

DISCOVERY GATEWAY PARK

9 / 23 UNITS - AVAILABLE FOR SALE OR LEASE
OFFICE & INDUSTRIAL BUSINESS CONDOMINIUMS

summerlin area of las vegas, nevada



8820 - 8840 W. RUSSELL ROAD • LAS VEGAS, NV 89148



Russell Road

Site Plan 
Not To Scale

 Leased or Sold

8820 W. Russell Road, Las Vegas, NV 89148

SUITE	TOTAL SF	1ST FLOOR OFFICE SF	2ND FLOOR OFFICE SF	TOTAL OFFICE SF	WAREHOUSE SF	PARKING	STATUS
100	3,227	1,537	1,529	3,227	0	13	AVAILABLE
105	3,227	1,537	1,529	3,227	0	12	AVAILABLE
110	4,075	1,276	1,134	2,410	1,477	10	LEASED
115	2,280	763	602	1,365	767	7	LEASED
120	2,769	899	778	1,677	926	8	AVAILABLE
125	3,187	1,047	895	1,942	1,104	9	AVAILABLE
130	3,536	1,160	1,008	2,168	1,201	10	LEASED
135	3,562	1,160	1,008	2,168	1,221	10	LEASED
140	3,181	1,047	895	1,942	1,104	9	LEASED
145	2,775	899	778	1,677	926	8	LEASED
150	2,274	763	602	1,365	767	7	LEASED
155	4,076	1,276	1,134	2,410	1,477	11	LEASED
160	4,539	1,440	1,291	2,731	1,657	12	LEASED

TOTAL SF: 42,708
OCCUPIED 63%

8840 W. Russell Road, Las Vegas, NV 89148

SUITE	TOTAL SF	1ST FLOOR OFFICE SF	2ND FLOOR OFFICE SF	TOTAL OFFICE SF	WAREHOUSE SF	PARKING	STATUS
200	3,723	1,779	1,771	3723	0	13	SOLD
205	3,723	1,779	1,771	3723	0	13	SOLD
210	5,029	1,373	1,247	2620	2,194	12	SOLD
215	4,996	1,360	1,247	2607	2,179	12	SOLD
220	5,002	1,360	1,247	2607	2,179	12	SOLD
225	4,942	1,364	1,247	2611	2,121	12	AVAILABLE
230	4,921	1,364	1,247	2611	2,094	12	AVAILABLE
235	5,002	1,360	1,247	2607	2,179	12	AVAILABLE
240	4,996	1,360	1,247	2607	2,179	12	AVAILABLE
245	5,040	1,369	1,256	2625	2,194	12	AVAILABLE

TOTAL SF: 47,374
OCCUPIED: 47%

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Project Features:

- 2 Front Units 100% Office Area
- 7 Units Office + Warehouse Area
- Units available from 2,300 - 25,000 Sq. Ft.
- All units feature 24' min clear heights
- Dock-high and ground-level loading
- Office area on both ground level and second floor
- Panoramic views of the Las Vegas Strip
- Extensive floor to ceiling window lines
- Private second floor balconies / stainless steel railing
- State-of-the-art structural design
- Dual pane glass systems
- Metal Deck Roof

Contact Owner Directly:

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