

## CLASS A OFFICE FOR SALE

# Desert Canyon

## BUSINESS PARK

SOUTHWEST CORNER OF I-215 FRONTAGE ROAD & RUSSELL ROAD

### SPECIFICATIONS

LOCATION	215 "Beltway" and Russell Road
MUNICIPALITY   ZONING   PARCEL NUMBER	Clark County   C-2   163-32-111-001
SIGNAGE	Building Signage for Large Tenants
OCCUPANCY	9127 – Ready for Improvements
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Prime medical address adjacent to Southern Hills Hospital</li><li>• Home to Nigro Development, Beazer Homes, Lovitt &amp; Touche Insurance, and the Bank of George</li><li>• Freeway visibility and Building Signage Possibilities</li><li>• Sophisticated and unique desert architecture and landscaping designs</li></ul>

### 9127 W. RUSSELL ROAD - BUY ME! BUY ME!

SUITE 100	7,033 +/- RSF - \$200/RSF Suite is 6,354 +/- USF located directly off lobby on the 1 <sup>st</sup> floor of the building. Suite has great windows on 3 sides. 1 building sign with the purchase of this suite.
SUITE 101	7,033 +/- RSF - \$200/RSF Suite is 6,354 +/- USF located directly off lobby on the 1 <sup>st</sup> floor of the building. Suite has great windows on 3 sides. 1 building sign with the purchase of this suite.
SUITES 100 AND 101	14,066 +/- RSF - \$195/RSF Suite is 12,707 +/- USF located directly off lobby on the 1 <sup>st</sup> floor of the building. Suite has great windows surrounding the suite. 2 building signs with the purchase of this suite.
SUITE 200	7,592 +/- RSF - \$200/RSF Suite is 6,859 +/- USF located directly off lobby on the 2 <sup>nd</sup> floor of the building. Suite has great windows on 3 sides. 1 building sign with the purchase of this suite.
SUITE 201	7,592 +/- RSF - \$200/RSF Suite is 6,859 +/- USF located directly off lobby on the 2 <sup>nd</sup> floor of the building. Suite has great windows on 3 sides. 1 building sign with the purchase of this suite.
SUITES 200 AND 201	15,183 +/- RSF - \$195/RSF Suite is 13,717 +/- USF located directly off lobby on the 1 <sup>st</sup> floor of the building. Suite has great windows surrounding the suite. 2 building signs with the purchase of this suite.
ENTIRE BUILDING	29,250 +/- RSF - \$190/RSF Suite is 26,424 +/- USF common area is complete with multi-stall restroom on both floors. HVAC is on the shell. 4 building signs with the purchase of the building.



For more information on leasing contact  
Soozi Jones Walker, CCIM, SIOR, or Bobbi Miracle, CCIM at:

Commercial Executives  
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## BUILDING 8

TOTAL FLOOR AREA 29,250 SQFT.  
GROSS LEASEABLE AREA 26,424 SQFT.

### FIRST FLOOR 14,625 SQFT.

COMMON AREA	1,918 SQFT.
LOBBY	563 SQFT.
TOILET ROOMS	345 SQFT.
ELEVATOR SHAFT	53 SQFT.
STAIR #1	198 SQFT.
STAIR #2 INCL. VEST. #1	246 SQFT.
STAIR #3 INCL. VEST. #2	246 SQFT.
ELECTRICAL ROOM	136 SQFT.
FIRE RISER ROOM	38 SQFT.
EQUIP. ROOM	93 SQFT.

LEASE SPACE	
OFFICE SPACE #1	12,707 SQFT.

### SECOND FLOOR 14,625 SQFT.

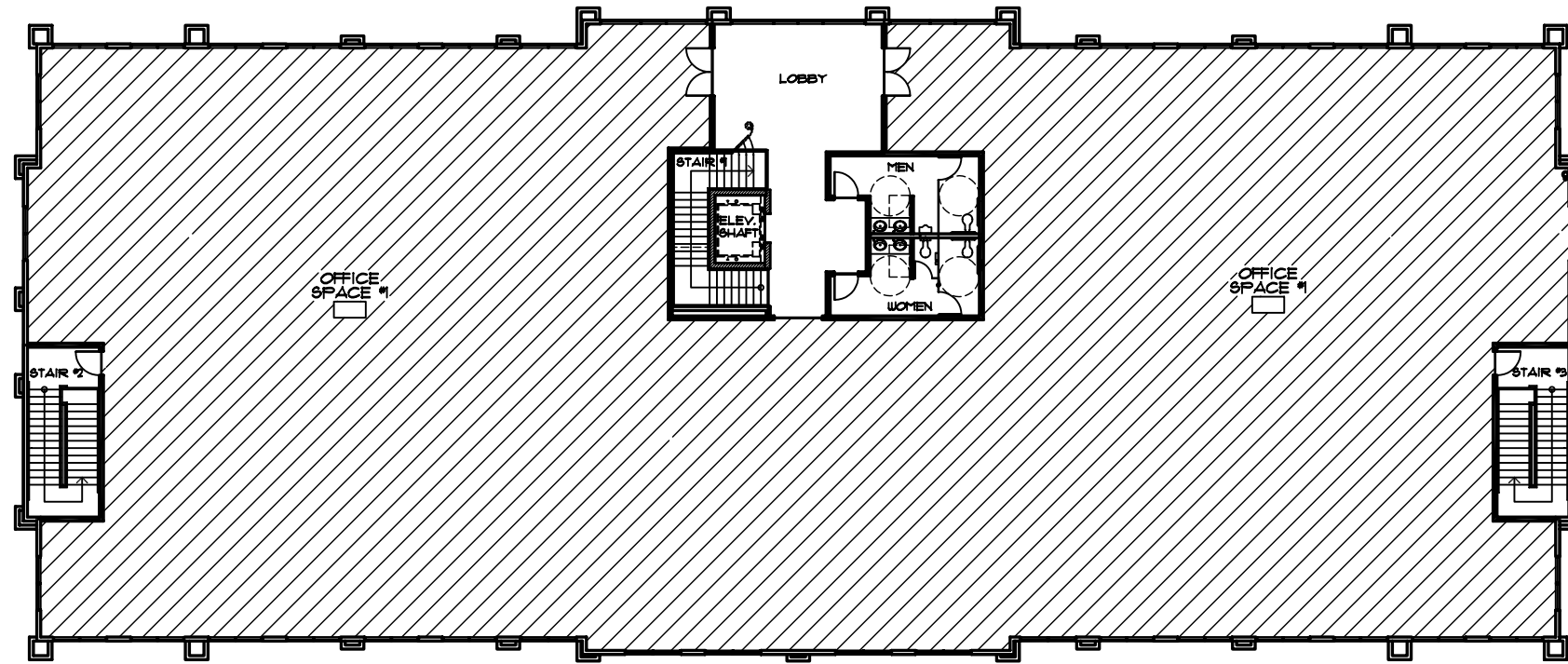
COMMON AREA	908 SQFT.
LOBBY	563 SQFT.
TOILET ROOMS	345 SQFT.

LEASE SPACE	
OFFICE SPACE #2	13,717 SQFT.

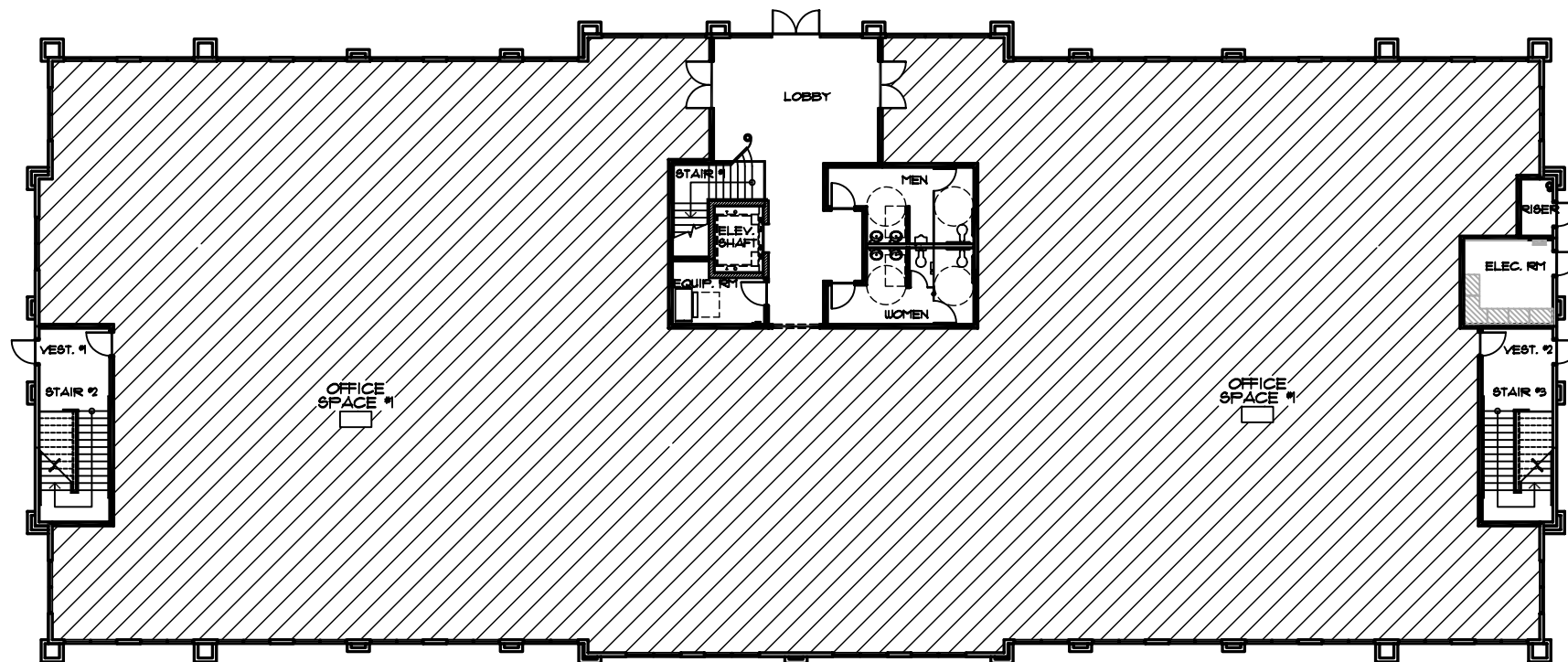
SHAFT AREAS (NOT INCLUDED IN 2nd FLOOR CALC)	675 SQFT.
STAIR #1	198 SQFT.
STAIR #2	212 SQFT.
STAIR #3	212 SQFT.
ELEVATOR SHAFT	53 SQFT.

METHOD OF CALCULATION:  
EXTERIOR FACE OF EXTERIOR WALLS  
CENTER OF T.I./ COMMON WALLS  
CENTER OF T.I./ T.I. WALLS

2-STORY CLEAR AREA (STAIRS, SHAFTS, ETC. ARE ONLY COUNTED ON 1st FLOOR)



2 SECOND FLOOR PLAN BUILDING #8  
SCALE: 1/8" = 1'-0"  
NORTH



2 FIRST FLOOR PLAN BUILDING #8  
SCALE: 1/8" = 1'-0"  
NORTH

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COLUMBO RD.  
LAS VEGAS, NEVADA

sheet title •  
**BUILDING #8 FLOOR PLAN LEASING EXHIBIT**

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