

NOW AVAILABLE

THE GRAMERCY

9205 & 9275 W. RUSSELL ROAD, LAS VEGAS NV

FOR LEASE

\$2.30-\$2.50/SF/MO, MG



FOR MORE INFORMATION PLEASE CONTACT: **Brad Peterson, SIOR** // Senior Vice President // 702.369.4809 // brad.peterson@cbre.com // www.cbre.com/lasvegas

CBRE

THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE
FOR LEASE
\$2.30–\$2.50/SF/MO, MG

THE GRAMERCY IS A CLASS A MIXED USE PROJECT CONSISTING OF APPROXIMATELY 200,000 RENTABLE SQUARE FEET OF EXISTING OFFICE AND RETAIL SPACE. CONVENIENTLY LOCATED ALONG THE I-215 BELTWAY ON RUSSELL RD., THE PROPERTY HAS IMMEDIATE ACCESS AND EXCELLENT FREEWAY VISIBILITY. LOCATED WITHIN 15-20 MINUTES OF DOWNTOWN LAS VEGAS, GREEN VALLEY, SUMMERLIN AND MCCARRAN INTERNATIONAL AIRPORT.

PROPERTY HIGHLIGHTS

- Build to Suit opportunities available
- Suites from 1,300 SF – 40,378 SF
- Lease rate of \$2.30–\$2.50/SF/month, Modified Gross
- Comprised of two (2) Four-story buildings
- Onsite amenities to include a coffee shop, dining, personal services and fitness facilities
- Conveniently located on Russell just West of the I-215 Beltway
- Excellent views of the Las Vegas Strip and surrounding mountains
- Building, roof top and 90 foot monument signage available
- Surface and two Levels of subterranean parking with an overall ratio of 5:1000 USF
- Ideal for small and large office users
- Part of a 20 Acre Master Planned Mixed Use Development which includes 160 residences



THE GRAMERCY

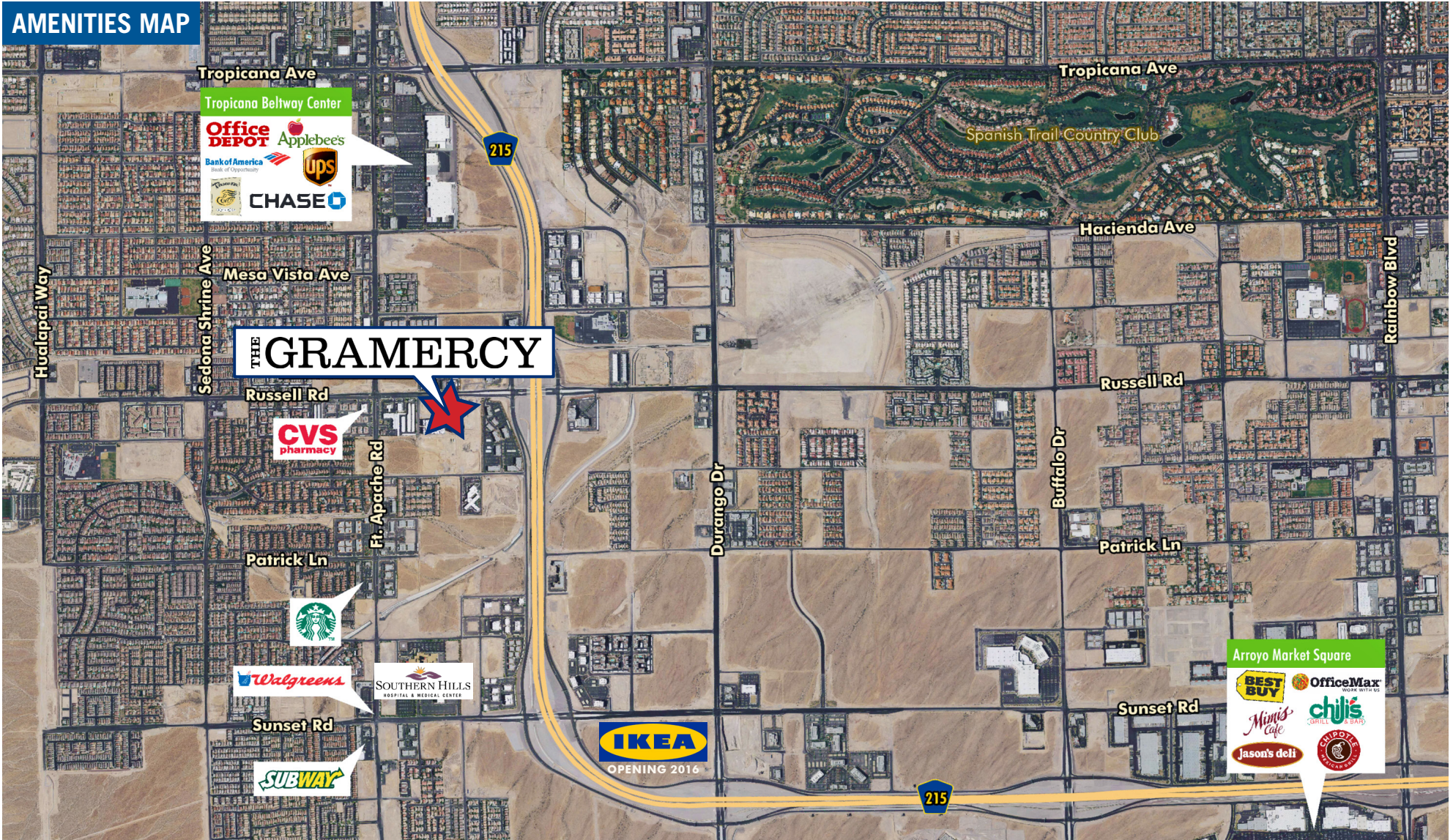
RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE

FOR LEASE

\$2.30-\$2.50/SF/MO, MG

AMENITIES MAP



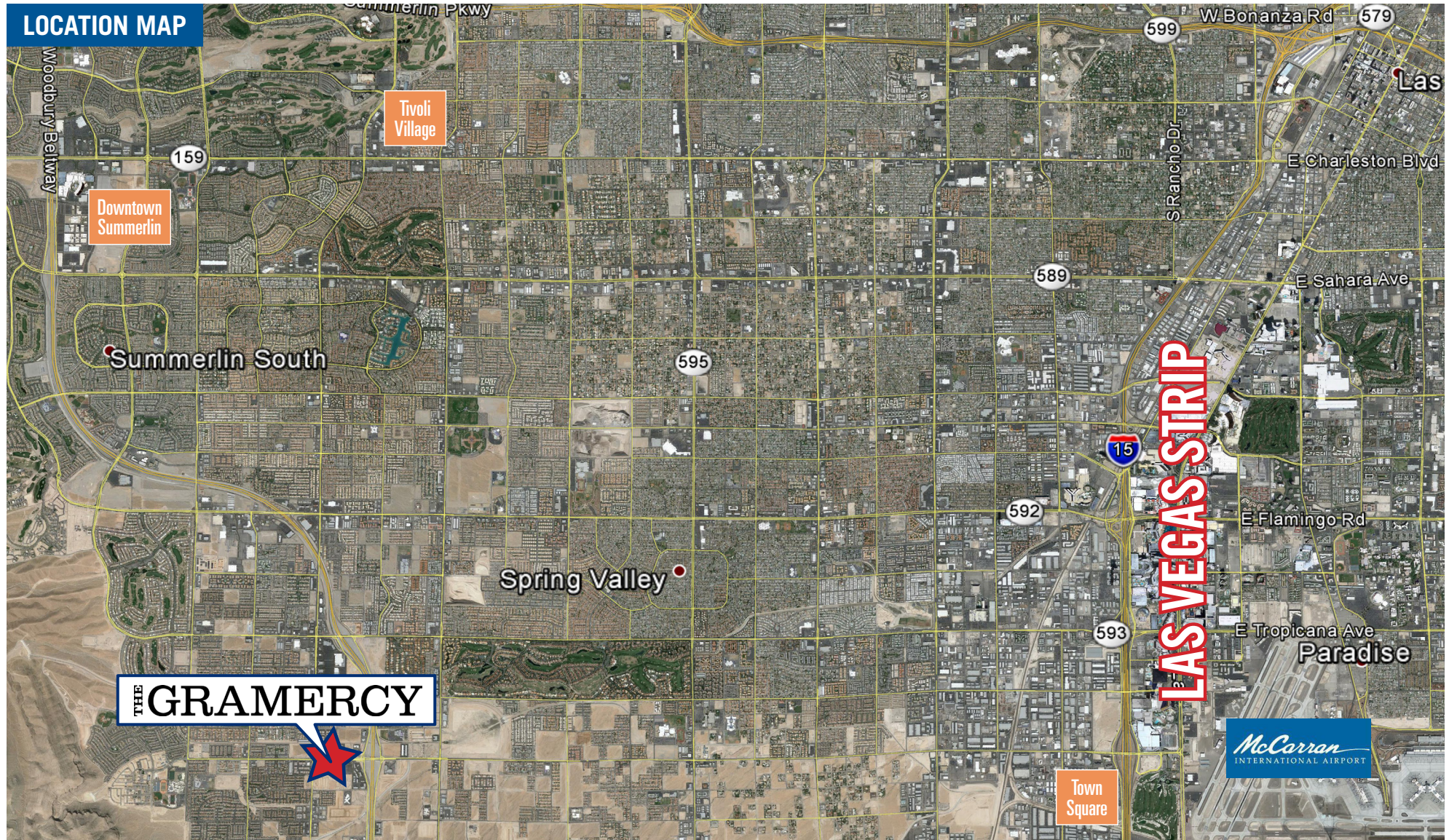
THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE

FOR LEASE

\$2.30-\$2.50/SF/MO, MG



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE

FOR LEASE

\$2.30-\$2.50/SF/MO, MG



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE

THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE

FOR LEASE

\$2.30-\$2.50/SF/MO, MG



THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE

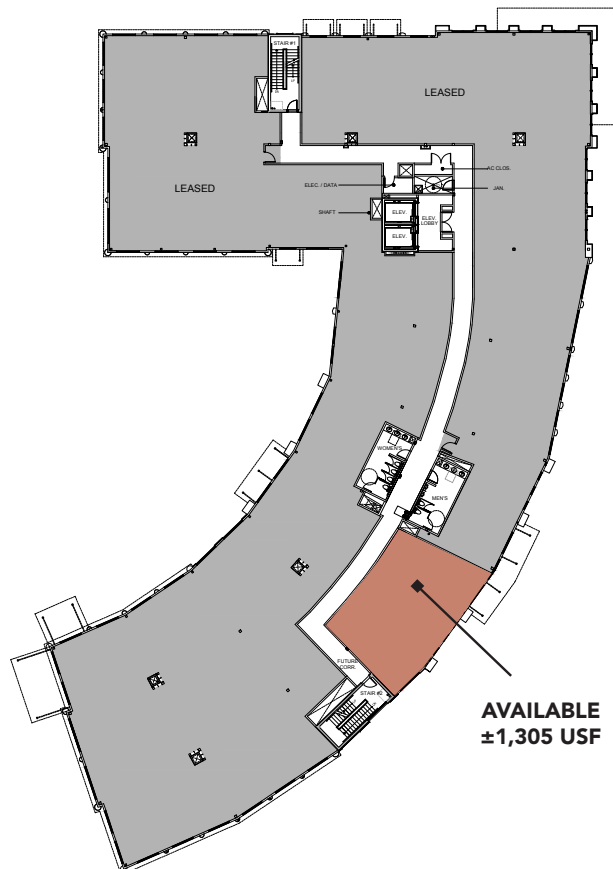
FOR LEASE

\$2.30-\$2.50/SF/MO, MG

BUILDING 3 - 9205

LEVEL 2 - MULTI TENANT FLOOR PLATE

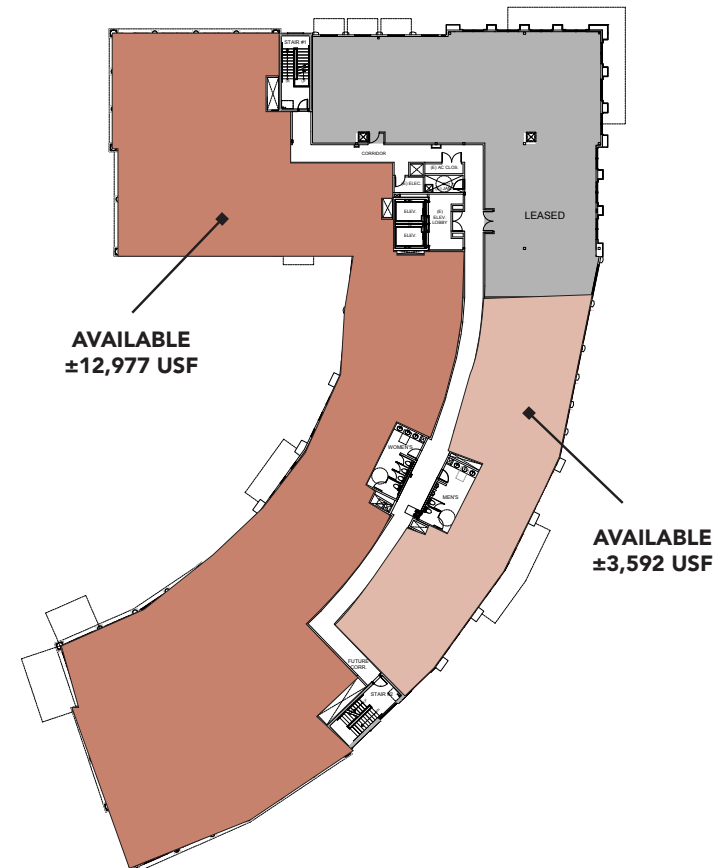
TOTAL AVAILABLE // ±1,305 USF



BUILDING 3 - 9205

LEVEL 3 - MULTI TENANT FLOOR PLATE

TOTAL AVAILABLE // ±16,569 USF



FOR MORE INFORMATION PLEASE CONTACT: **Brad Peterson, SIOR** // Senior Vice President // 702.369.4809 // brad.peterson@cbre.com // www.cbre.com/lasvegas

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE

THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

NOW AVAILABLE

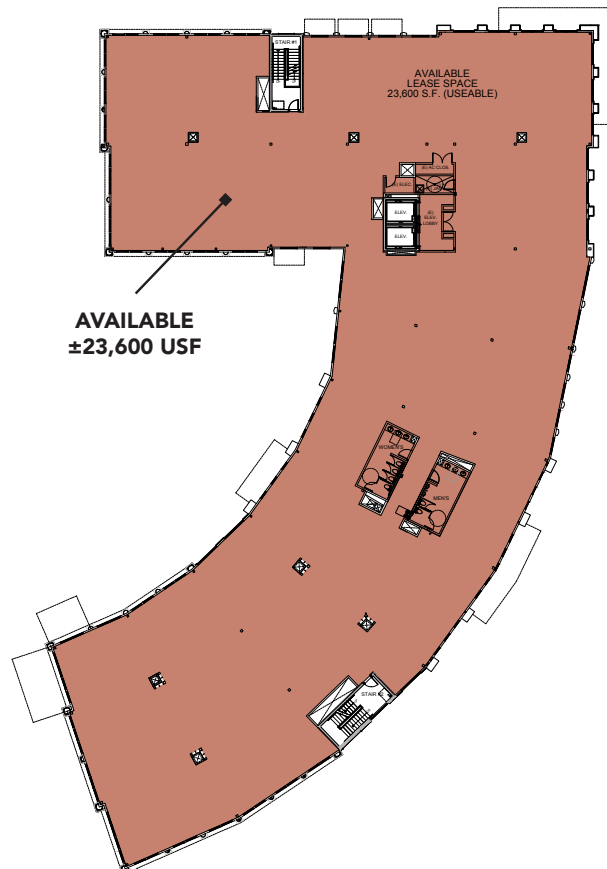
FOR LEASE

\$2.30-\$2.50/SF/MO, MG

BUILDING 3 - 9205

LEVEL 4 - SINGLE TENANT FLOOR PLATE

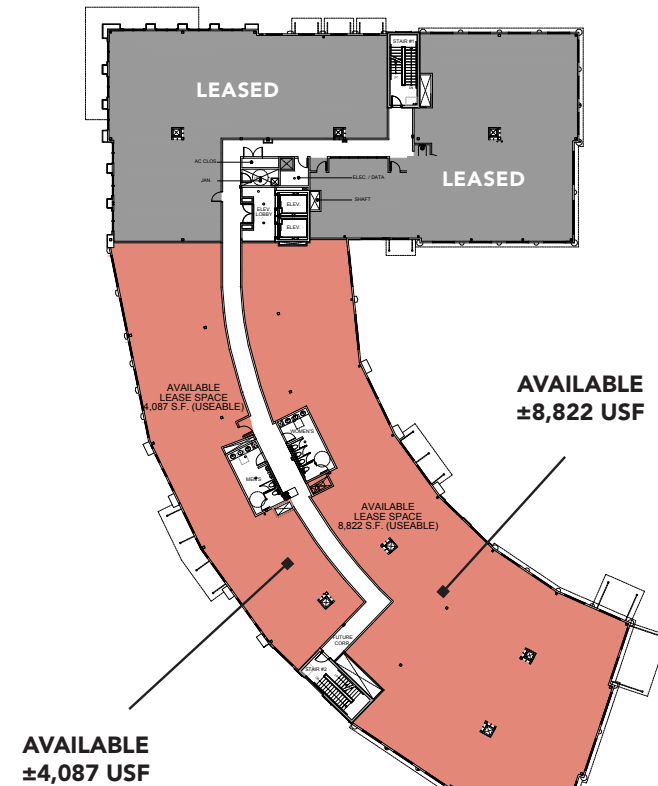
TOTAL AVAILABLE // $\pm 23,600$ USF



BUILDING 2 - 9275

LEVEL 2 - MULTI TENANT FLOOR PLATE

TOTAL AVAILABLE // $\pm 13,980$ USF



FOR MORE INFORMATION PLEASE CONTACT: **Brad Peterson, SIOR** // Senior Vice President // 702.369.4809 // brad.peterson@cbre.com // www.cbre.com/lasvegas

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE

THE GRAMERCY

RUSSELL ROAD & 1-215 BELTWAY

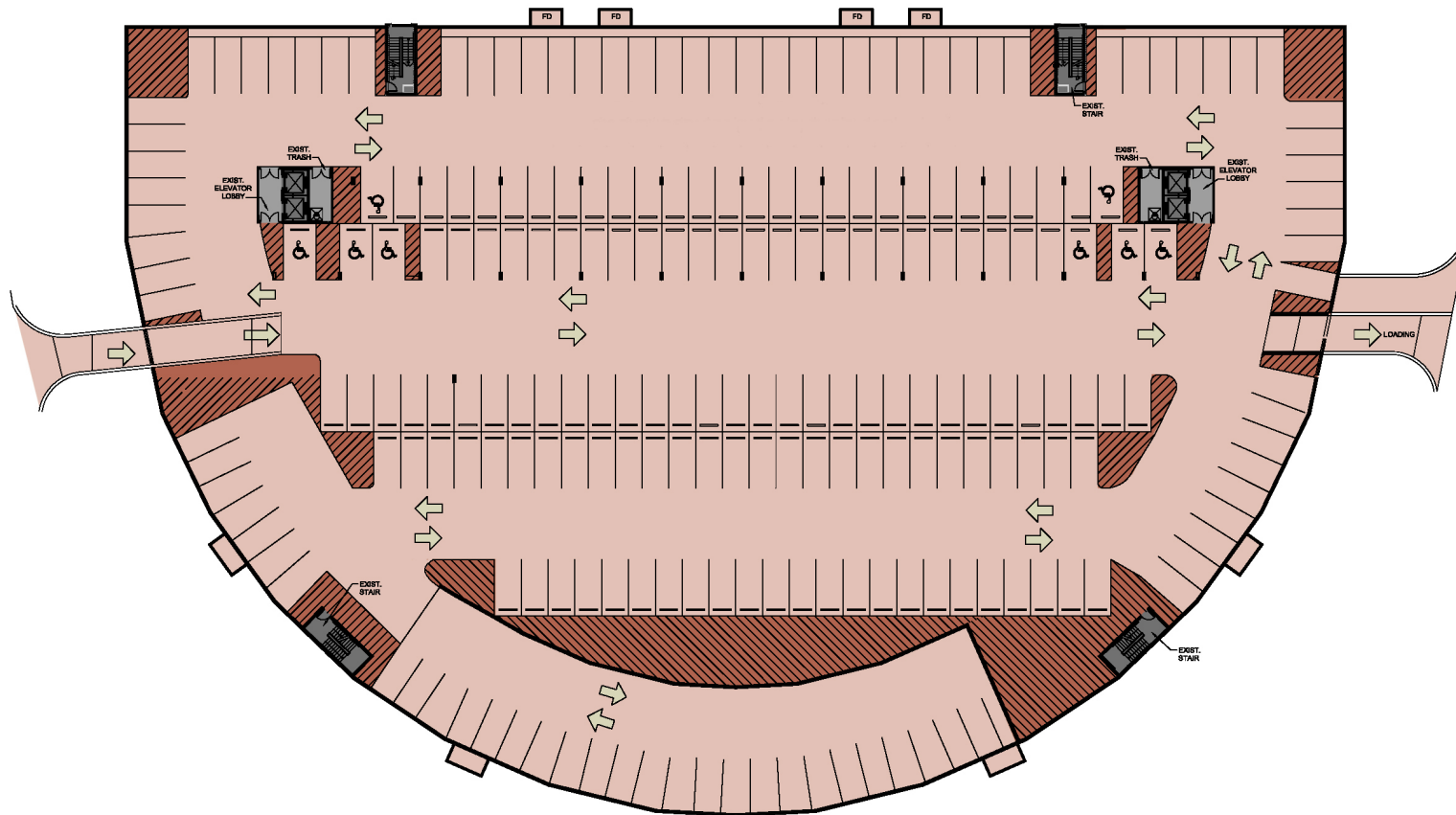
NOW AVAILABLE

FOR LEASE

\$2.30-\$2.50/SF/MO, MG

BUILDING 2 & 3 PARKING STRUCTURE

TWO LEVELS OF SUBTERRANEAN PARKING WITH A TOTAL OF 451 SPACES



FOR MORE INFORMATION PLEASE CONTACT: **Brad Peterson, SIOR** // Senior Vice President // 702.369.4809 // brad.peterson@cbre.com // www.cbre.com/lasvegas

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE