

AVISON
YOUNG

FOR LEASE
Pageantry West

8925 & 8945 WEST RUSSELL ROAD
LAS VEGAS, NV 89148



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PROPERTY HIGHLIGHTS

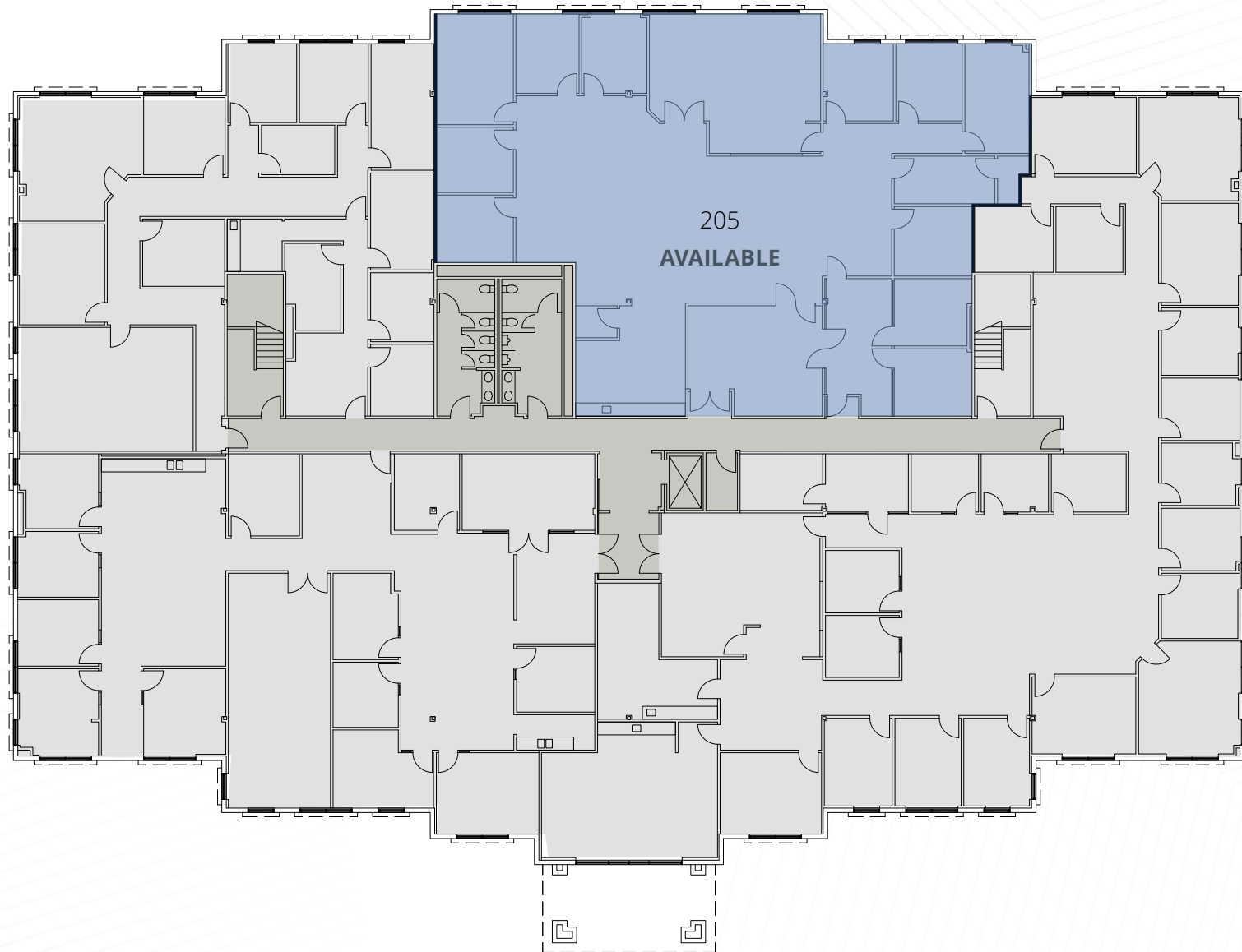
- **Premier 107,382 SF Class A office park** located in the rapidly expanding Southwest Las Vegas submarket
- **Three-story and two-story buildings** featuring grand, corporate-style entrances
- **Exceptional visibility and prominent signage** directly along the 215 Beltway
- **Located approximately 15 minutes** from Allegiant Stadium and Harry Reid International Airport
- **Highly desirable central location** positioned between Summerlin and Green Valley
- **Lease rate: \$2.85/sf MG**

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.

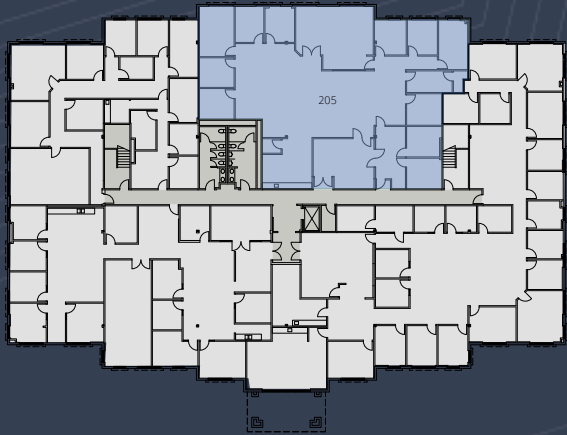
PAGEANTRY WEST

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

8925 SECOND FLOOR



FOR LEASE

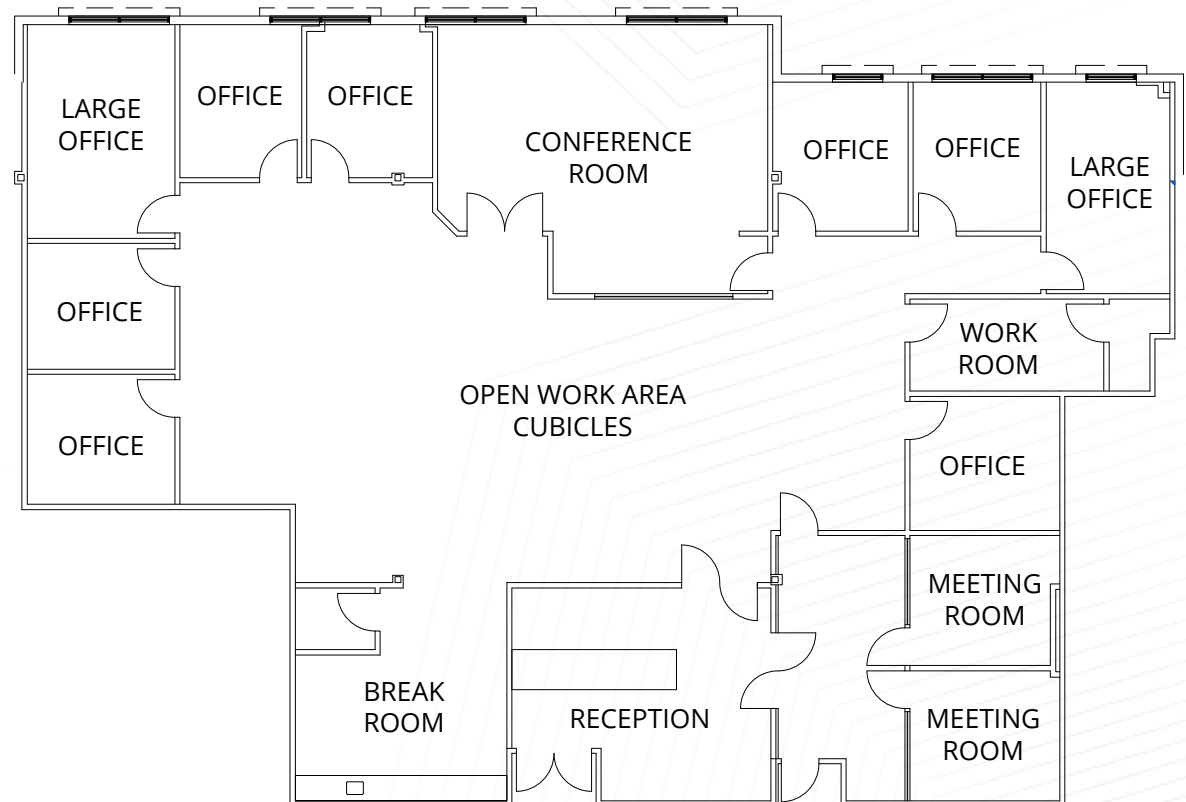


8925 // SUITE 205

5,462 rsf / 4,695 usf
Lease rate: \$2.85/sf MG
Available 1/1/2027

PAGEANTRY WEST

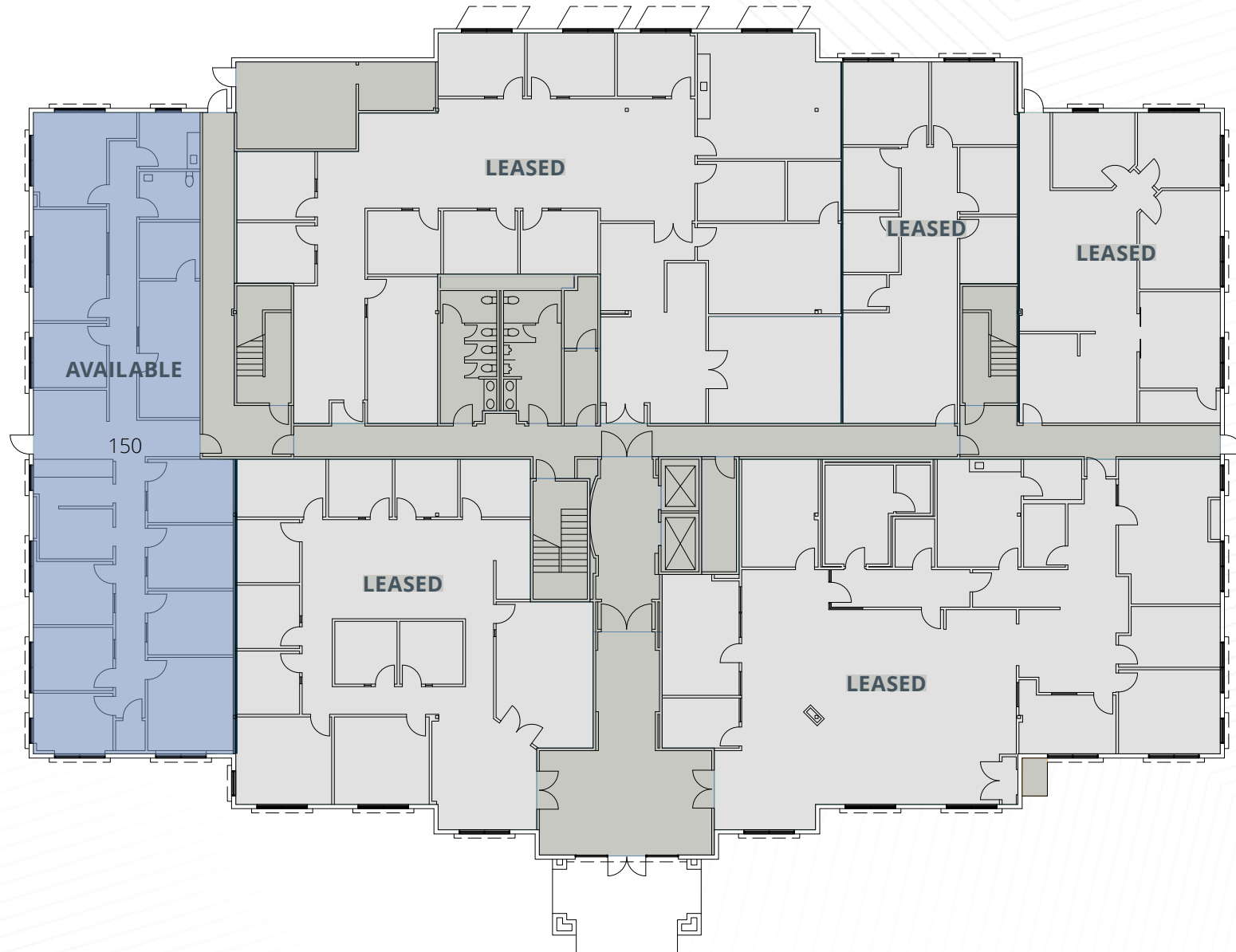
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8945 FIRST FLOOR



3,242 rsf / 2,788 usf
Lease rate: \$2.85/sf MG
Available 7/1/2026



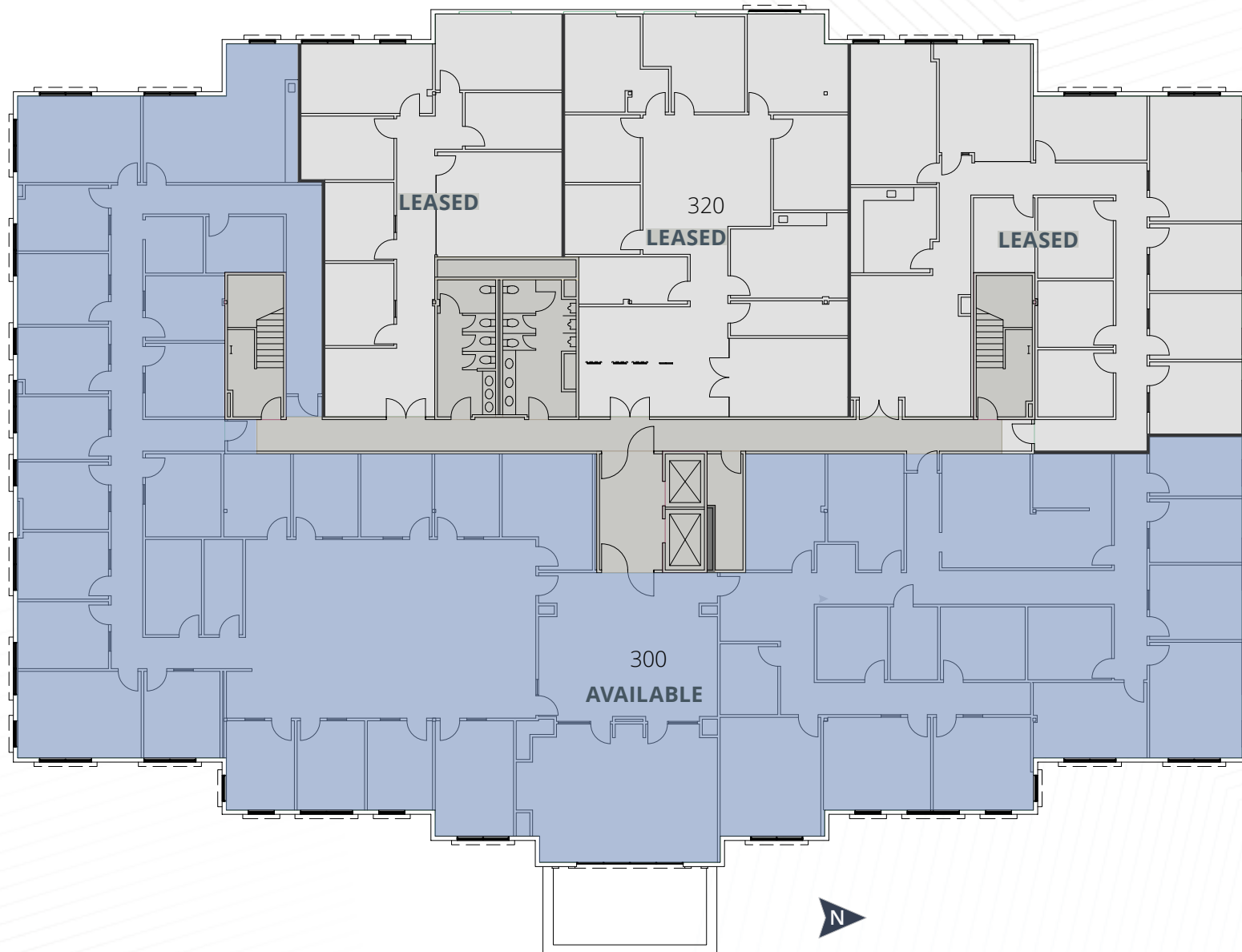
Floor plan of the first floor of a building. The plan shows a central corridor with rooms on both sides. On the left side, from top to bottom, are: OFFICE, CONFERENCE, OFFICE, WAITING, RECEPTION, OFFICE, OFFICE, and OFFICE. On the right side, from top to bottom, are: BREAK ROOM, REST ROOM, IT, OFFICE, OFFICE, OFFICE, OFFICE, and OFFICE. The plan also shows a staircase and a set of stairs.

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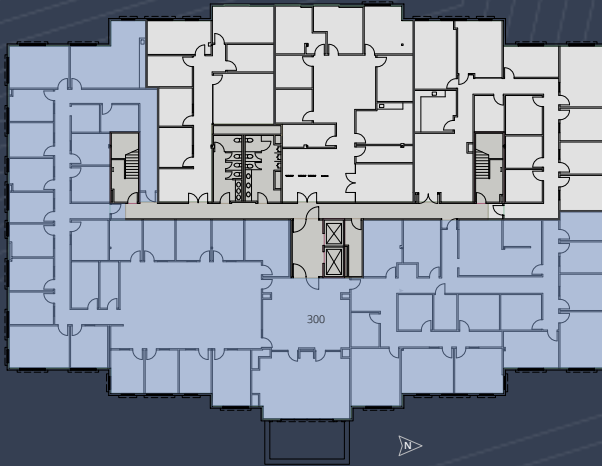
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8945 THIRD FLOOR



FOR LEASE

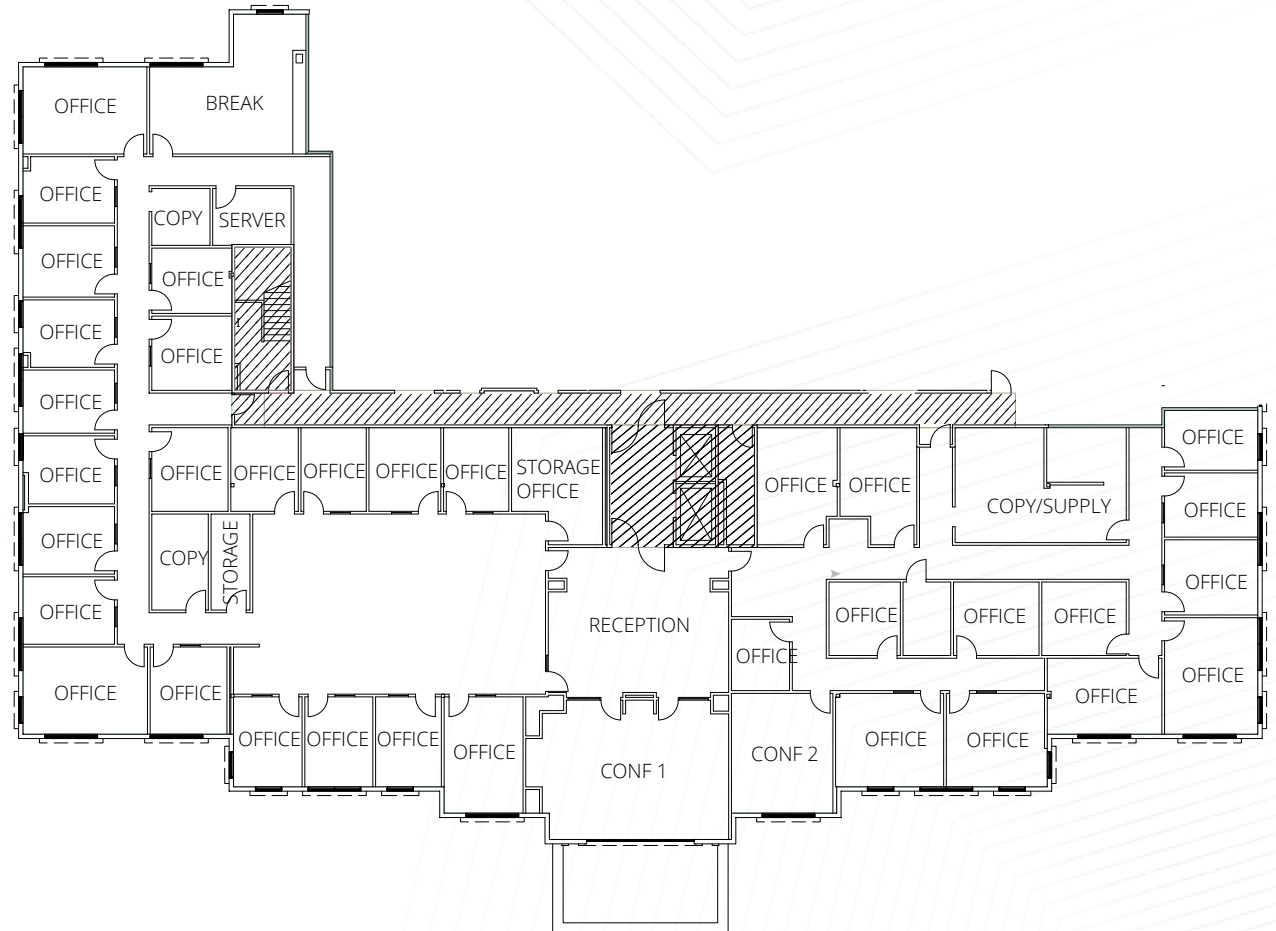


8945 // SUITE 300

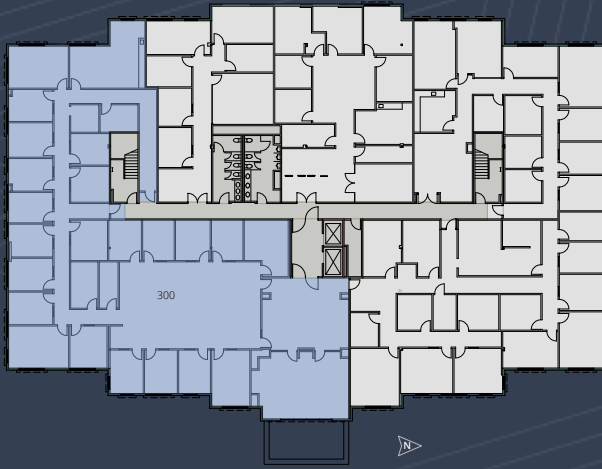
13,932 rsf / 11,982 usf
Lease rate: \$2.85/sf MG
Available 9/1/2026

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FOR LEASE



8945 // SUITE 300A

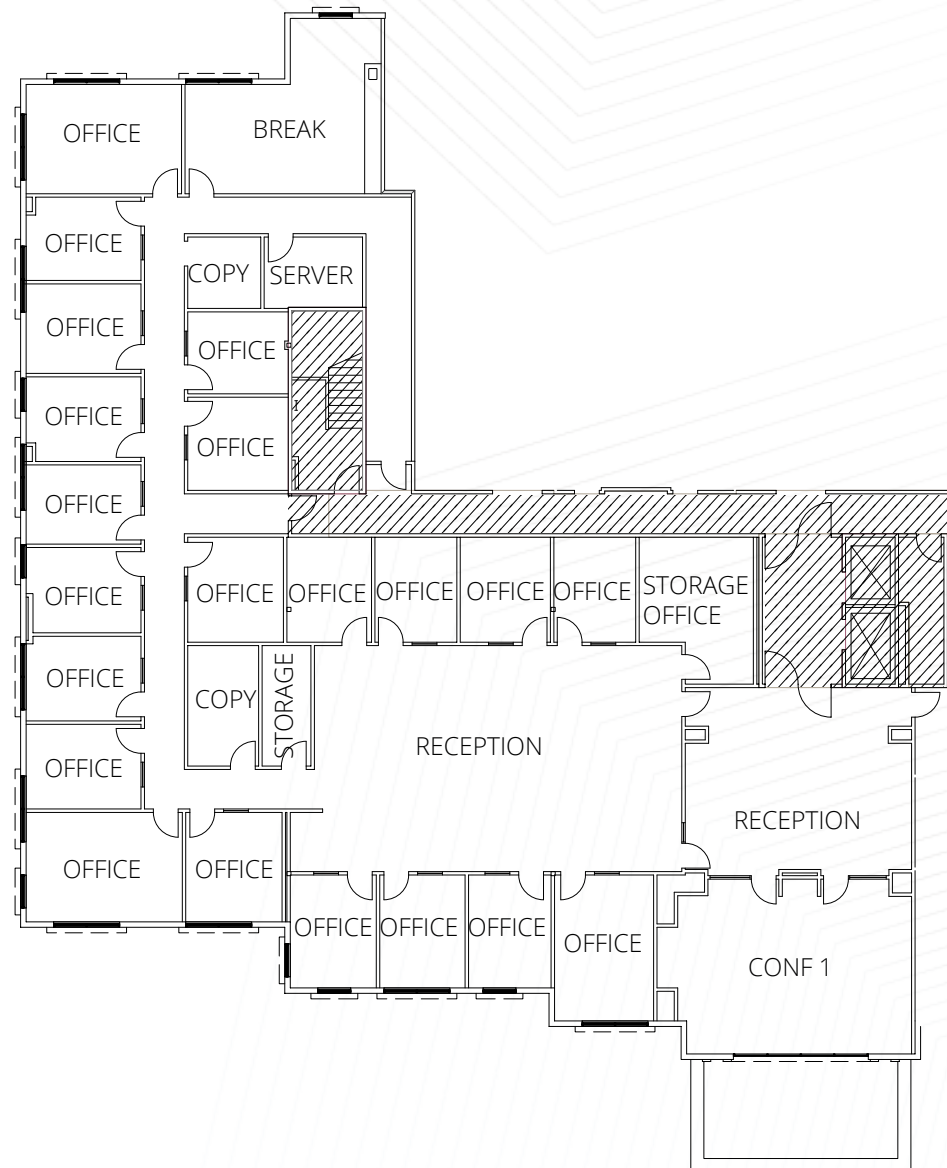
8,892 rsf / 7,647 usf

Lease rate: \$2.85/sf MG

Available 9/1/2026

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LOCATION

DISTANCE TO

DOWNTOWN SUMMERLIN	±6 MI ±8 MINS
HARRY REID INTERNATIONAL AIRPORT	±10 MI ±13 MINS
LAS VEGAS STRIP	±8 MI ±20 MINS
DOWNTOWN LAS VEGAS	±21 MI ±22 MINS
I-15 & I-215	±15 MI ±24 MINS
HENDERSON	±21 MI ±28 MINS
NORTH LAS VEGAS	±23 MI ±29 MINS

OFFICE PARKS IN THE SOUTHWEST

- 1 THE GRAMERCY
9205 W RUSSELL ROAD
- 2 NARRATIVE
6795 S AGILSYS WAY
- 3 ARROYO CORPORATE CENTER
7450-7455 ARROYO CROSSING PARKWAY
- 4 CREDIT ONE BANK CORPORATE OFFICE
6801 S CIMARRON ROAD
- 5 UNCOMMONS
8548 ROZITA LEE AVENUE
- 6 IGT
6355 S BUFFALO DRIVE
- 7 CENTRA POINT
8379 W SUNSET ROAD