

207,292 SF

CLASS A OFFICE BUILDING  
IN DOWNTOWN SUMMERLIN

ONE  
SUMMERLIN®

1980 FESTIVAL PLAZA DR  
LAS VEGAS | NV 89135



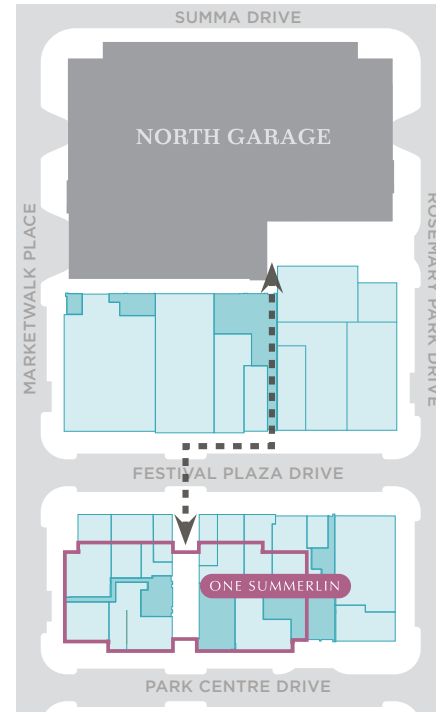
Howard Hughes

CUSHMAN &  
WAKEFIELD



WHERE BUSINESS MEETS **THE BREATHTAKING**

Your premier office destination located in the heart of Downtown Summerlin. One Summerlin is a 9-story, Class-A office building comprised of approximately 207,292 SF, sitting atop a wide variety of curated, ground-level retail amenities. Here, the lines between work and play are beautifully blurred.



## NEARBY AMENITIES

- 1 Bonanno's New York Pizzeria
- 2 California Pizza Kitchen
- 3 Capriotti's Sandwich Shop
- 4 Crazy Pita Rotisserie and Grill
- 5 Earl of Sandwich
- 6 Fine Company
- 7 Five Guys Burgers & Fries
- 8 Frankie's Uptown
- 9 Grape Street Cafe & Wine Bar
- 10 Harlo Steakhouse & Bar
- 11 JING
- 12 La Neta Cocina Y Lounge
- 13 Lazy Dog Restaurant & Bar
- 14 Maggiano's Little Italy
- 15 Makers & Finders
- 16 Mothership Coffee Roasters
- 17 Panda Express
- 18 Pieology Pizzeria
- 19 Public School 702
- 20 Shake Shack
- 21 SkinnyFATS
- 22 Starbucks
- 23 Sushi Loca
- 24 The Bagel Nook
- 25 True Food Kitchen

# A BUSINESS HUB WITH PANORAMIC INSPIRATION

Designed with expansive 25,000+ SF floor plates, One Summerlin provides an environment that fosters collaboration within a unified space. The building's sleek exterior introduces state-of-the-art design to the vibrant community skyline. An abundance of natural light further amplifies the building's appeal, providing tenants with 360-degree panoramic mountain and strip views.



207,292 SF  
CLASS A OFFICE BUILDING



LEED SILVER-CERTIFIED



DIRECT ACCESS TO THE I-215  
BELTWAY VIA W CHARLESTON  
BLVD AND W SAHARA AVE



3.5:1000  
PARKING RATIO



RESERVED, COVERED  
PARKING IN MULTI-LEVEL  
GARAGE



AMPLE SURFACE AND  
CUSTOMER PARKING



SUSTAINABLE BUILDING  
PRACTICES INTEGRATED  
THROUGHOUT



ENERGY-EFFICIENT  
AIR CONDITIONING



HVAC: MERV 8 FILTERS



LEASING RATES STARTING  
AT \$4.15-\$4.30/RSF/MO FSG

# WHERE YOU WORK IS THE ULTIMATE PERK

## HOWARD HUGHES DIFFERENCE

- Exclusive Tenant Appreciation Events
- Tenant Surprise & Delights
- Exclusive Office Tenant SMS Text Perk Program
- Office Beat Newsletters
- Personalized Offers & Giveaways
- Vast Social Media Network & Digital Opportunities
- And More!

## DOWNTOWN SUMMERLIN VIP CONCIERGE SERVICES

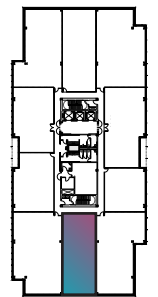
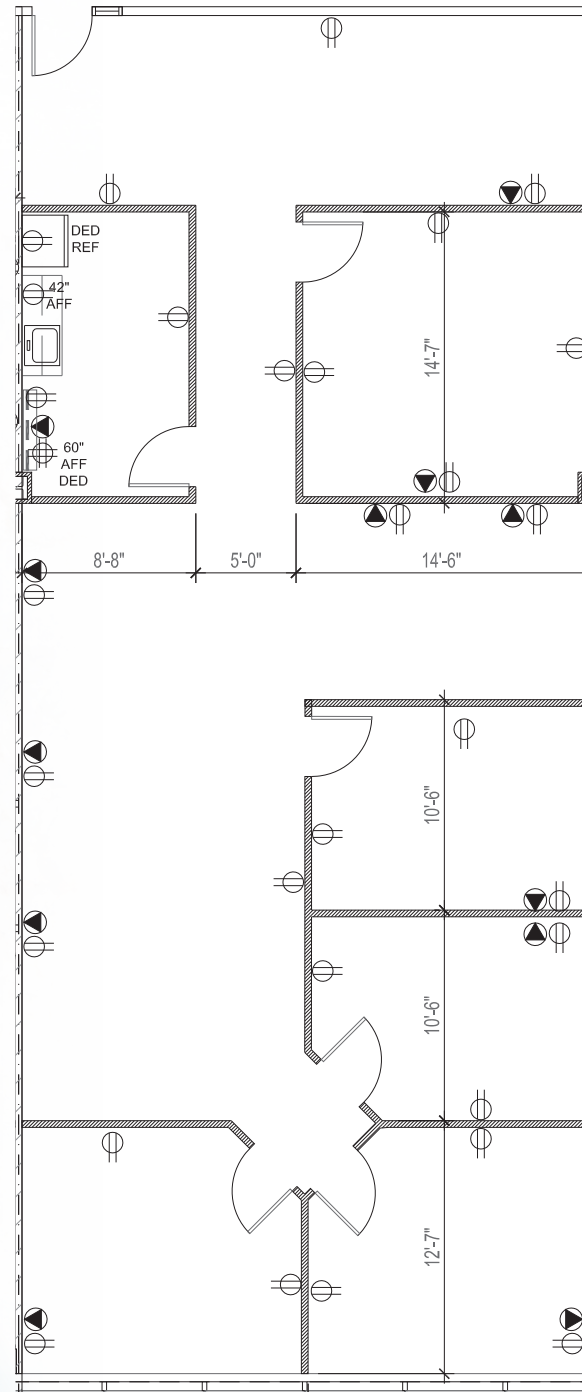
- Trained Hospitality Professionals
- Restaurant Reservations
- Directions and Maps
- Transportation



# SUITE 425

2,363 RSF

- Off Lobby Entrance
- Reception Area
- Conference Room
- 4 Private Offices
- Break/Copy Room
- Open Bullpen Area

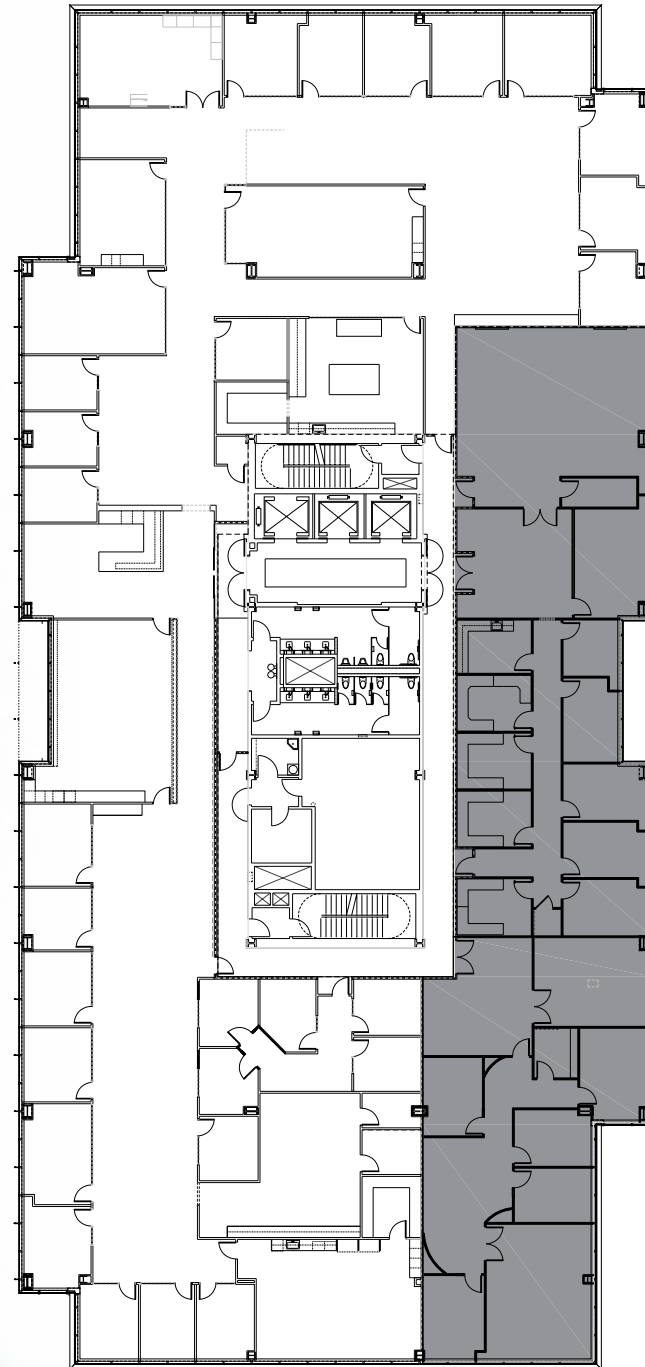


# SUITE

# 500

OPTION A  
18,347 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- 7 Conference Rooms
- 25 Private Offices
- Plans room
- IT Room
- Break Room
- Copy Room
- Storage Room
- 2 Small Open Bullpen Areas

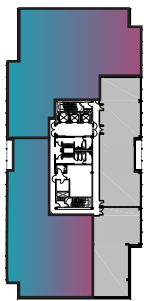
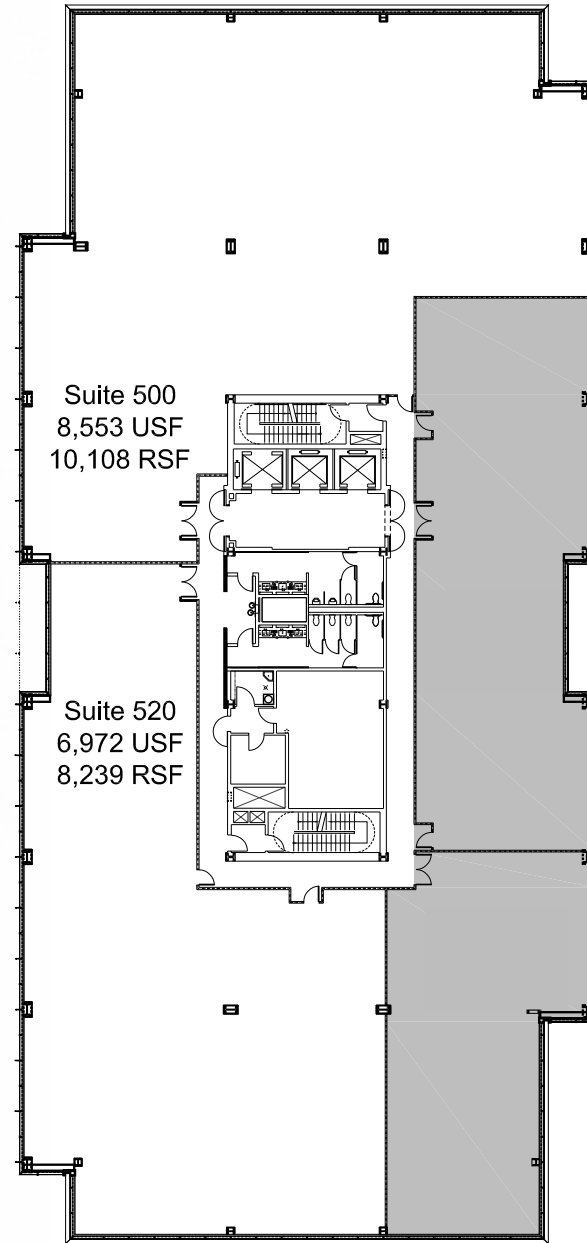


# SUITE

# 500/520

OPTION B

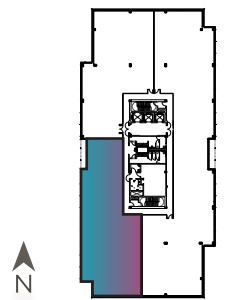
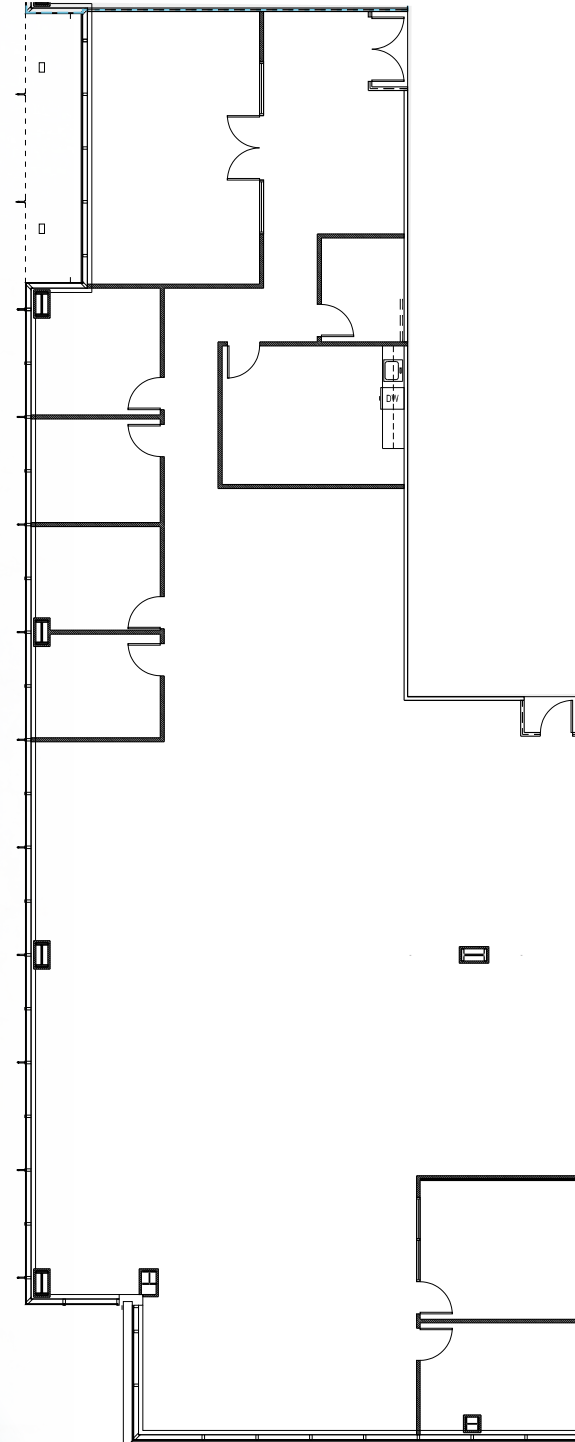
10,108 RSF / 8,239 RSF



# SUITE 810

6,660 RSF

- Available 12/1/2024
- Reception Area
- Conference Room
- 6 Private Offices
- Break Room
- Storage Room
- Open Bullpen Area





# IT'S ALL HAPPENING HERE IN SUMMERLIN

From the simple to the spectacular, Summerlin has it covered. Shopping. Dining. Entertainment. Pro-Sports. Open Spaces. All just steps away from the office.

- 3 Class A Towers
- 35+ Eateries
- 100+ National and Local Retailers
- 2 Professional Sports Facilities
- 10 Golf Courses
- 3 Resorts in Summerlin: Red Rock Casino, Resort & Spa, Element by Westin, & JW Marriott
- 26 Public and Private Schools
- 300+ Village and Neighborhood Parks



**DOWNTOWN SUMMERLIN**  
1.4MM SF Retail  
Dining and Entertainment

**1700 PAVILION**  
Class-A Office 265,898 SF

**CITY NATIONAL ARENA**  
Home to the NHL  
Vegas Golden Knights

**TANAGER**  
Luxury Multi-Family  
267 units

**ONE SUMMERLIN**  
Class-A Office  
207,292 SF

**LAS VEGAS BALLPARK**  
Home to the Triple A MLB  
Las Vegas Aviators

**TWO SUMMERLIN**  
Class-A Office  
147,139 SF

**TANAGER ECHO**  
Luxury Multi-Family  
295 units

**RED ROCK RESORT**

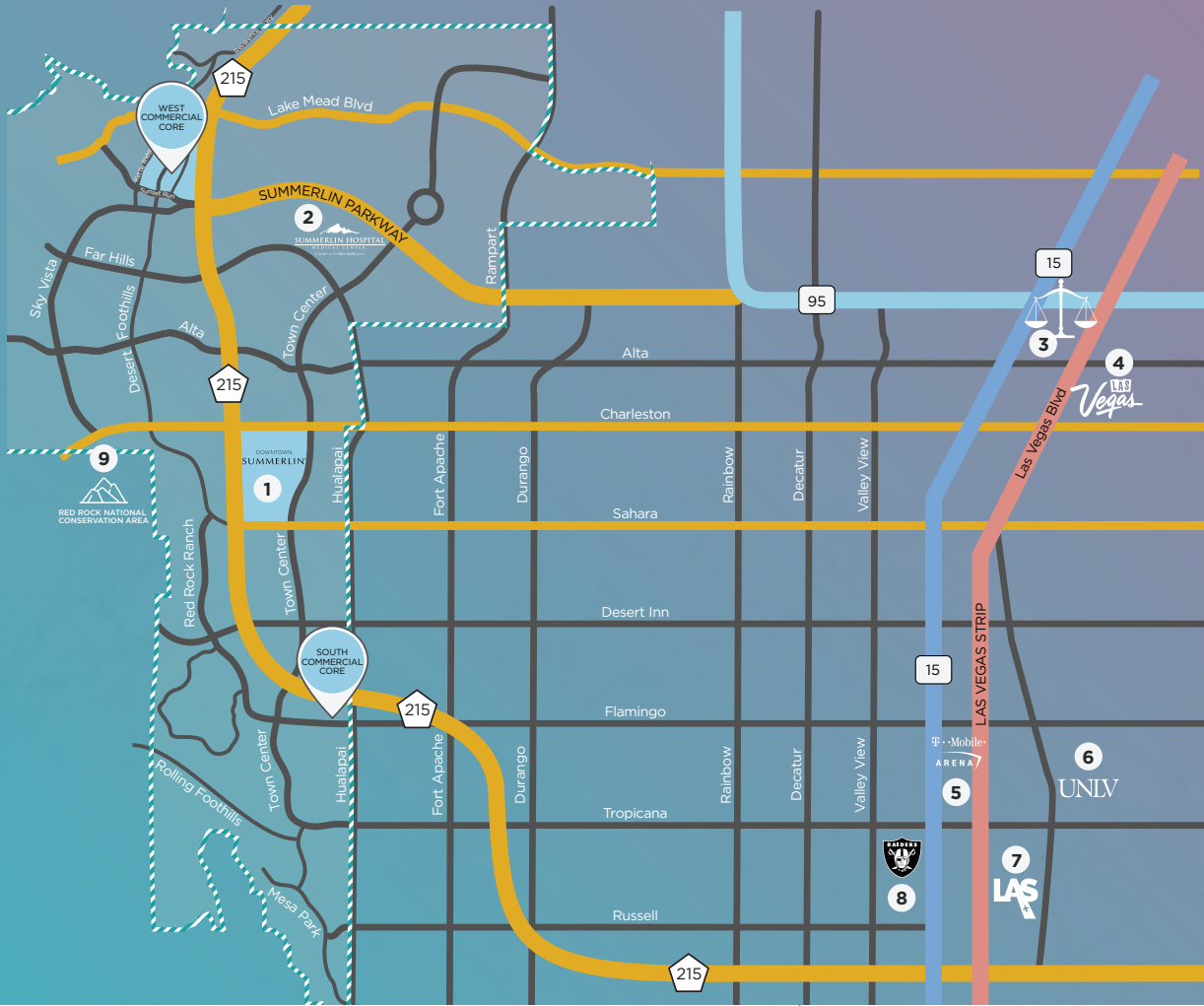
**CONSTELLATION**  
Luxury Multi-Family  
124 units

**CITY NATIONAL BANK**

**LIFETIME FITNESS**

**FUTURE DEVELOPMENT**  
Thousands of SF of office/commercial space,  
multi-family, and connections to nature

**FUTURE WHOLE  
FOODS MARKET**



- 1 DOWNTOWN SUMMERLIN
- 2 SUMMERLIN HOSPITAL  
2.6 miles | 8 minute drive
- 3 REGIONAL JUSTICE CENTER  
16.1 miles | 24 minute drive
- 4 DOWNTOWN LAS VEGAS  
15.8 miles | 21 minute drive
- 5 T-MOBILE AREA  
17.1 miles | 25 minute drive
- 6 UNLV  
18.5 miles | 25 minute drive
- 7 HARRY REID INT'L. AIRPORT  
18.5 miles | 23 minute drive
- 8 ALLEGIANT STADIUM  
15.3 miles | 21 minute drive
- 9 RED ROCK NATIONAL CONSERVATION AREA  
2.2 miles | 6 minute drive

ALL ROADS  
LEAD HERE

## DOWNTOWN SUMMERLIN GENERATES APPROXIMATELY 20 MILLION VISITORS ANNUALLY

### LAS VEGAS VALLEY AREA



**2.3M**  
POPULATION

**25%** with College Degrees

**46%** of Households Earning Greater than \$75K

### DOWNTOWN SUMMERLIN PRIMARY TRADE AREA | 20 MIN DRIVE TIME



**1M**  
POPULATION

**30%** with College Degrees

**\$115K** Median HH Income

Per [LVGEA.org/data-portal/location-comparison](https://LVGEA.org/data-portal/location-comparison)  
Source: Applied Analysis, Environics 3.2023



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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