

AVISON
YOUNG

PAGEANTRY WEST CLASS A OFFICE SPACE FOR LEASE



Partnership. Performance.

AVISON YOUNG
10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
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8925 & 8945
WEST RUSSELL ROAD
LAS VEGAS, NV 89148



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 & McCarran International Airport
- Desirable midway location between Summerlin and Green Valley

LEASE RATE: \$1.95/sf Modified Gross

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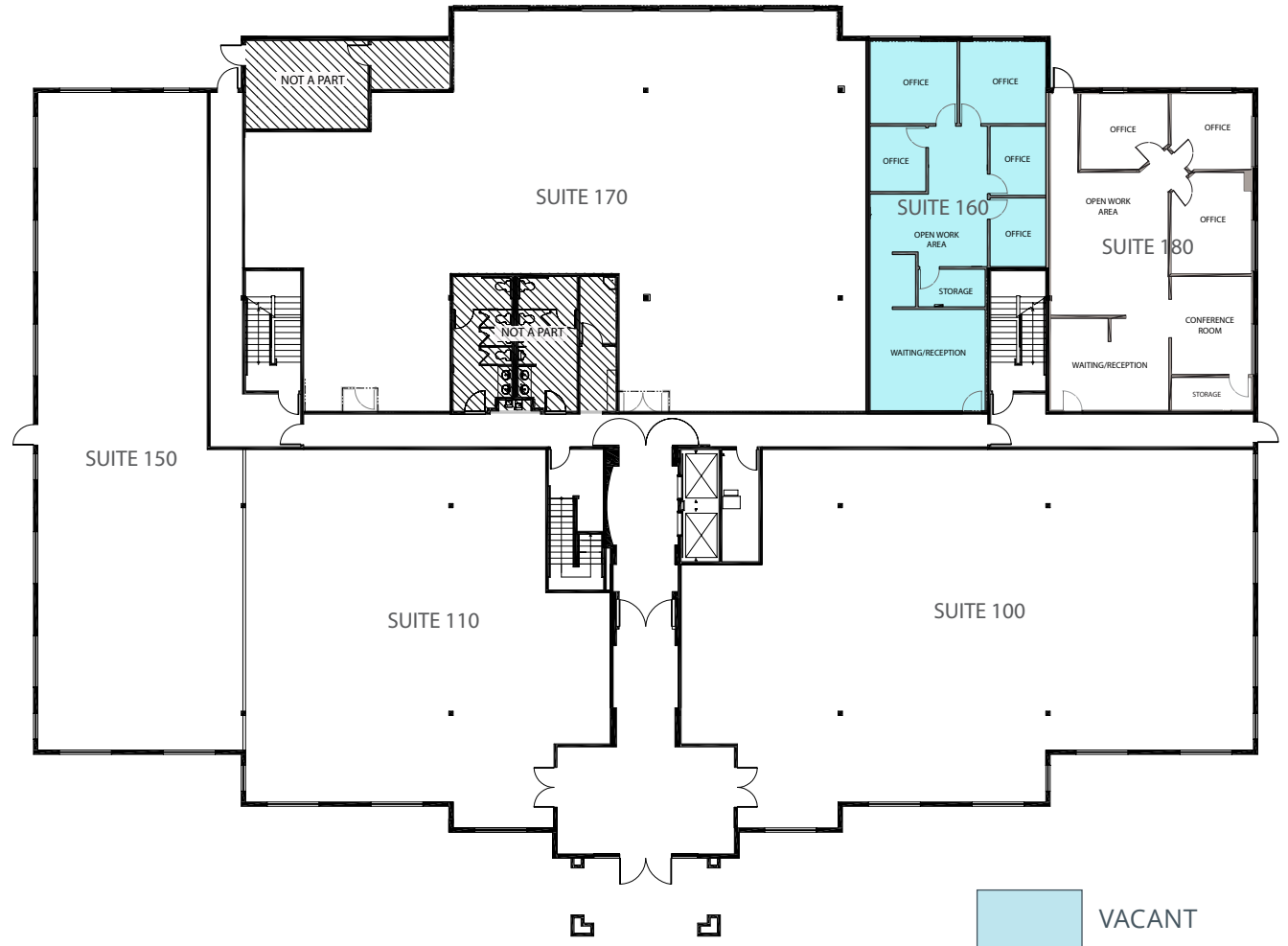
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8945 // FIRST FLOOR

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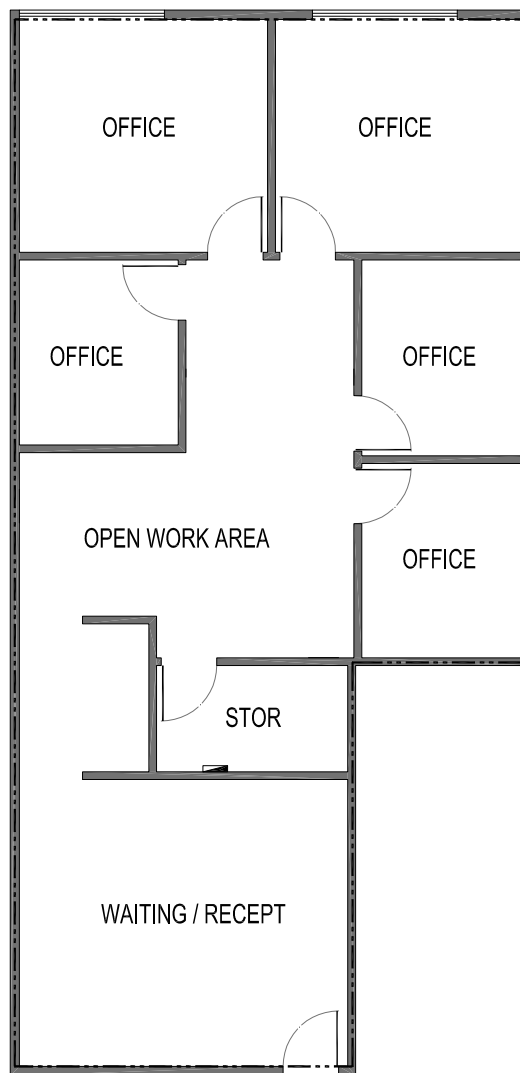
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8945 // SUITE 160
1,557 rsf /1,365 usf
LEASE RATE: \$1.95/sf MG



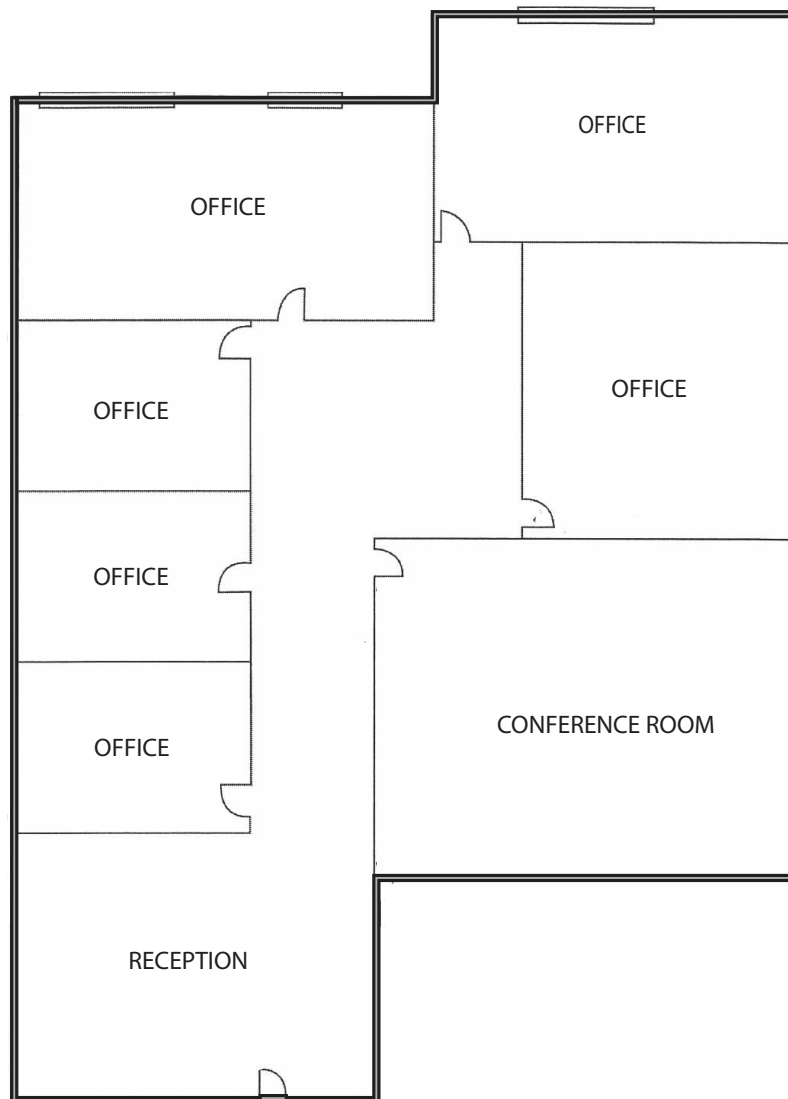
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8945 // SUITE 310
2,944 rsf /2,582 usf
LEASE RATE: \$1.95/sf MG



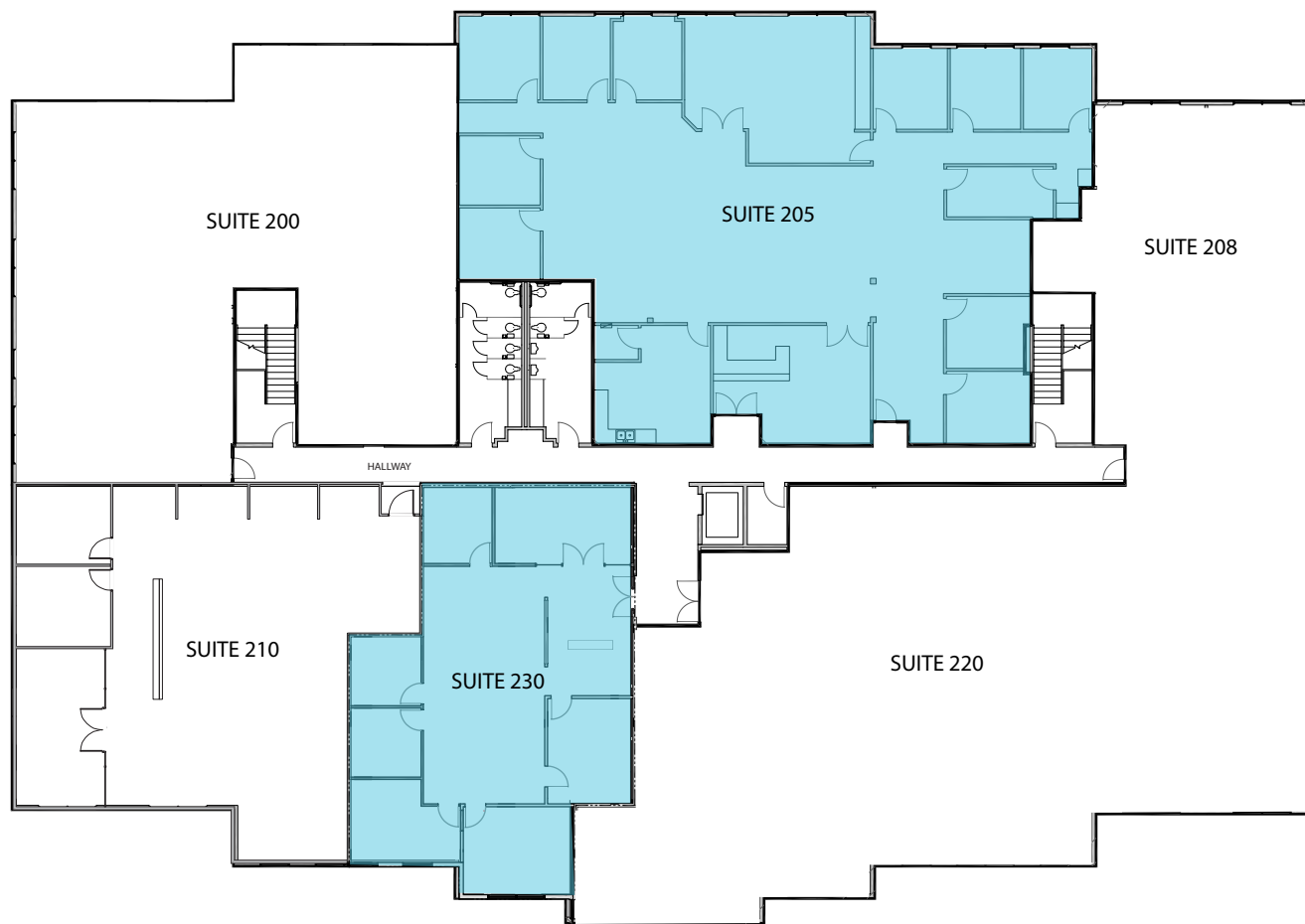
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8925 // SECOND FLOOR

 VACANT



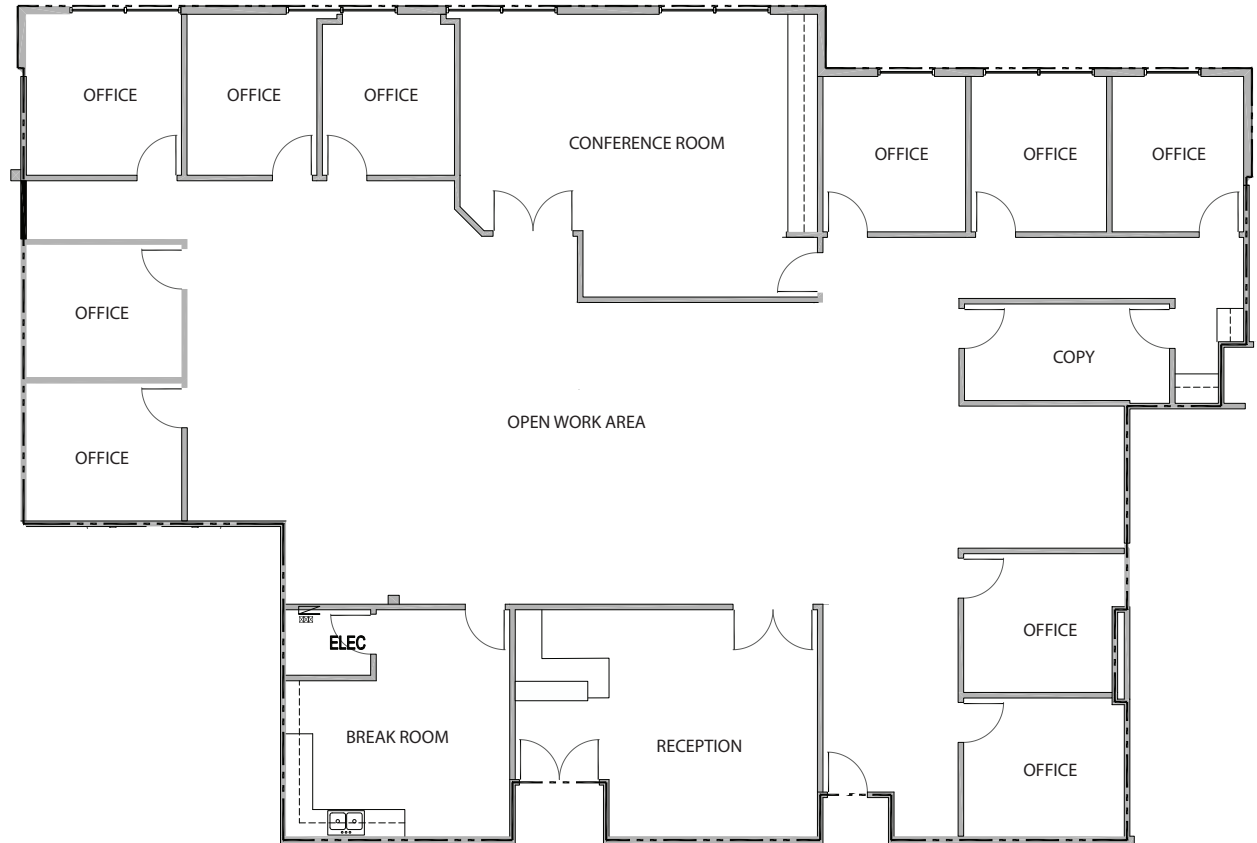
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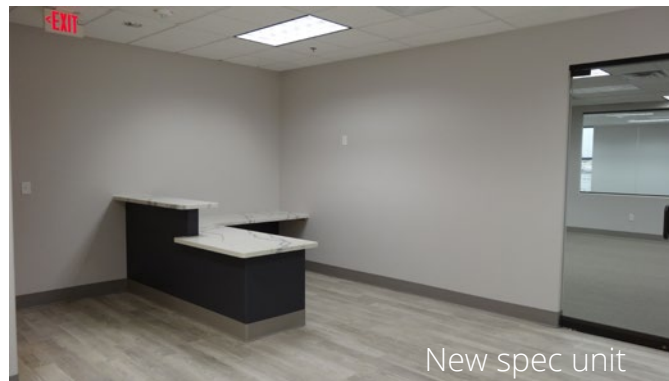
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8925 // SUITE 205
5,462 rsf / 4,697 usf
LEASE RATE: \$1.95/sf MG



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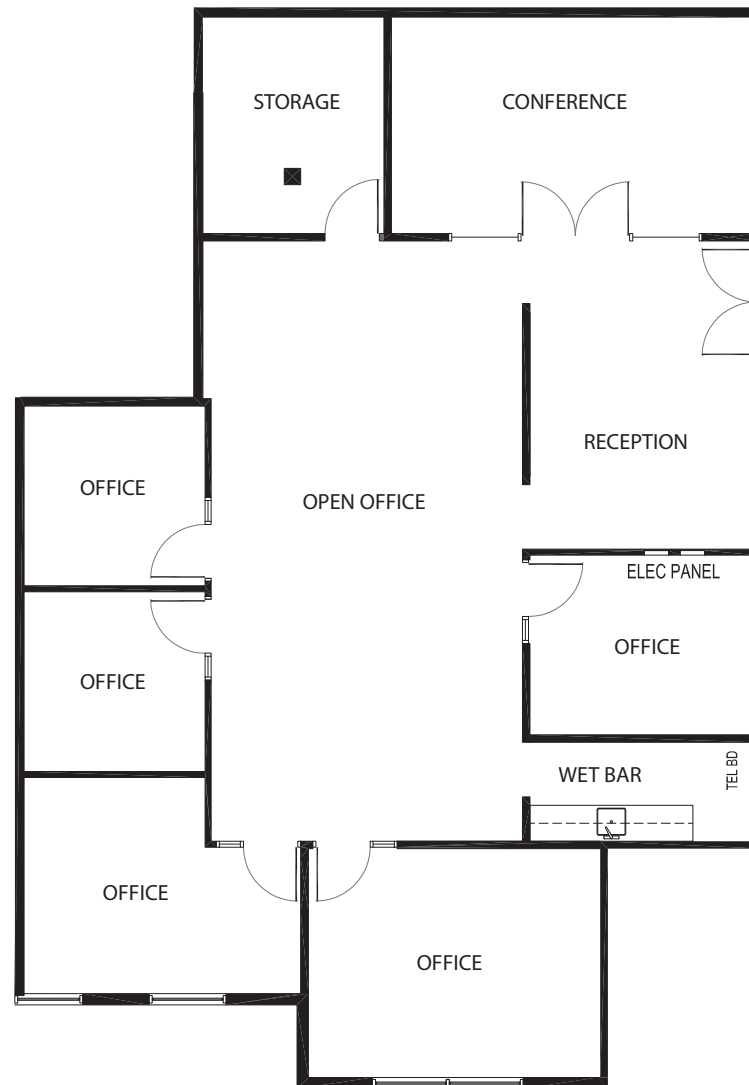
Platinum member

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New Spec Unit Available December 2020



8925 // SUITE 230
2,338 rsf / 2,051 usf
LEASE RATE: \$1.95/sf MG



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