

# Meridian



*Howard Hughes*

 CUSHMAN & WAKEFIELD

# Exactly Where You Want to Be

## WELCOME TO MERIDIAN,

a brand-new destination workplace where modern, flexible workspace is only the beginning! Located in the bustling Southwest submarket, Meridian puts your business in the heart of an ever-growing, amenity-rich environment where work and life mingle. Being here gives both employees and visitors an experience to look forward to, with a diverse, world-class mix of shops, restaurants, entertainment venues, and programmed events right outside your front door.

me • rid • i • an | /mə'ridēən/  
a pathway along which vital energy flows



Two 3-Story  
Class A Buildings



147,602  
Total SF



Excellent Access &  
Visibility to & from I-215



Rate \$3.55 / RSF /  
Month MG



Free Parking & EV  
Charging Stations



LEED Silver  
Certified



Expandable 4:1000  
Parking Ratio



Customizable  
Floor Plans



Ready for Tenant  
Improvements



# An Innovative Campus Environment

Meridian West

73,801 SF

I-215 BELTWAY

Modern architectural design, excellent visibility and signage opportunities along the I-215 beltway, ample parking, and flexibility to accommodate growth – all located here, at the core of our growing community.

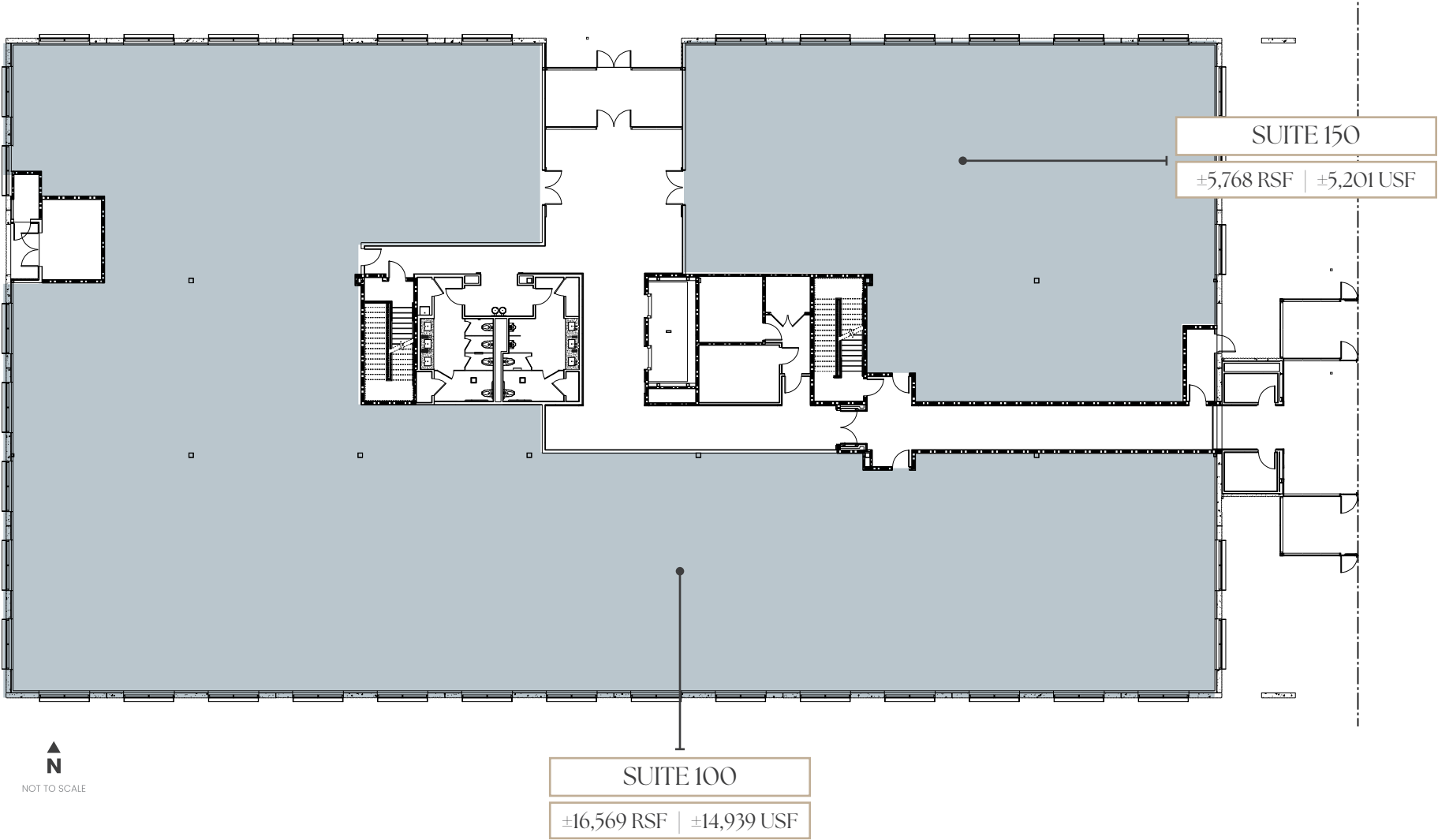
Meridian East

73,801 SF



# Floor Plan

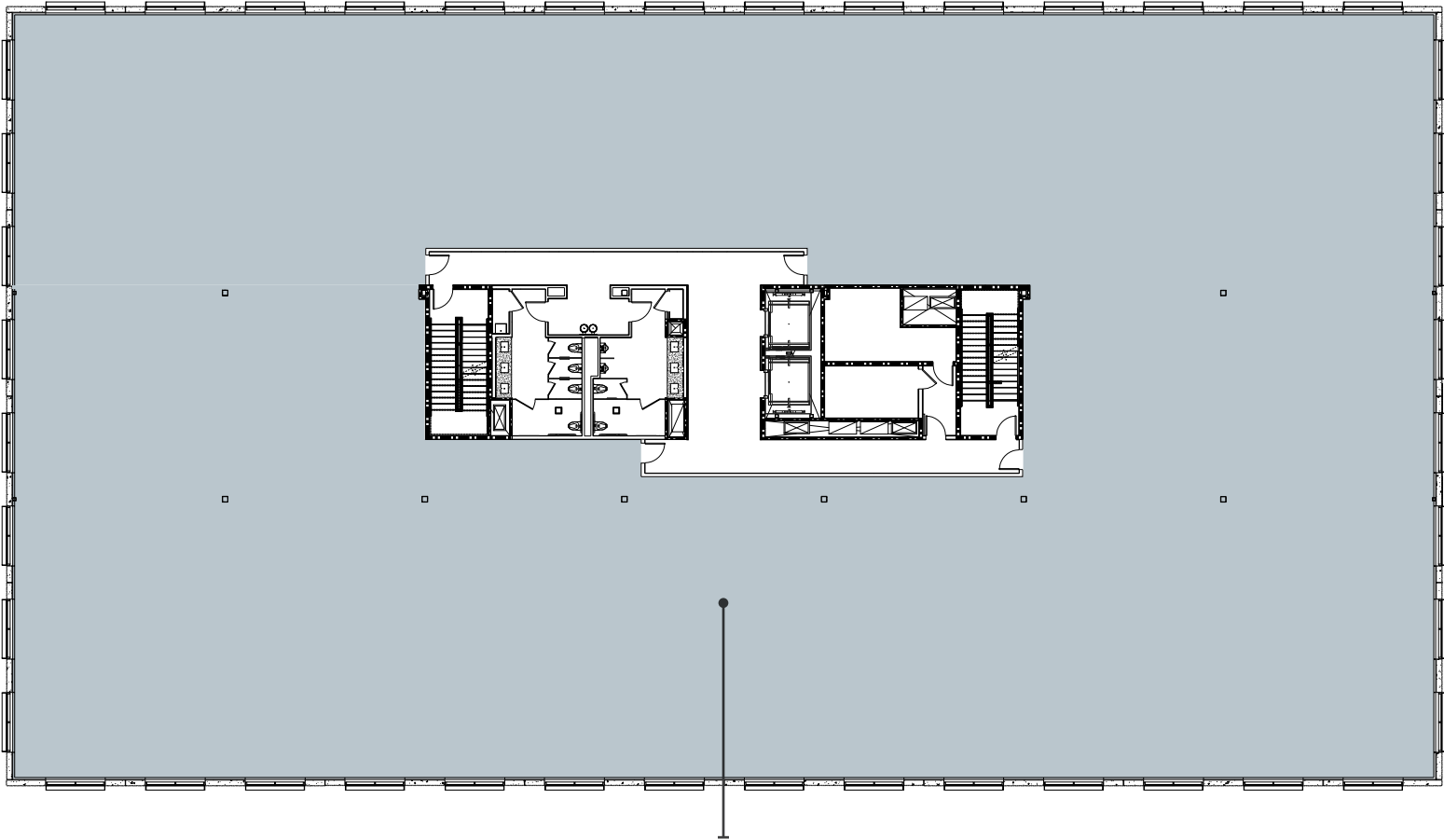
## Meridian West - Floor 1



**N**  
NOT TO SCALE

# Floor Plan

## Meridian West - Floor 2

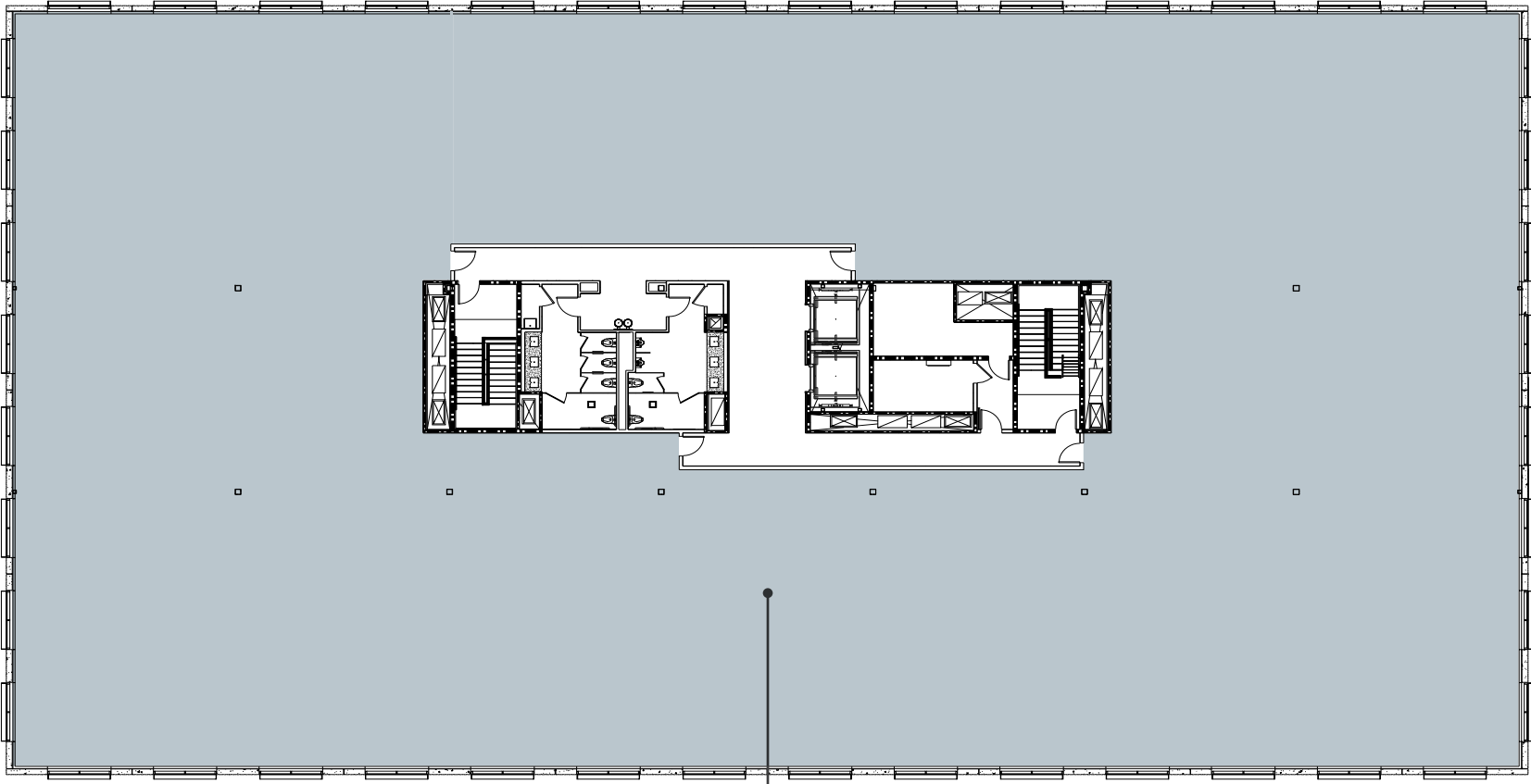


▲  
N  
NOT TO SCALE

SUITE 200  
±25,828 RSF | ±22,242 USF

# Floor Plan

## Meridian West - Floor 3

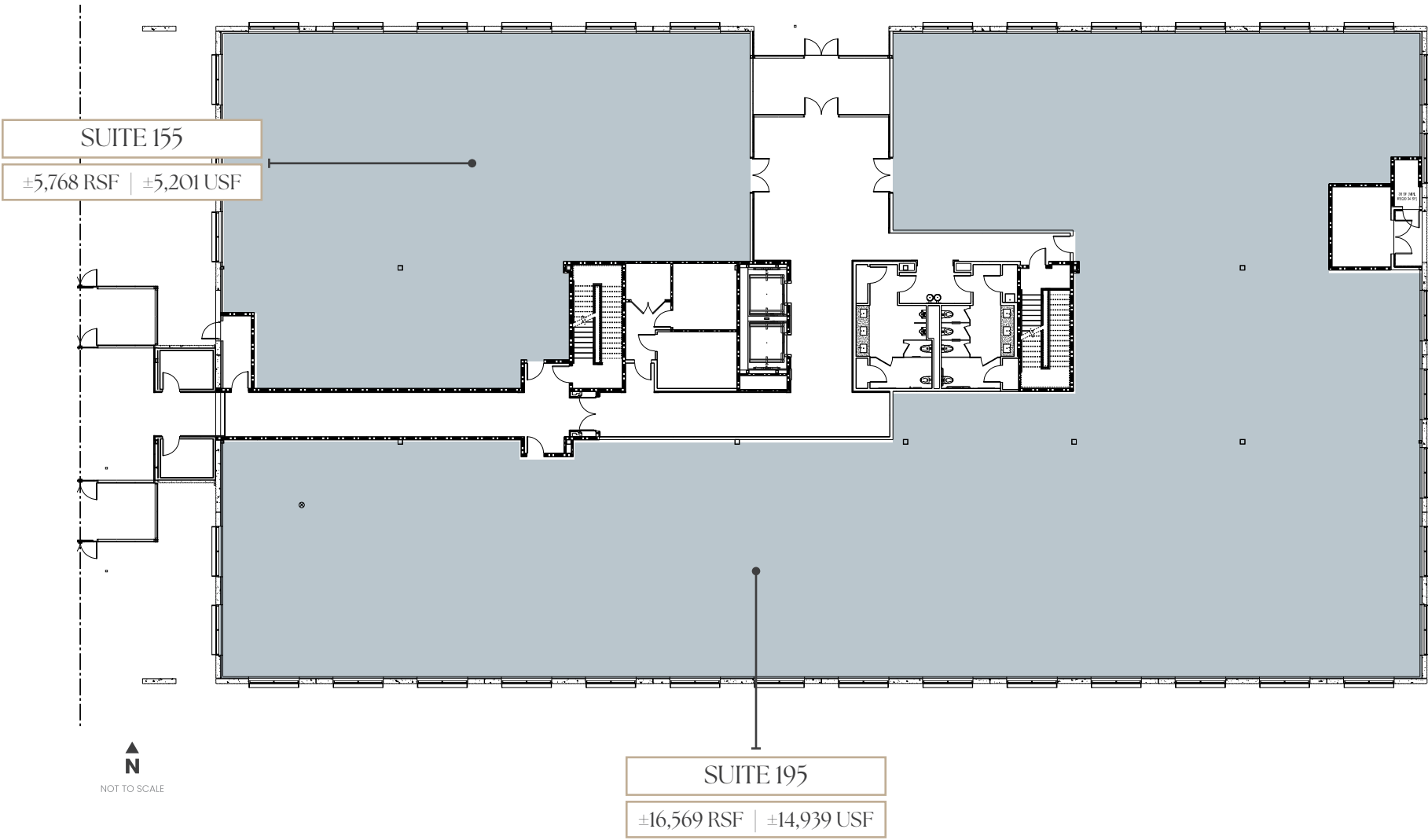


▲  
N  
NOT TO SCALE

SUITE 300  
±25,636 RSF | ±22,062 USF

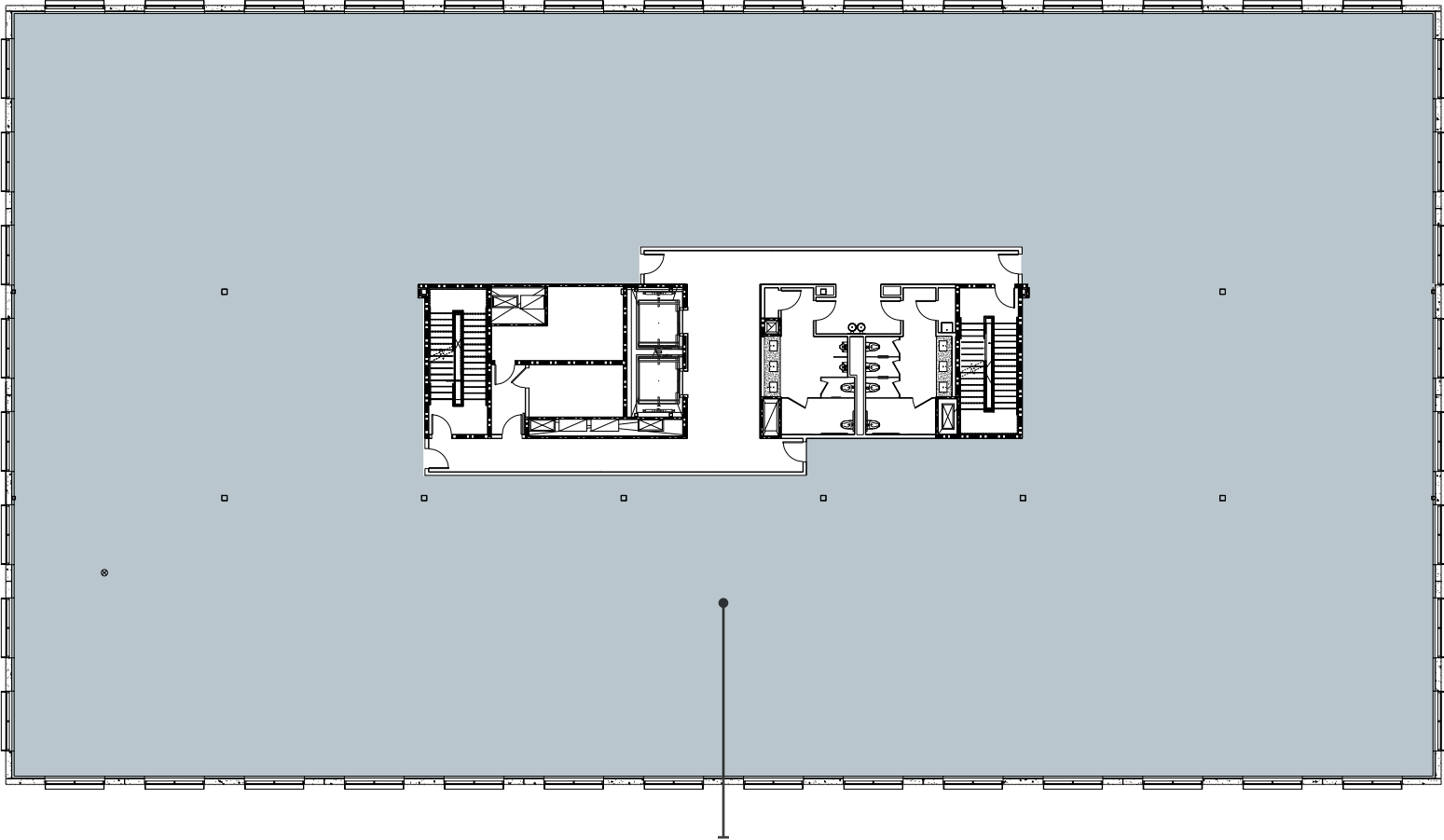
# Floor Plan

## Meridian East - Floor 1



# Floor Plan

## Meridian East - Floor 2



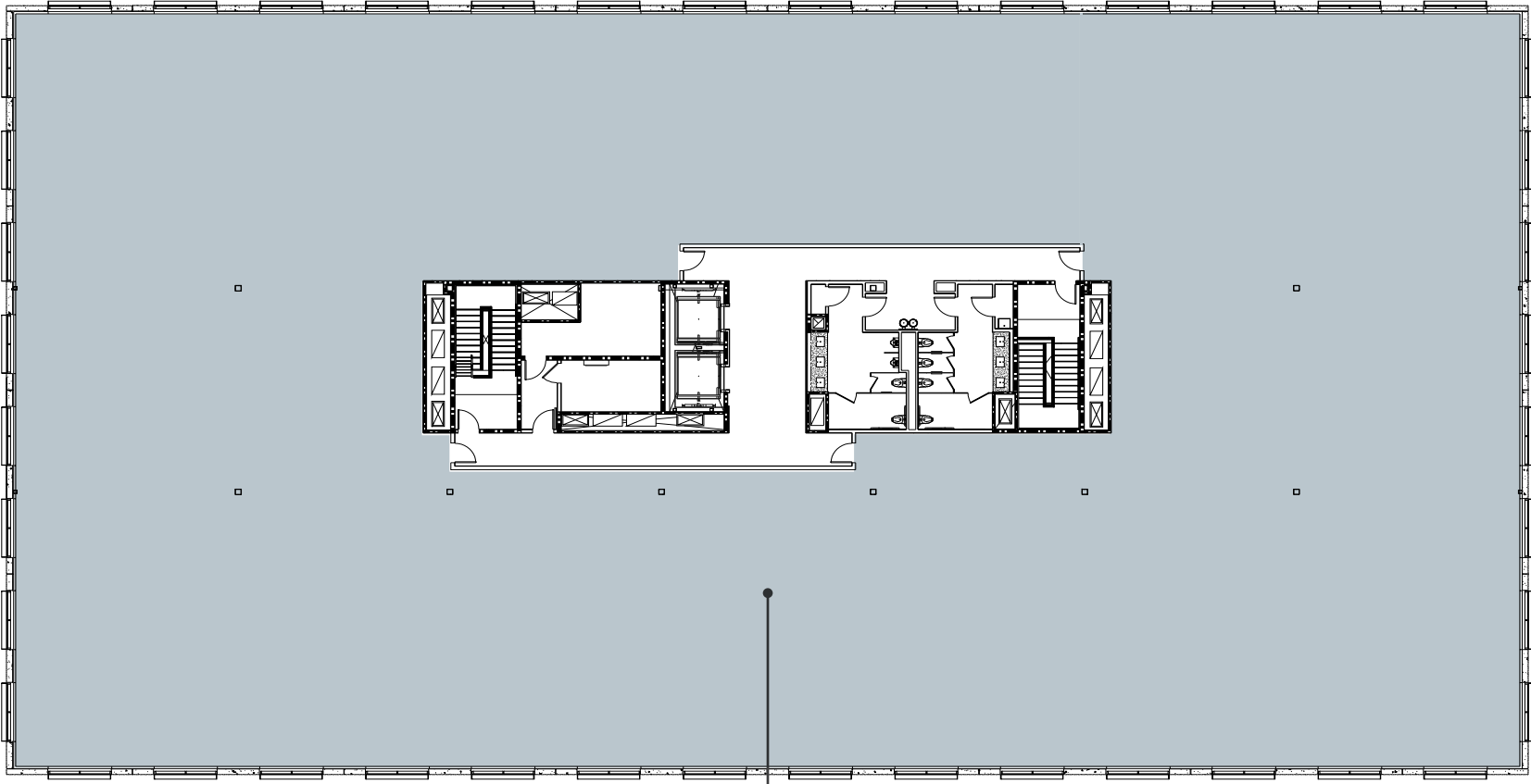
▲  
N  
NOT TO SCALE

SUITE 255  
±25,828 RSF | ±22,242 USF



# Floor Plan

## Meridian East - Floor 3



▲  
N  
NOT TO SCALE

SUITE 355  
±25,636 RSF | ±22,062 USF

# Building on the Momentum...

Additional nearby mixed-use developments are currently planned and in progress, placing Meridian in the heart of Las Vegas' most vibrant lifestyle offerings.



\*This is a conceptual plan for illustrative purposes only. The above sites are in the beginning stages of planning and are subject to change.



Inspired Nutrition

The LAB

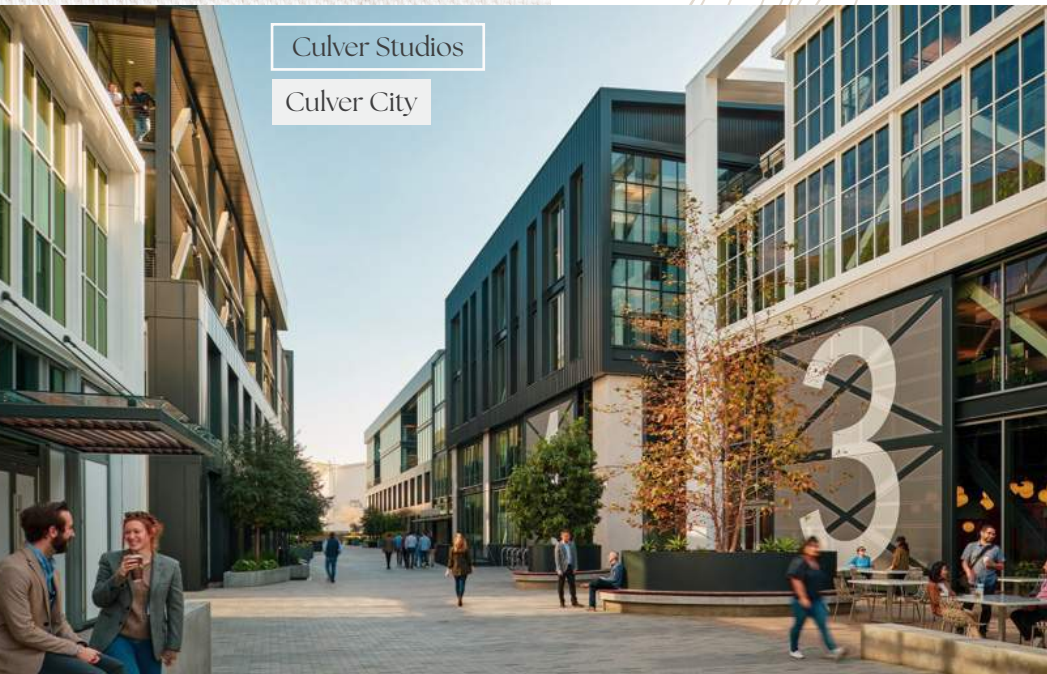
SOBECA District



# Inspirational Images

## FUTURE MIXED-USE DEVELOPMENT

- Retail Village
- Fitness & Performance
- Film & Production Studios



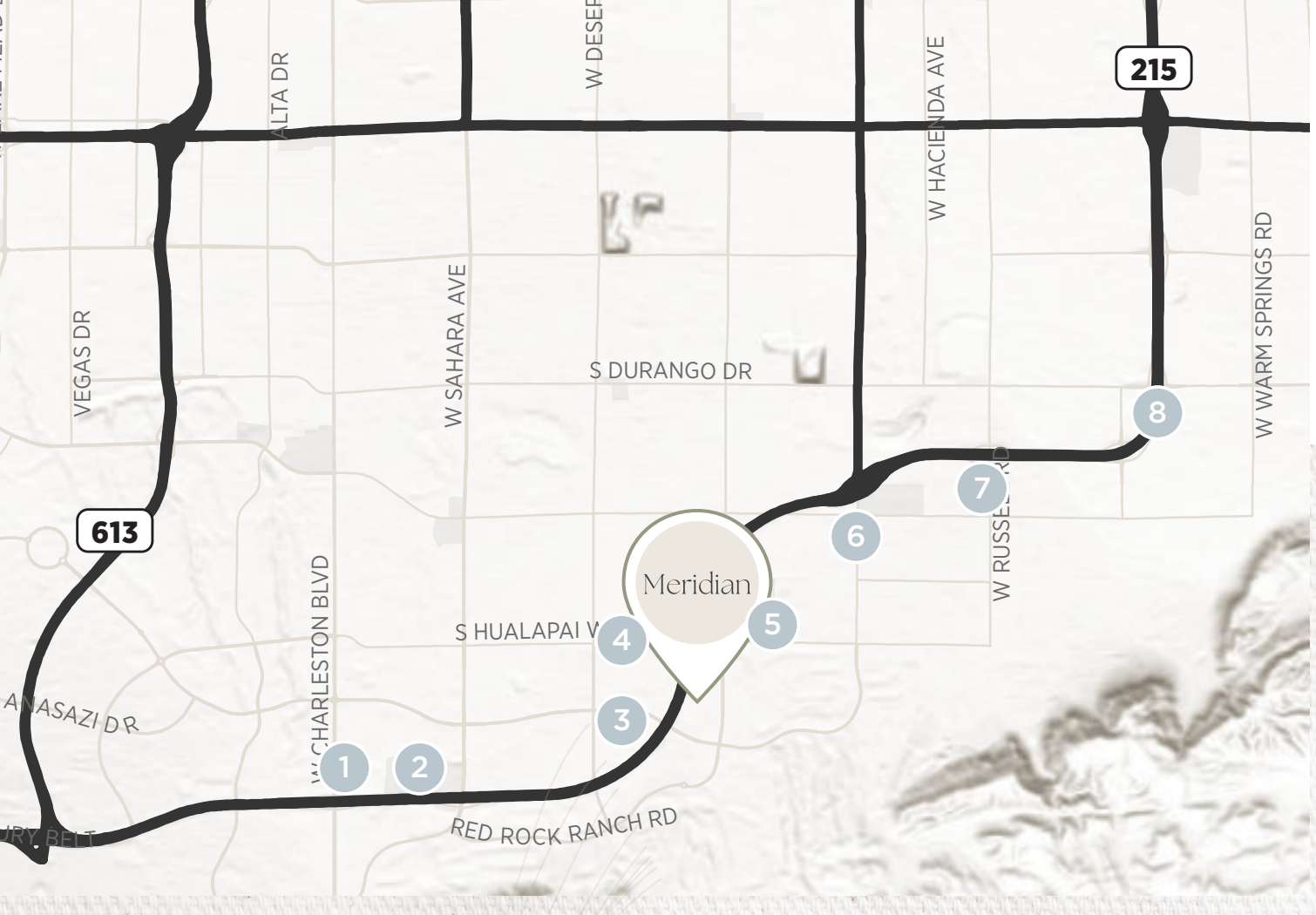
Culver Studios

Culver City

Shops at Sportsmen's Lodge

Los Angeles





# Amenity Map

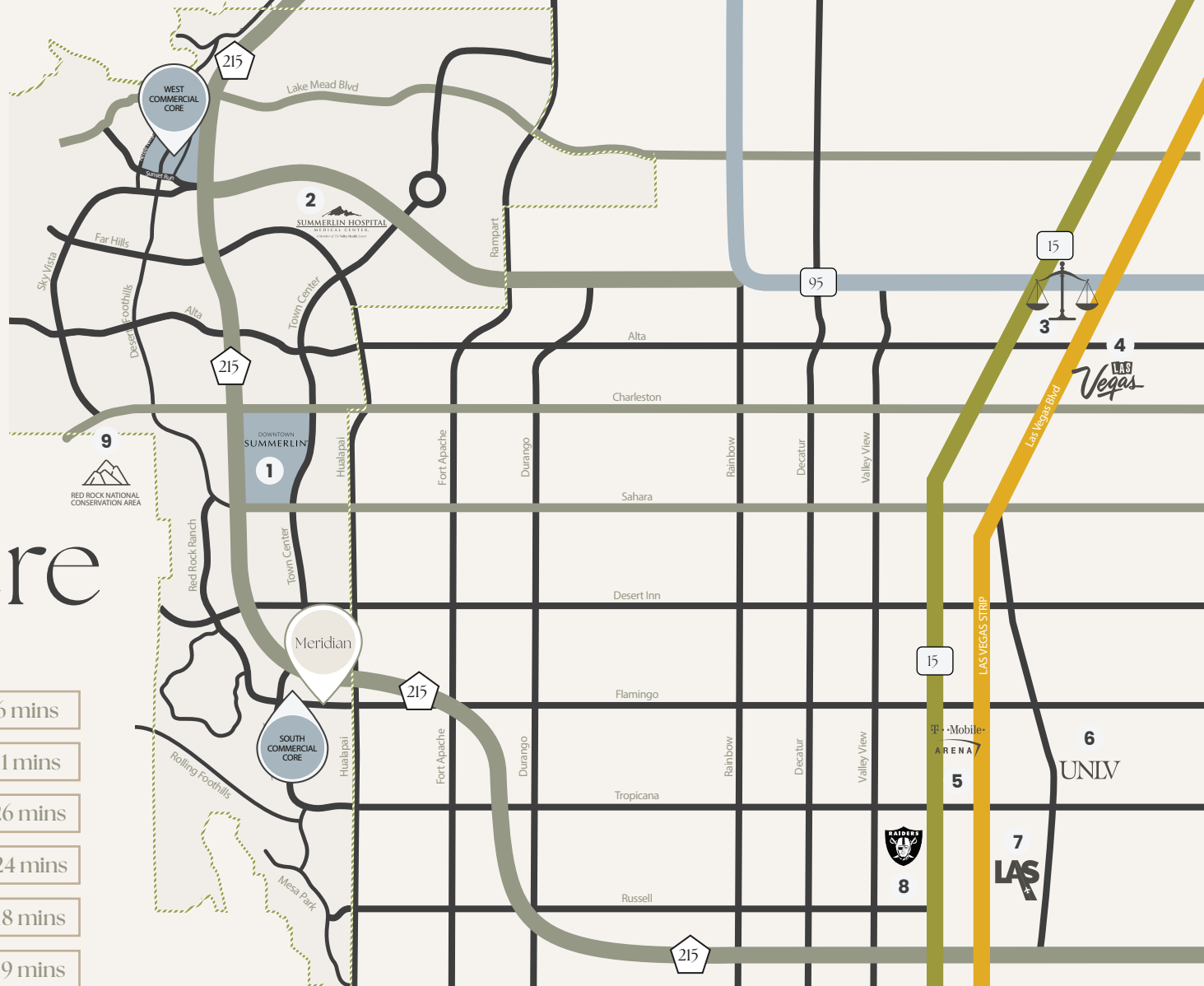
- 1 Red Rock Casino Resort and Spa  
Yard House  
Lucille's Smokehouse Bar-B-Que  
Lotus of Siam  
Leoncito  
T-Bones  
Naxos Taverna  
Starbucks  
Life Time Fitness  
BJ's Restaurant & Brewhouse

- 2 Lazy Dog Restaurant & Bar  
Harlo Steakhouse & Bar  
La Neta Cocina y Lounge  
California Pizza Kitchen  
Maggiano's Little Italy  
SkinnyFATS  
Starbucks  
Mothership Coffee  
Makers & Finders  
Grape Street Wine Bar  
True Food Kitchen

- 3 The Coffee Bean & Tea Leaf  
La Strega  
Block 9 Thai Street Eats  
Element - Marriott
- 4 Mastrioni's  
Rachel's Kitchen  
Starbucks  
Bowology  
US Bank
- 5 Ohjah Japanese Steakhouse  
Lindo Michoacan  
Clean Juice  
The Coffee Bean & Tea Leaf  
Greens and Proteins  
Rise & Shine A Steak and Egg Place  
Starbucks  
The Protein Source  
Toasted  
LVAC  
Hampton Inn & Suites
- 6 Dutch Bros Coffee  
Juan's Flamingajitas & Cantina
- 7 DW Bistro  
Anima by EDO
- 8 Durango Casino and Resort  
Eat Your Heart Out  
The George  
The Sundry  
Amari  
Mercadito  
Teaspoon  
Urth Caffe  
Starbucks  
Dutch Bros Coffee

# All Roads Lead Here

- 1 Downtown Summerlin® — 2.5 mi. | 6 mins
- 2 Summerlin Hospital — 4.8 mi. | 11 mins
- 3 Regional Justice Center — 19.1 mi. | 26 mins
- 4 Downtown Las Vegas — 19.5 mi. | 24 mins
- 5 T-Mobile Arena — 13.2 mi. | 18 mins
- 6 UNLV — 15.3 mi. | 19 mins
- 7 Harry Reid Int'l Airport — 14.3 mi. | 17 mins
- 8 Allegiant Stadium — 12.1 mi. | 16 mins
- 9 Red Rock National Conservation Area — 5.6 mi. | 9 mins



## LAS VEGAS VALLEY AREA



**2.3M**  
POPULATION

**25%** with College Degrees

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

## SOUTH COMMERCIAL CORE | 1 MILE RADIUS



**11K**  
POPULATION

**34%** with College Degrees

**\$96K** Median HH Income

Per LVGEA.org/data-portal/location-comparison  
Source: Applied Analysis, EnviroNics 3.2023

# Premium Perks, PREMIUM EXPERIENCES

Meridian offers excellent proximity to Downtown Summerlin®, where Tenants can enjoy select food & beverage and retail discounts. Here, fashionistas, foodies, sports fans, and funseekers all gather on the bustling city blocks, where the lines between work and play are beautifully blurred.

Providing an unbeatable Southwest location at far more favorable rates, while offering tailored perks and discounts; Meridian presents to you:

## The Howard Hughes Difference

- Exclusive tenant appreciation events
- Personalized offers & giveaways
- Surprises & delights
- Vast social media network & digital opportunities
- Exclusive office tenant SMS text perk program
- And more!
- Office beat newsletters

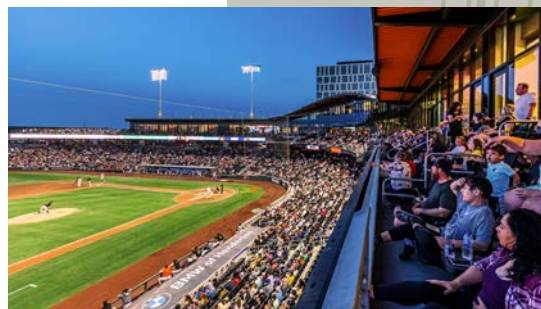


## PAT RAMSEY

BOARD OF DIRECTOR ARISTOCRAT  
TECHNOLOGIES

"In order to recruit employees, it's actually quite easy. Employees come here and visit and realize there's so much more than The Strip and it's great place to live with families. We've had a lot of success bringing in more diversity with the economy and technology jobs. Once our employees get here, they love being here and being part of the community and what the Las Vegas area has to offer."

-Summerlin Testimonial, 2021



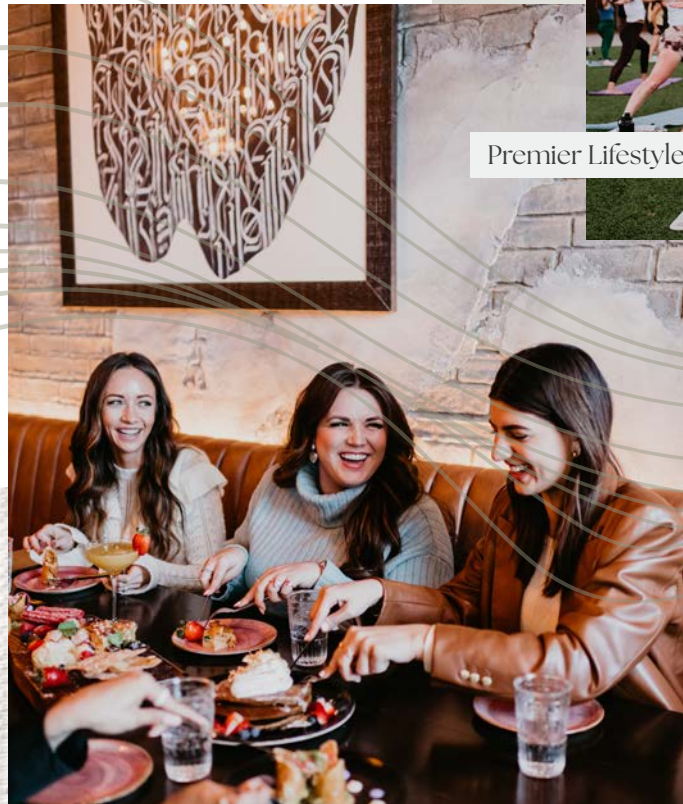
# SUMMERLIN® Lifestyle

Premier Lifestyle



Dining & Entertainment

Destination



Abundant Housing



Enviably Retail



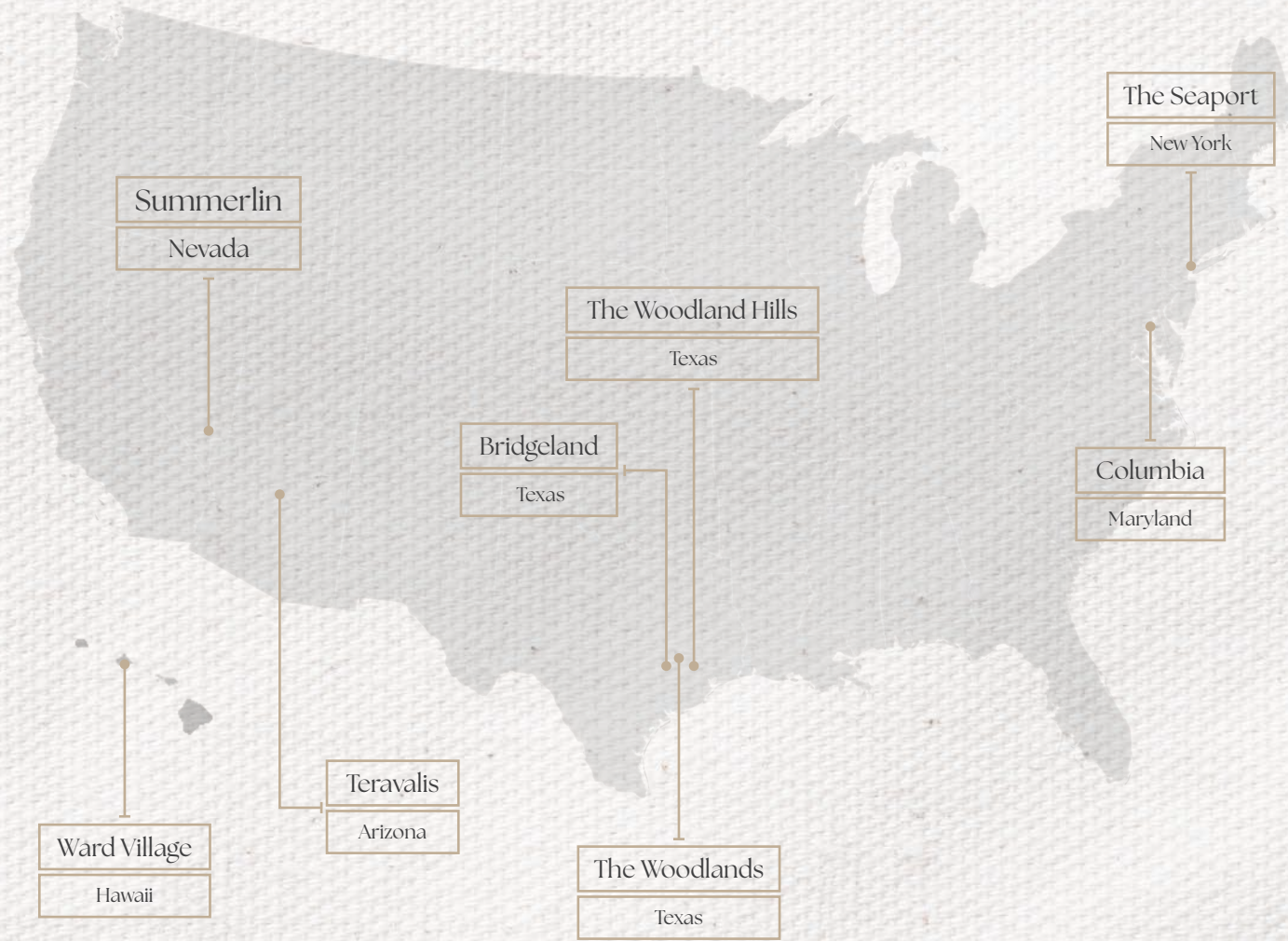
Community Engagement



# With Over 100,000 Acres Across Six States

Howard Hughes Holdings is building the cities and communities of tomorrow through their local expertise, best in class design, sustainable innovation and solid underwriting.

Howard Hughes Holdings are community stewards, including all desired services and thoughtfully inspired amenities, retail and restaurants, building communities where people love to live, work and play.





# Meridian

For more information, please contact:

## CHARLES VAN GEEL

Senior Director  
+1 702 688 6966  
charles.vangeel@cushwake.com  
LIC #BS.044616

## AMY LANCE

Director  
+1 702 688 6872  
amy.lance@cushwake.com  
LIC #S.0051283

## TROY LANCE

Associate  
+1 702 680 0051  
troy.lance@cushwake.com  
LIC #S.0200618



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-07.17.2024

