

NOW AVAILABLE

THE GRAMERCY

9205 & 9275 W. RUSSELL ROAD, LAS VEGAS NV

FOR LEASE

\$2.75/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 & I-215 BELTWAY

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FOR LEASE

\$2.75/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

- **ONE SUITE LEFT ±1,584 RSF**
- Suite offers fabulous Strip Views
- Lease rate of \$2.60/SF/month, Modified Gross
- On-site amenities to include a coffee bar, several dining options as well as personal services and fitness facilities
- Conveniently located on Russell just West of the I-215 Beltway
- Surface and two levels of subterranean parking with an overall ratio of 5:1000 USF
- Part of a 20 Acre Master Planned Mixed Use Development which includes 160 residences
- On-site dining includes: The Cuppa Coffee Bar, DW Bistro, Pinches Tacos, Kitchen Table, Squared, and Portion Control



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AMENITIES MAP



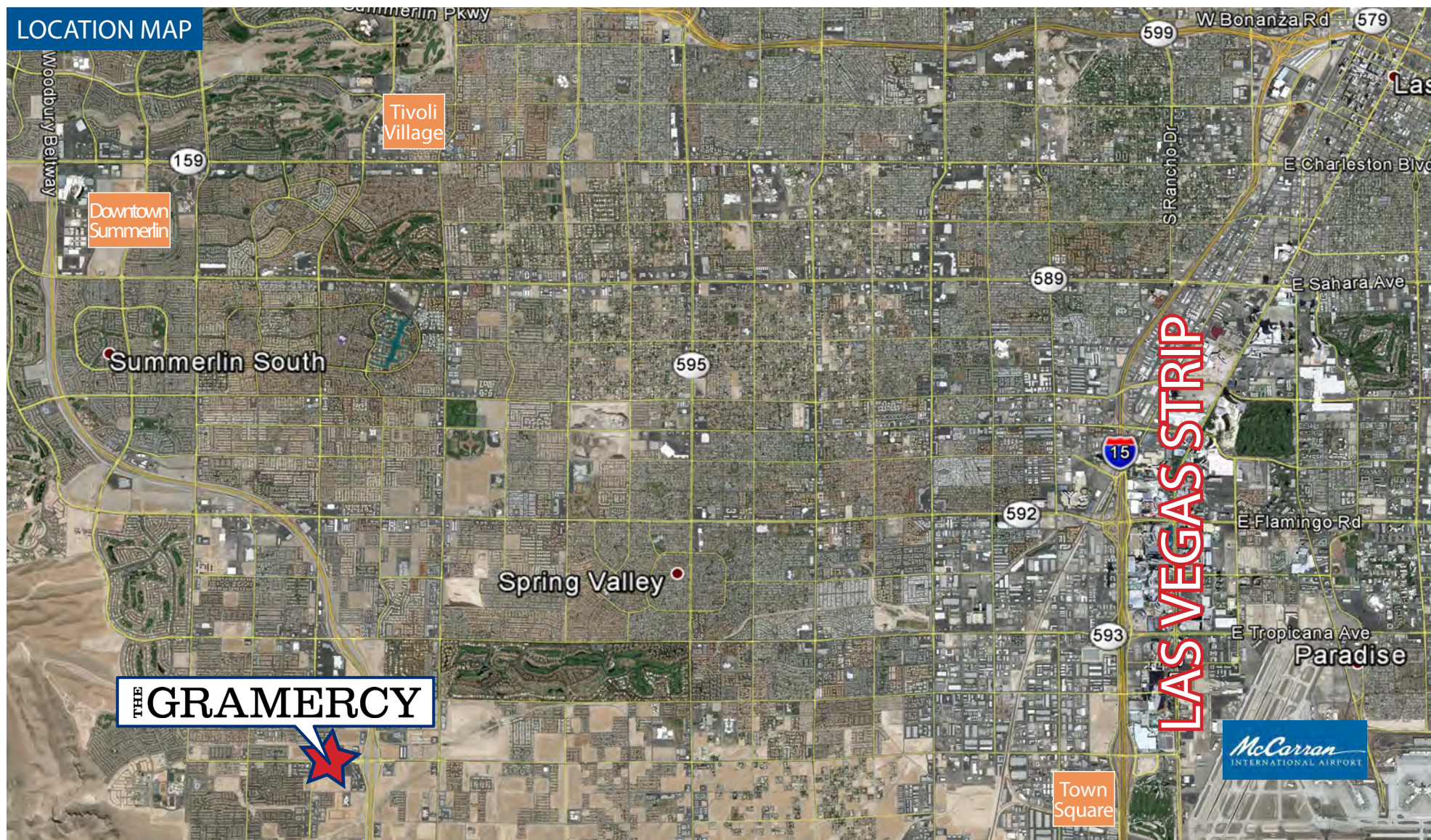
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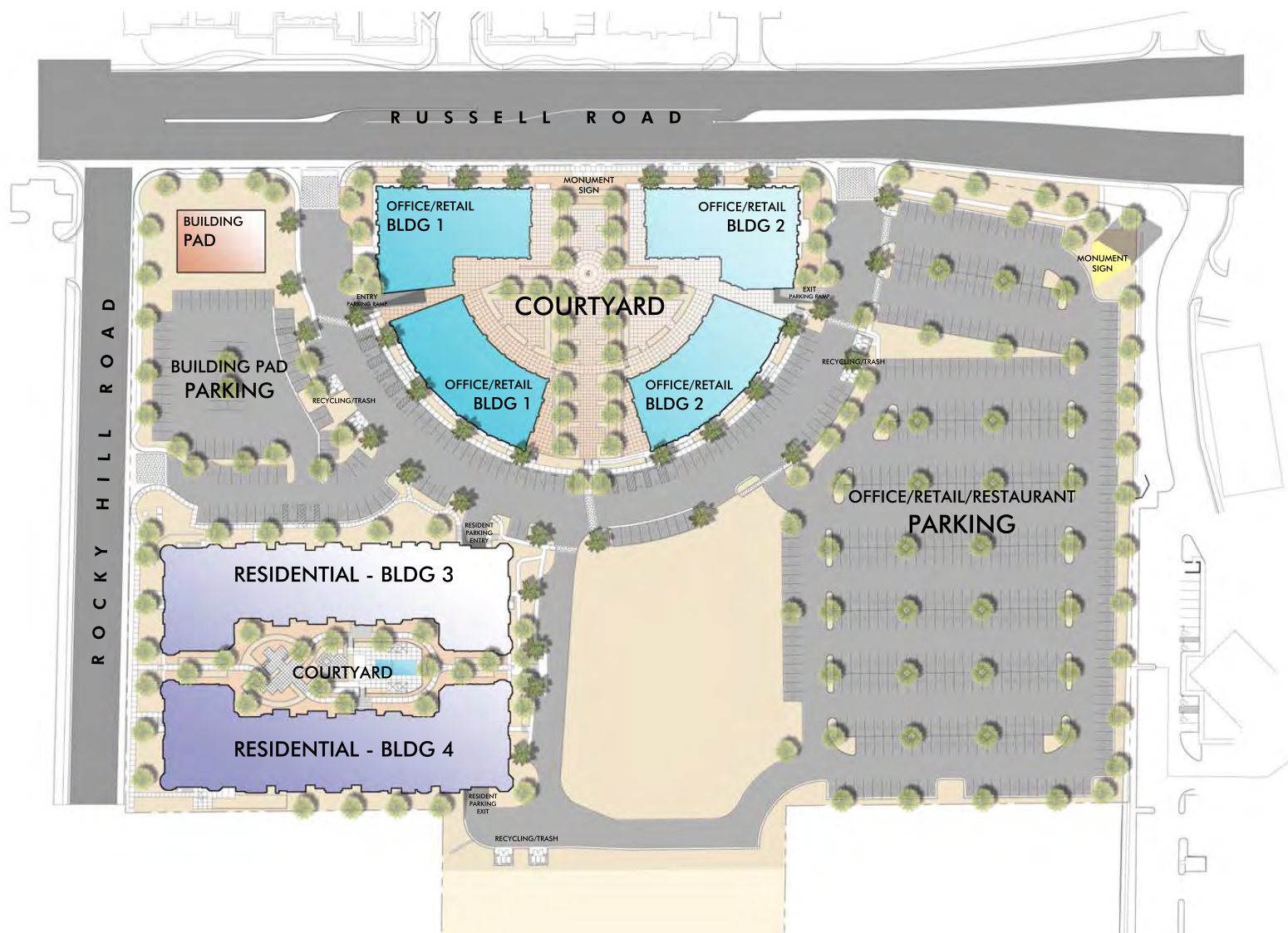
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BUILDING 3 - 9205

LEVEL 3 - MULTI TENANT FLOOR PLATE



ONE SUITE LEFT!



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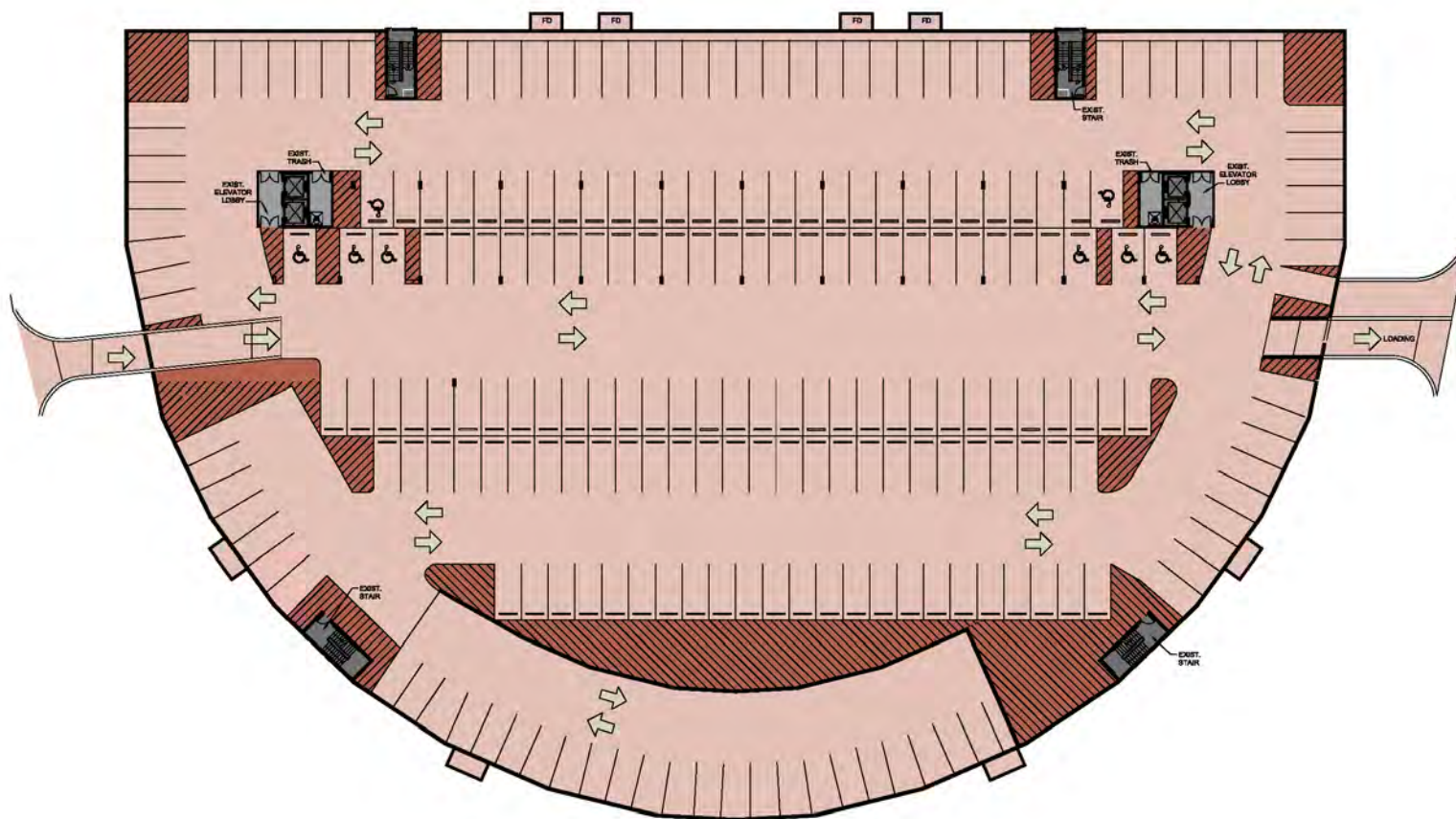
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BUILDING 2 & 3 PARKING STRUCTURE

TWO LEVELS OF SUBTERRANEAN PARKING WITH A TOTAL OF 451 SPACES



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