

**AVISON  
YOUNG**

FOR LEASE  
**Pageantry West**

8925 & 8945 WEST RUSSELL ROAD  
LAS VEGAS, NV 89148



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## PROPERTY HIGHLIGHTS

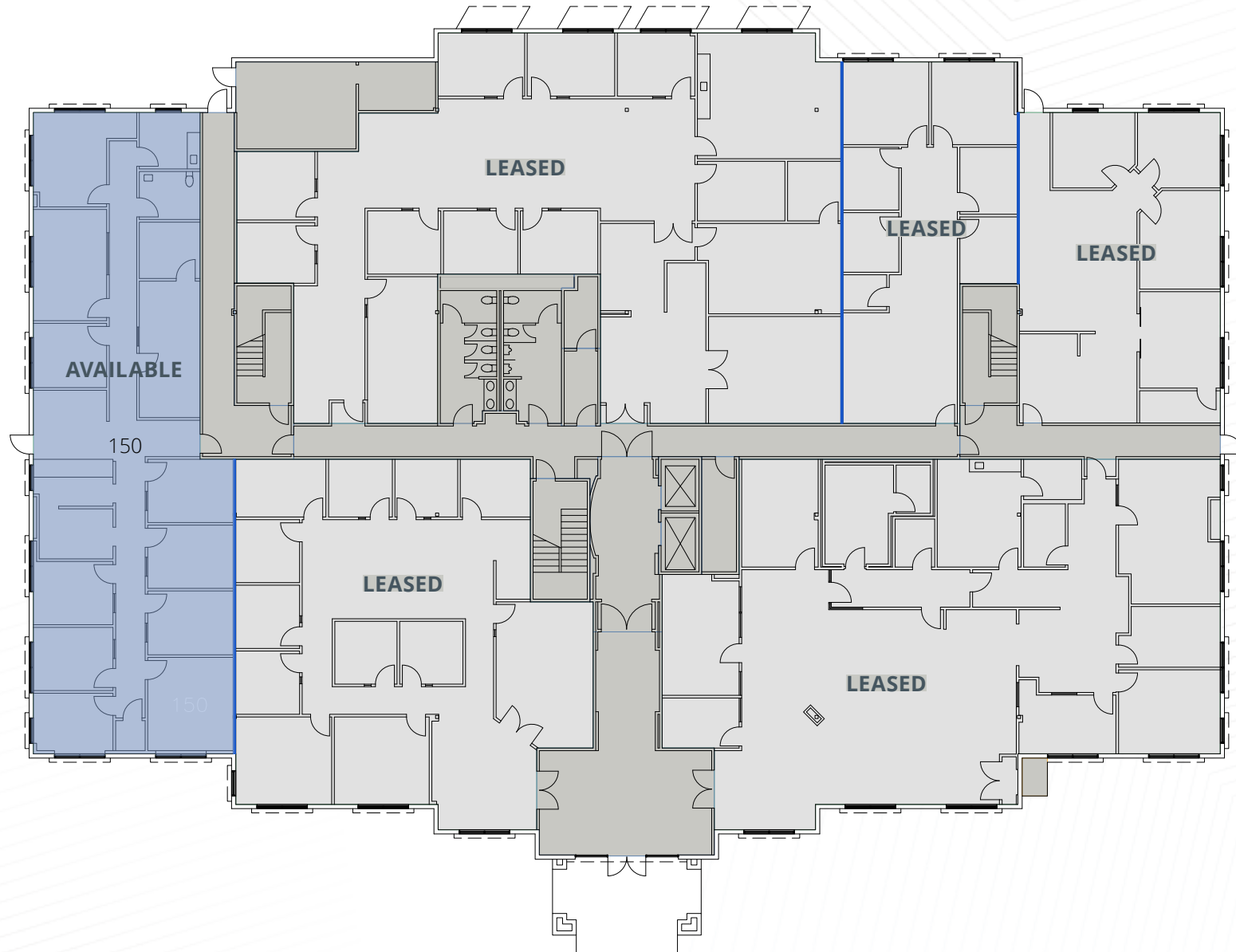
- **Premier 107,382 SF Class A office park** located in the rapidly expanding Southwest Las Vegas submarket
- **Three-story and two-story buildings** featuring grand, corporate-style entrances
- **Exceptional visibility and prominent signage** directly along the 215 Beltway
- **Located approximately 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.

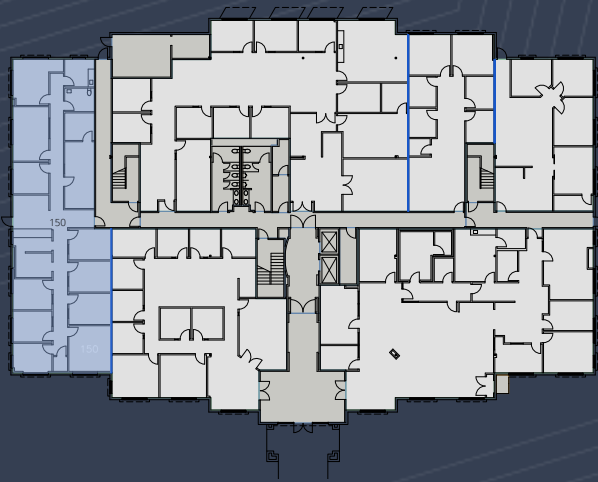
# PAGEANTRY WEST

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## 8945 FIRST FLOOR



FOR LEASE

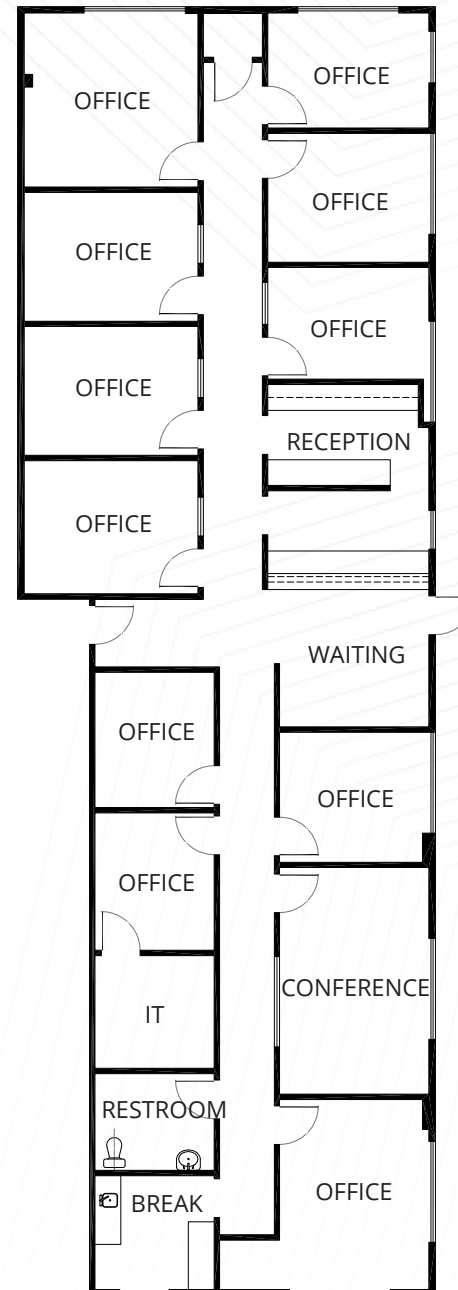


**8945 // SUITE 150**

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

**PAGEANTRY WEST**

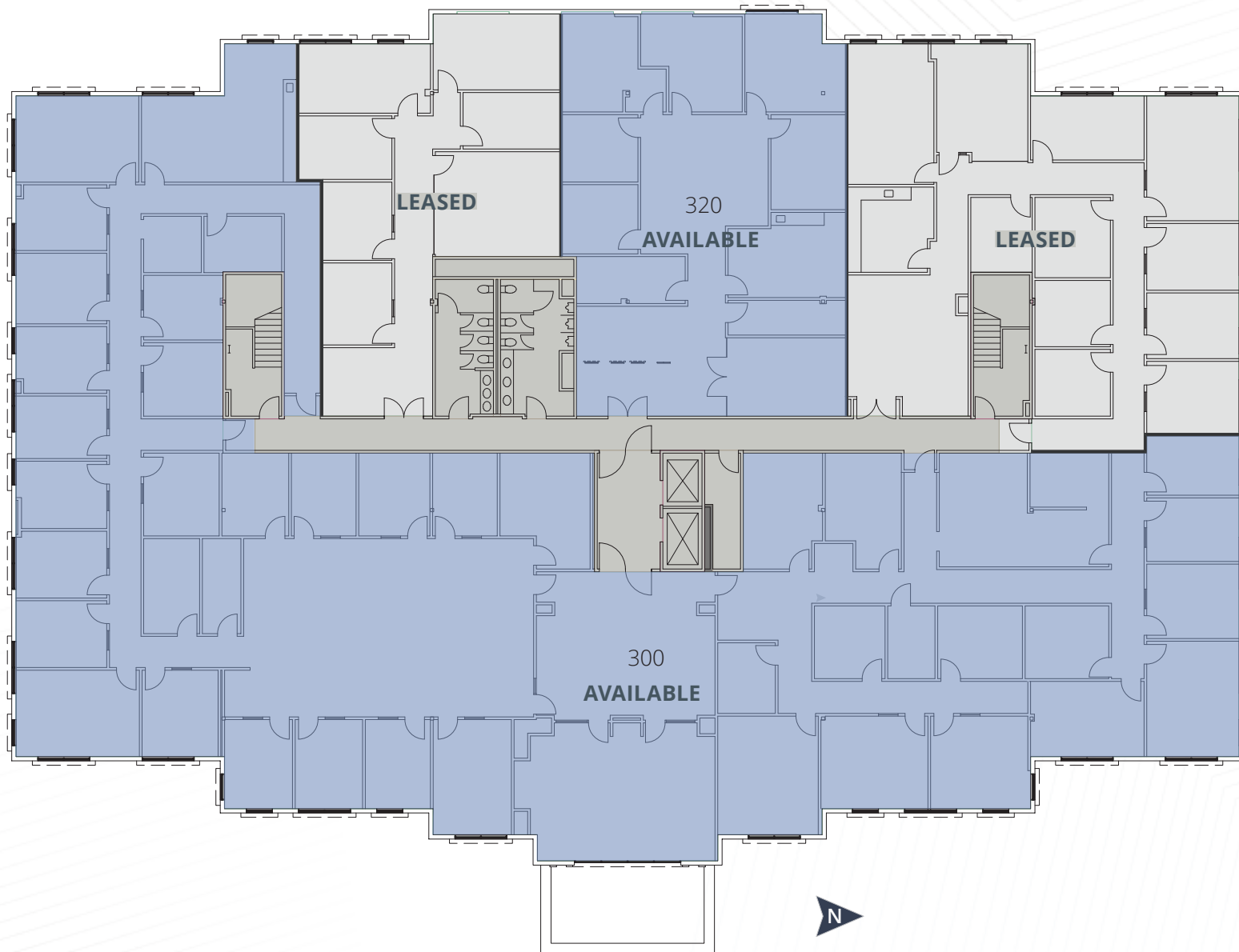
8925 & 8945 WEST RUSSELL ROAD, LAS VEGAS, NV 89148



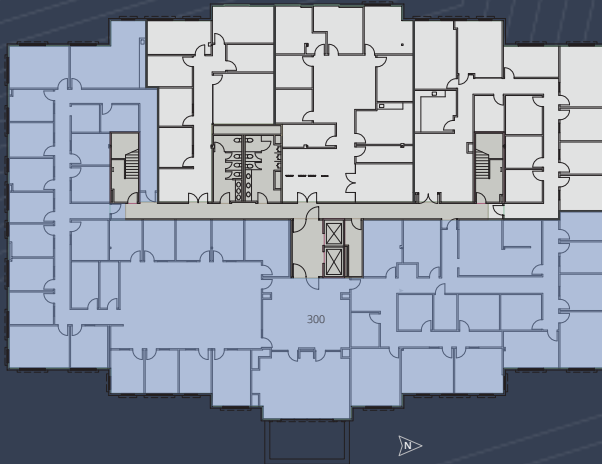
# PAGEANTRY WEST

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## 8945 THIRD FLOOR



FOR LEASE

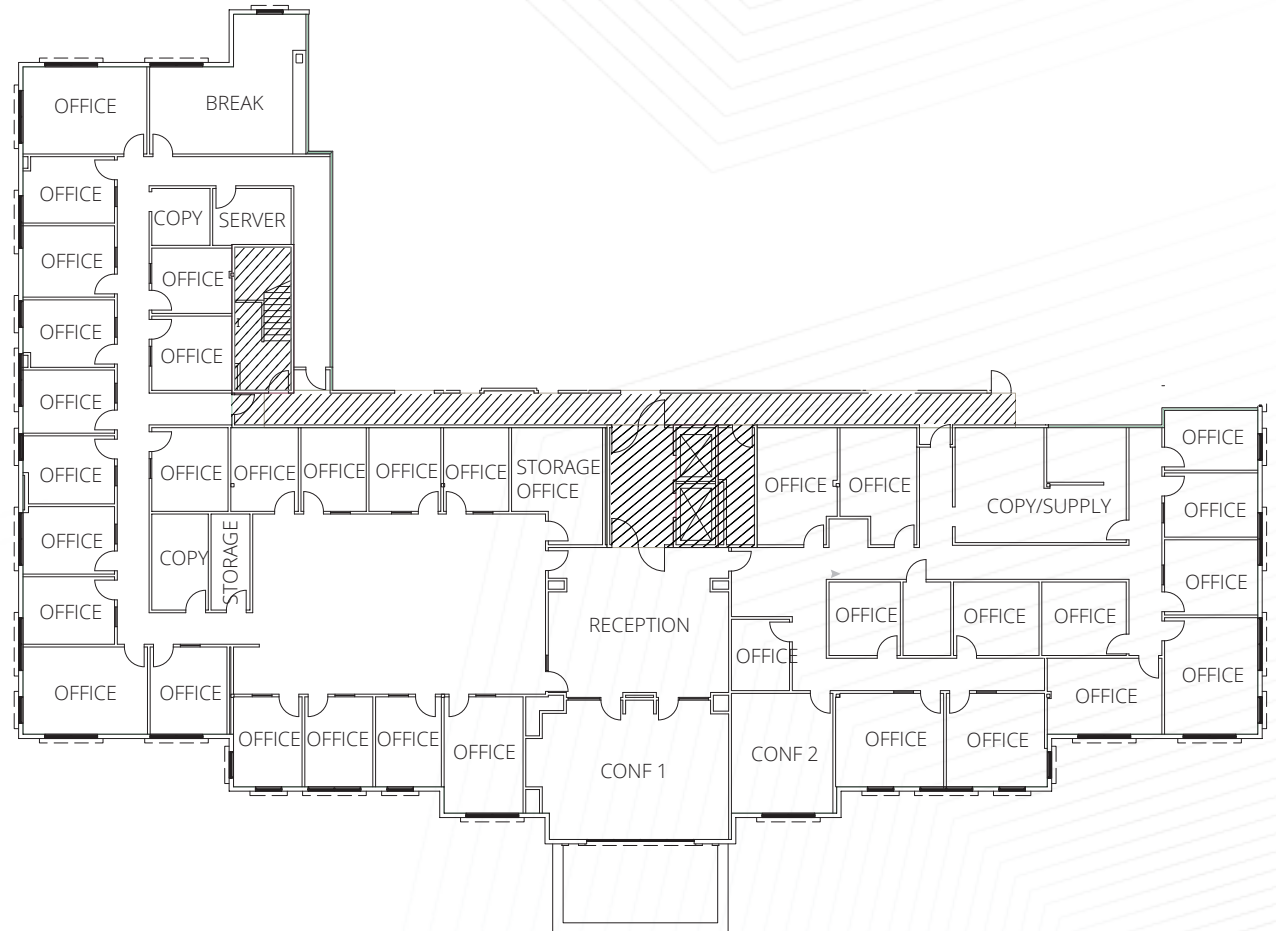


**8945 // SUITE 300**

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**

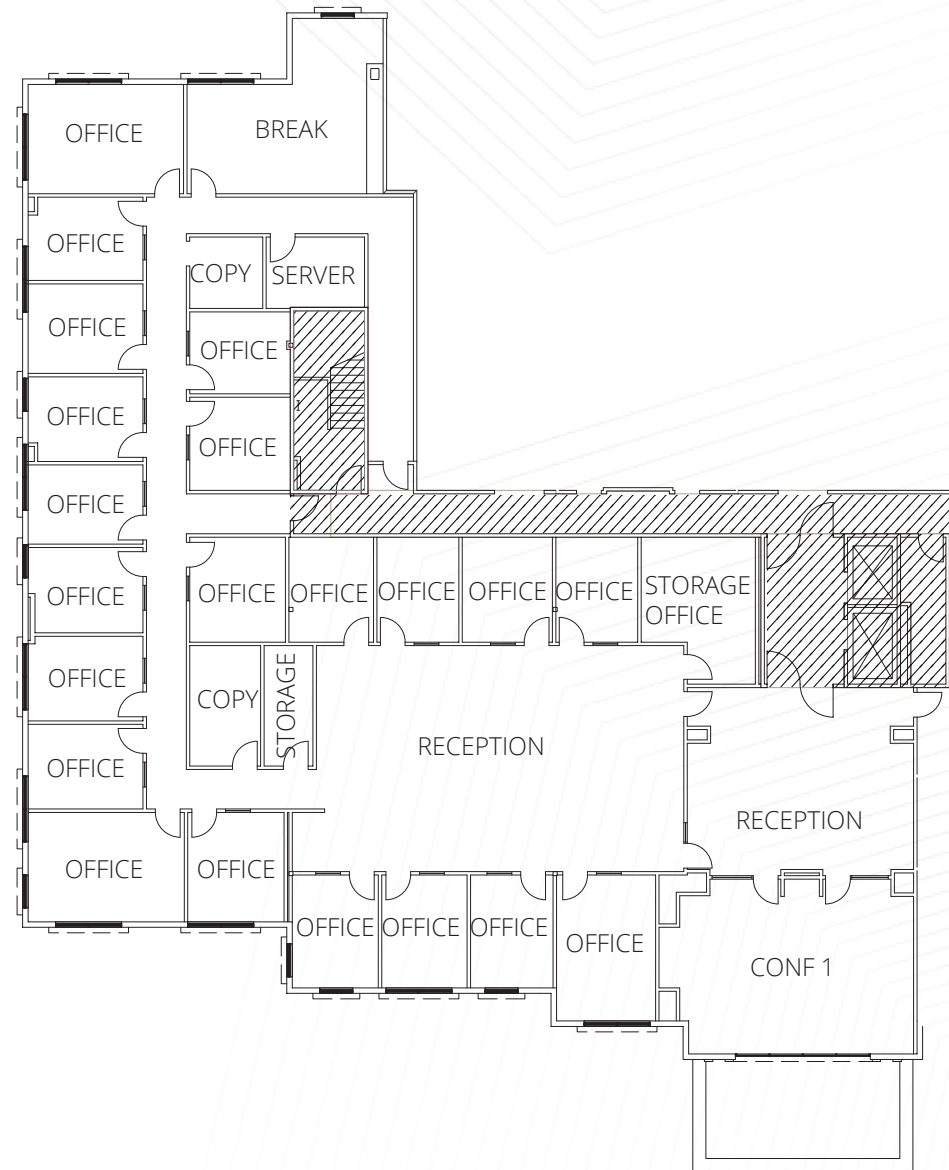
8,892 rsf / 7,647 usf

Lease rate: \$2.85/sf MG

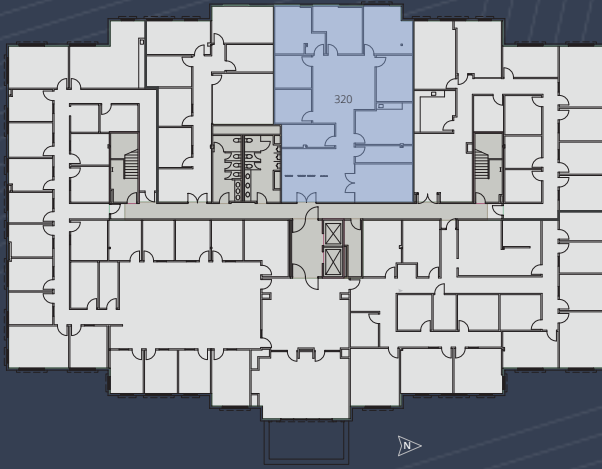
Available 9/1/2026

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FOR LEASE

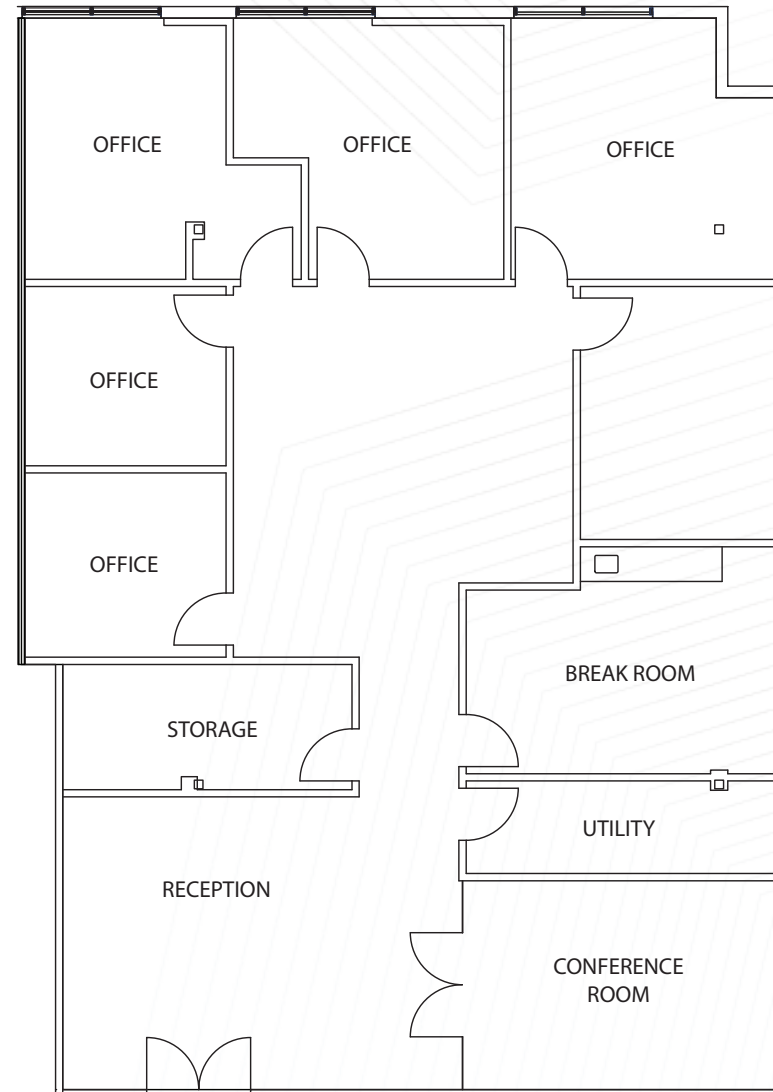


**8945 // SUITE 320**

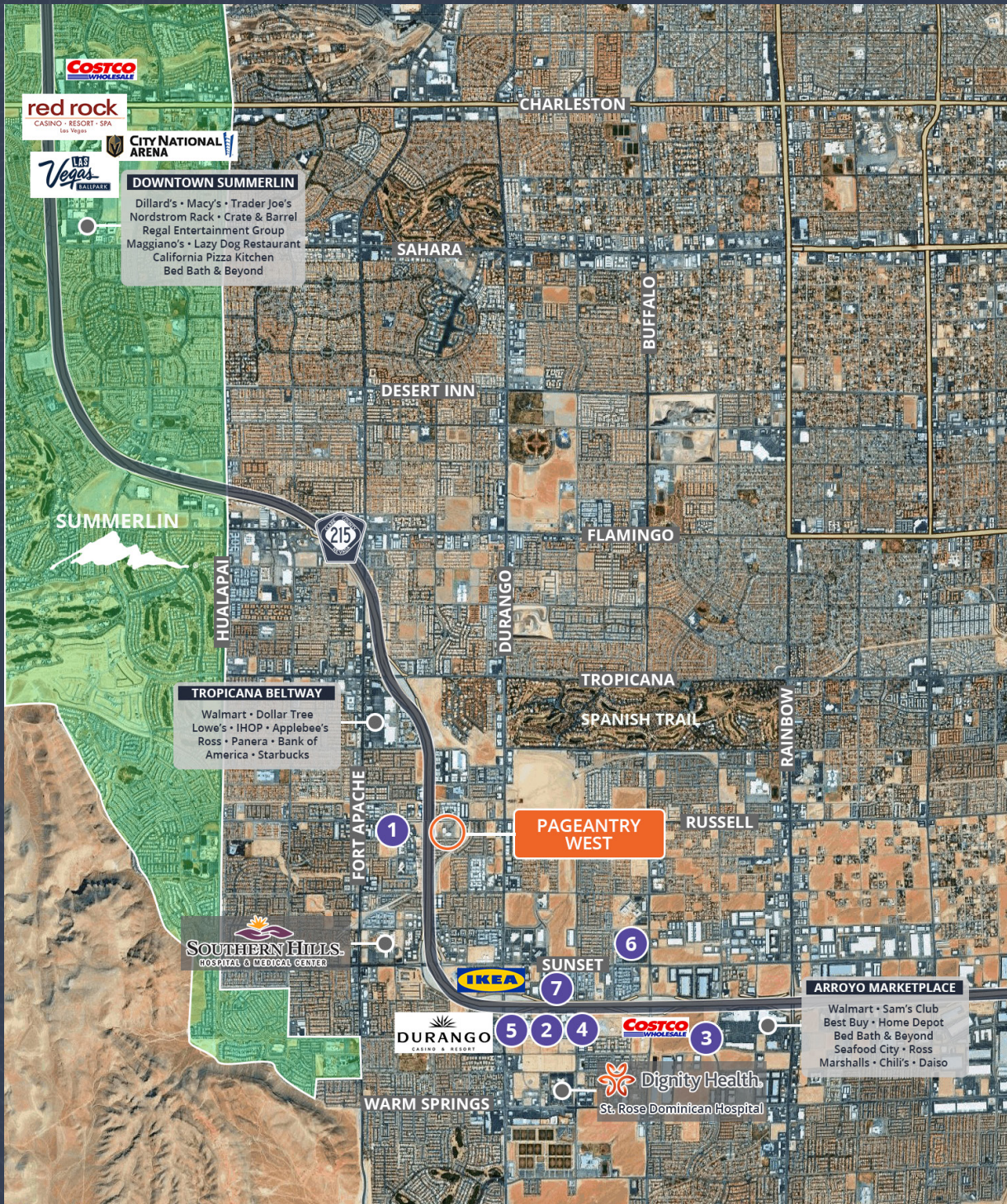
3,039 rsf / 2,613 usf  
Lease rate: \$2.85/sf MG  
Available 6/1/2026

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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