

AVISON
YOUNG

FOR SUBLEASE
Pageantry West

8945 WEST RUSSELL ROAD, SUITE 220
LAS VEGAS, NV 89148



BARTON HYDE
702 475 7546
barton.hyde@avisonyoung.com
NV Lic #: S.41080

DOMINICK FLORATOS
702 904 3442
dominick.floratos@avisonyoung.com
NV Lic #: S.204334

10845 Griffith Peak Drive, Suite 100 • Las Vegas, NV 89135 • 702.472.7979 www.avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

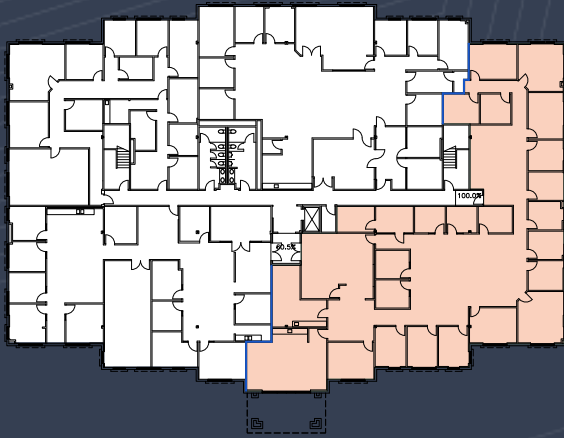


PROPERTY HIGHLIGHTS

- **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: \$2.48/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.

FOR SUBLEASE



8925 // SUITE 220

8,240 rsf/ 7,167 usf

Lease rate: \$2.48/sf MG

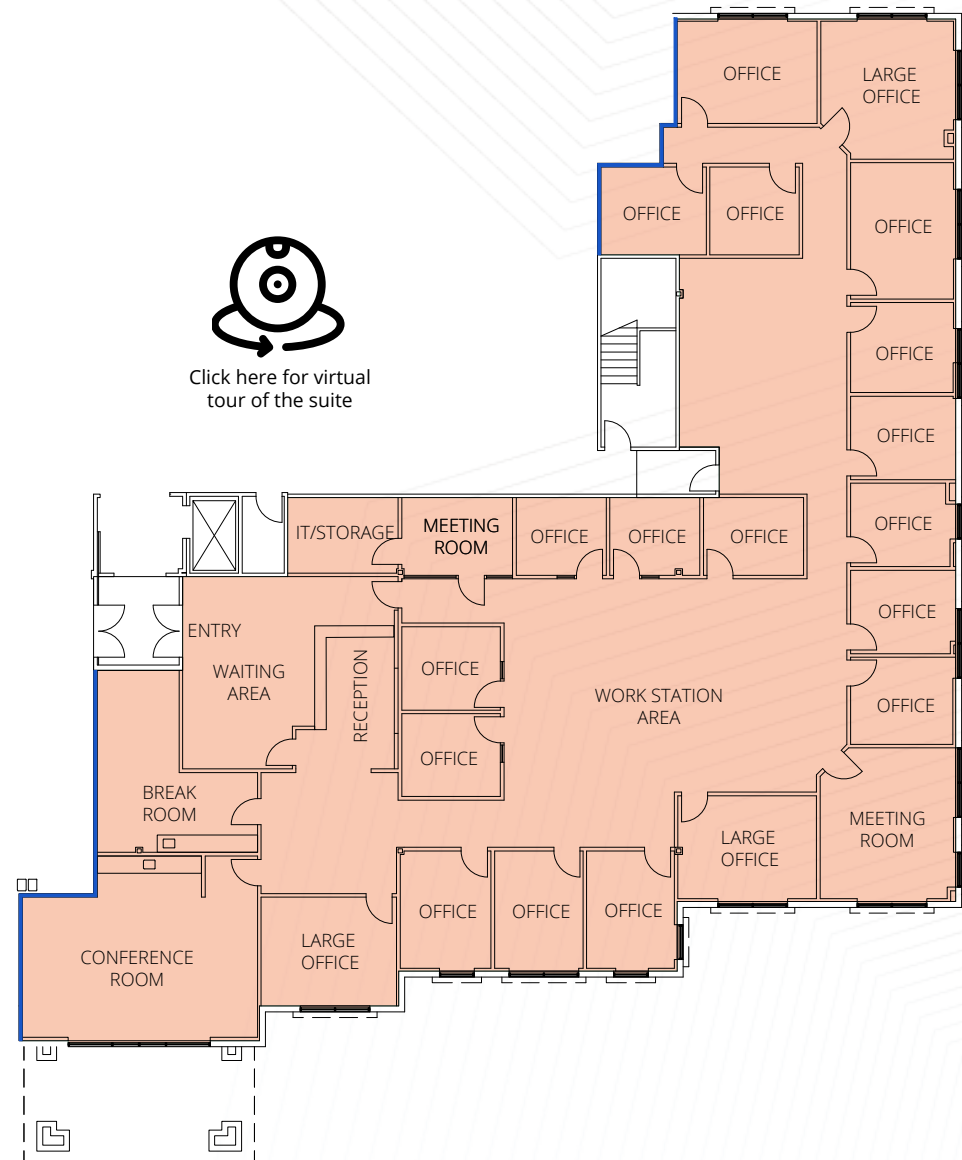
Sublease through 3/31/ 2029

PAGEANTRY WEST

8925 WEST RUSSELL ROAD, SUITE 220, LAS VEGAS, NV 89148



[Click here for virtual
tour of the suite](#)







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