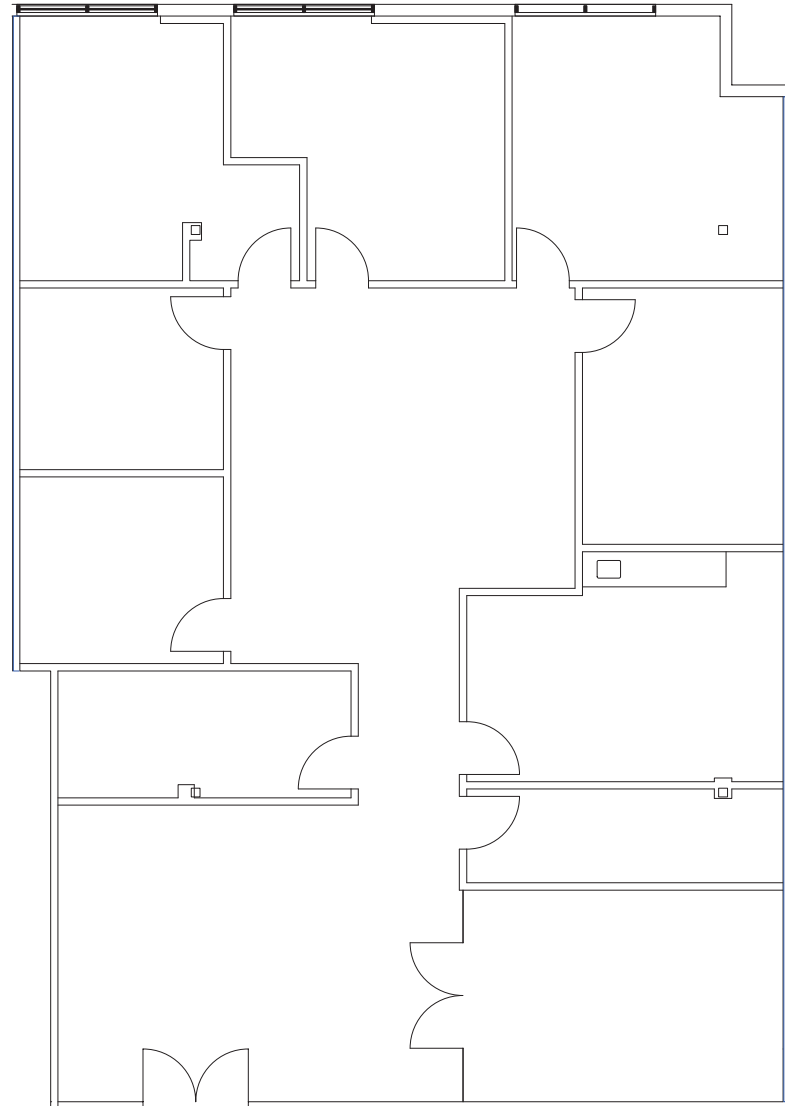


### 8945 // SUITE 320

3,039 rsf / 2,613 usf

Lease rate: \$2.85/sf MG

Available 5/1/2026











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