

SUMMERLIN SOUTH

FLAMINGO RD. & HUALAPAI WAY, LAS VEGAS, NEVADA 89135



— INSPIRING — CAMPUS ENVIROMENT

This campus sits adjacent to the I-215 Beltway, within the South Square Village in Summerlin South. It will consist of two 3-story Professional Office Buildings, each 73,531 square feet, totaling 147,062 square feet. This suburban Class A office project provides an inspiring and innovative work environment. The efficient floor plates allow flexibility for both large and small users. Located in the West Submarket along W. Flamingo Rd. between S. Hualapai Way and S. Town Center Dr, Summerlin South has excellent access to the I-215 Beltway and is just minutes away from the I-15 freeway and Summerlin Parkway/US-95. The project is surrounded by many amenities such as Grand Flamingo Center, Grand Canyon Parkway, Downtown Summerlin, City National Arena and the Las Vegas Ballpark.



RATE
\$3.60 RSF/Month, FSG



PARKING RATIO
of 6.2:1,000



**SUBURBAN CLASS A
OFFICE PROJECT**



ESTIMATED COMPLETION
AUGUST 2023



EXCELLENT ACCESS
to the I-215 Beltway via W.
Flamingo Rd. and Town
Center Dr.





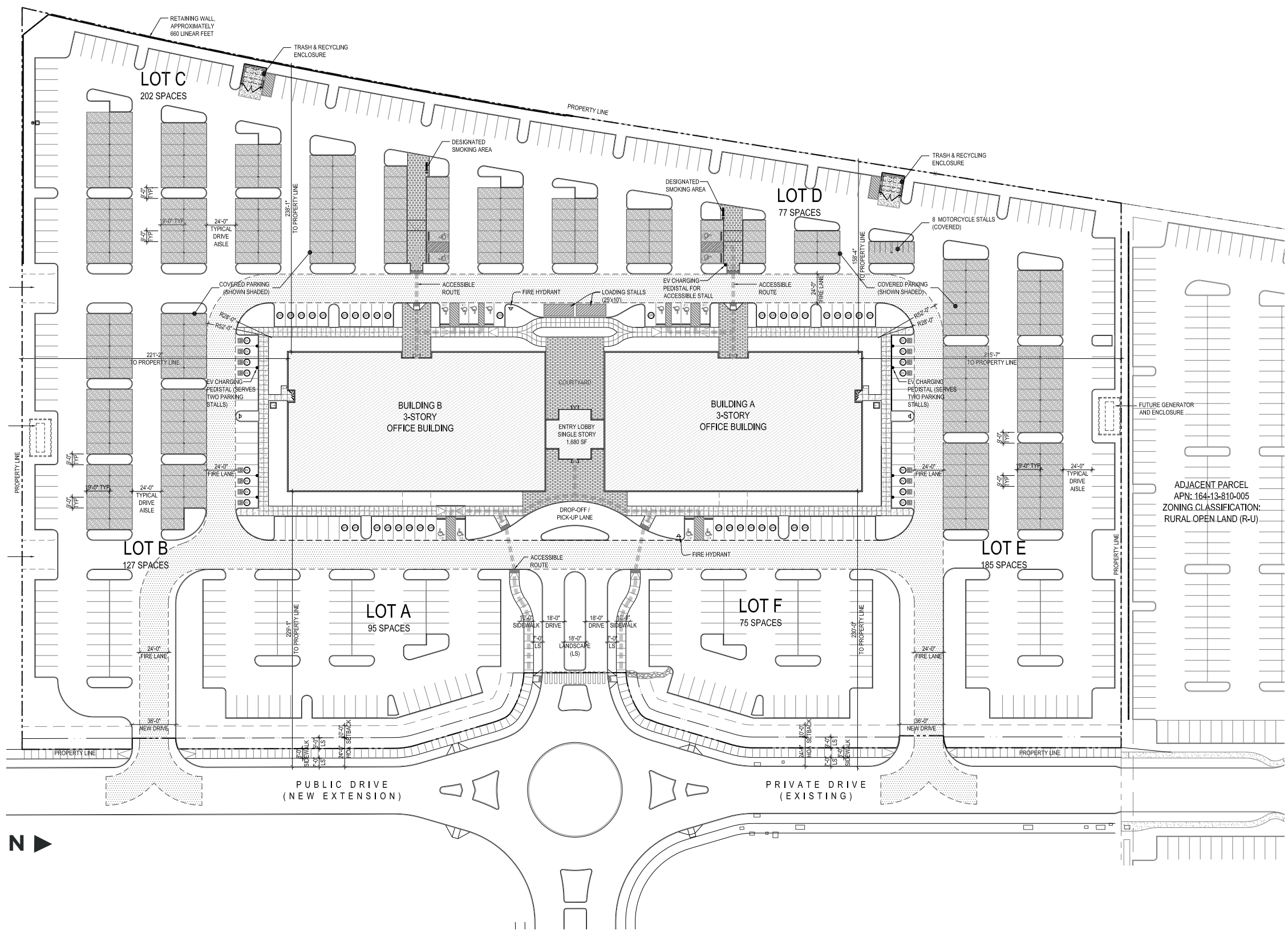
DOWNTOWN
SUMMERLIN®

— PROXIMITY TO —

DOWN TOWN SUMMERLIN

Fashionistas, foodies, sports fans, fitness junkies and fun seekers all gather on the bustling city blocks of Downtown Summerlin®. Here, the lines between work and play are beautifully blurred. Home to 1.2 million square feet of retail and dining offerings, four Class-A office buildings, nearly 700 posh rental residences at Constellation, Tanager and Echo, Red Rock Casino Resort & Spa, City National Arena - practice facility for the National Hockey League's Vegas Golden Knights and Las Vegas Ballpark® - a 10,000-capacity Triple-A baseball Stadium home to the Las Vegas Aviators which hosts more than 100 events annually. The Downtown Summerlin area hosts more than 300 special event activation days a year bringing energetic experiences to the community.

LOCATION PROVIDES
 FLEXIBILITY TO
**ACCOMMODATE
 TENANT
 GROWTH**



ADJACENT PARCEL
 APN: 164-13-810-005
 ZONING CLASSIFICATION:
 RURAL OPEN LAND (R-U)



ALL ROADS LEAD HERE.

1	DOWNTOWN SUMMERLIN	→	2.4 MILES 6 MINUTES
2	SUMMERLIN HOSPITAL	→	4.8 MILES 11 MINUTES
3	ALLEGIANT STADIUM	→	12.1 MILES 16 MINUTES
4	T-MOBILE ARENA	→	13.2 MILES 18 MINUTES
5	UNLV	→	15.3 MILES 19 MINUTES
6	HARRY REID INTERNATIONAL AIRPORT	→	14.3 MILES 17 MINUTES
7	DOWNTOWN LAS VEGAS	→	19.5 MILES 24 MINUTES
8	RED ROCK NATIONAL CONSERVATION AREA	→	5.6 MILES 9 MINUTES

MULTIPOINT FREEWAY AND MAJOR ARTERIAL ACCESS

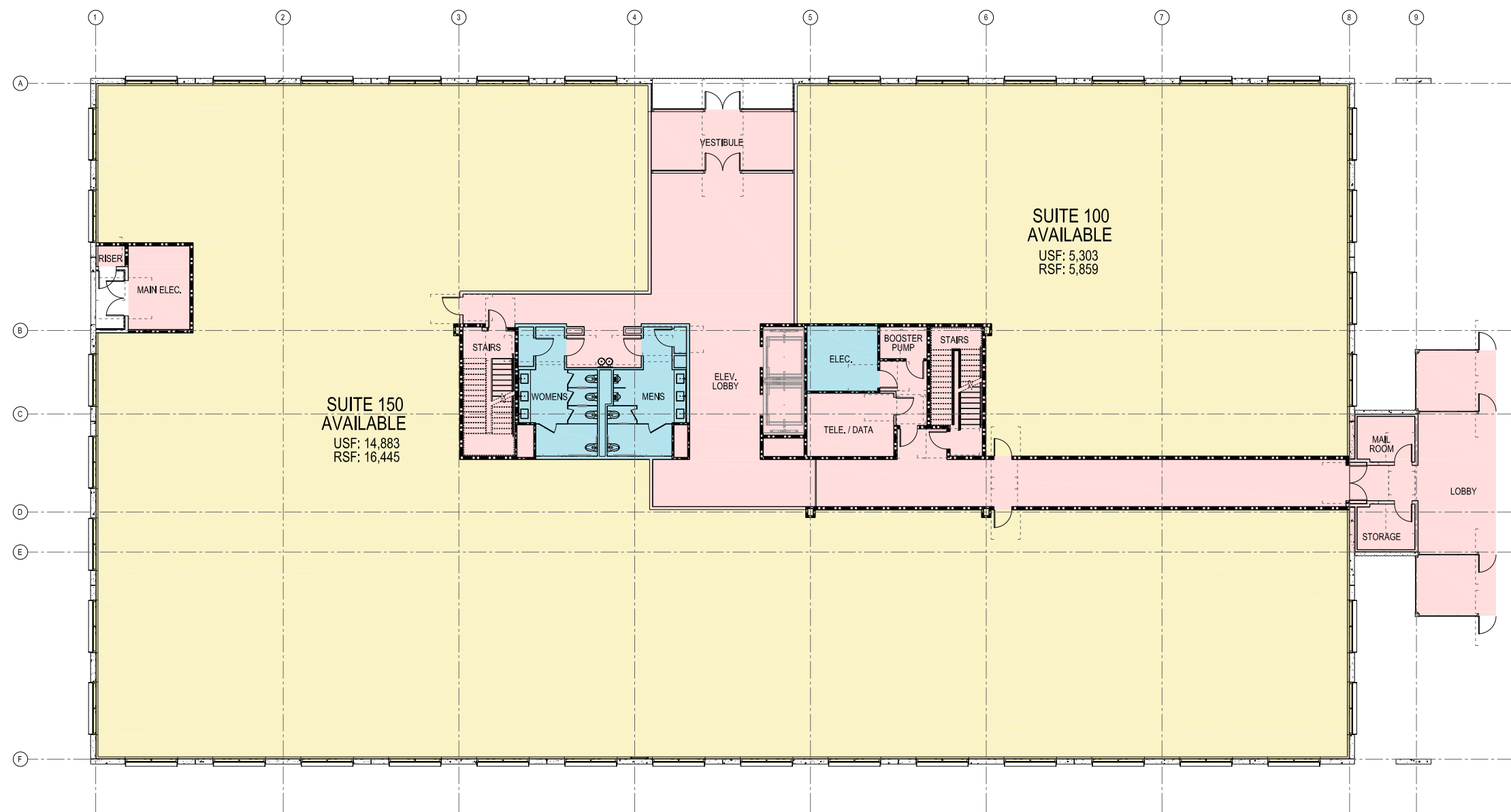
#4 IN THE U.S. FOR THE LEAST TRAFFIC CONGESTION AND QUALITY INFRASTRUCTURE

SUMMERLIN SOUTH

FLAMINGO RD. & HUALAPAI WAY, LAS VEGAS, NEVADA 89135

BUILDING A | FLOOR 1

Suite 100	±5,859 RSF / ±5,303 USF
Suite 150	±16,445 RSF / ±14,883 USF



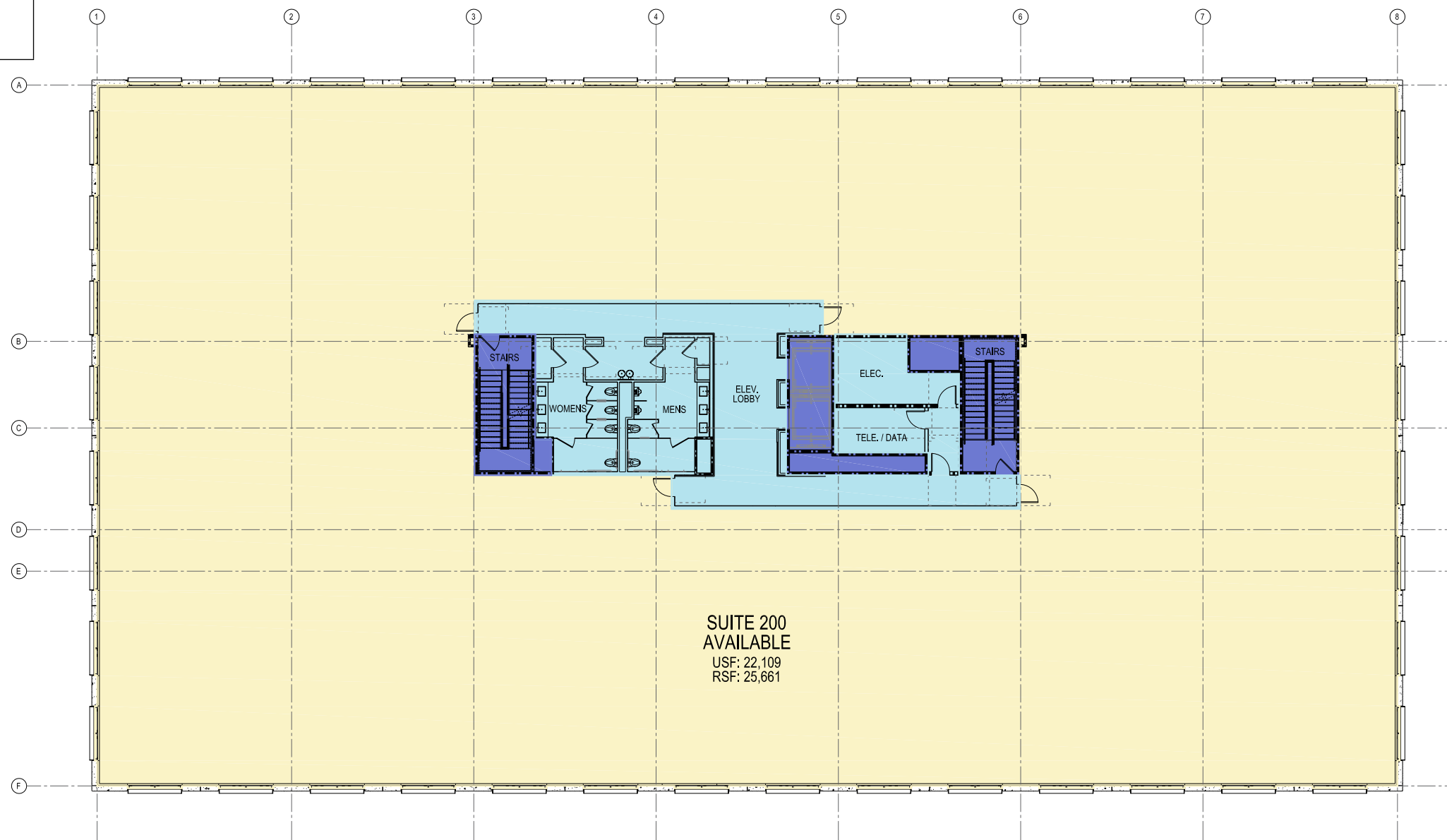
NOT TO SCALE

SUMMERLIN SOUTH

FLAMINGO RD. & HUALAPAI WAY, LAS VEGAS, NEVADA 89135

BUILDING A | FLOOR 2

Suite 200 ±25,661 RSF /
±22,109 USF



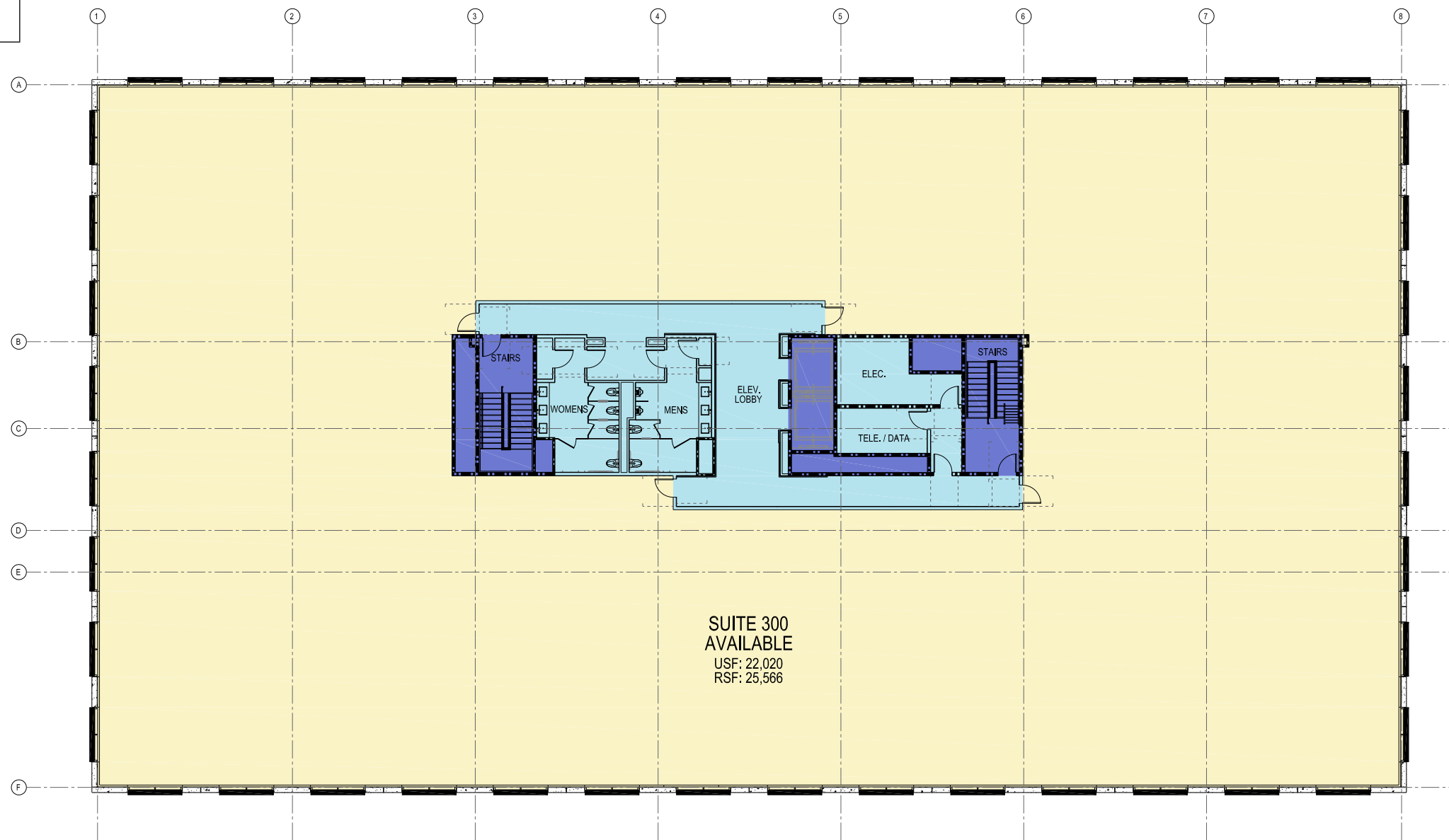
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SUMMERLIN SOUTH

FLAMINGO RD. & HUALAPAI WAY, LAS VEGAS, NEVADA 89135

BUILDING A | FLOOR 3

Suite 300 ±25,566 RSF /
±22,020 USF



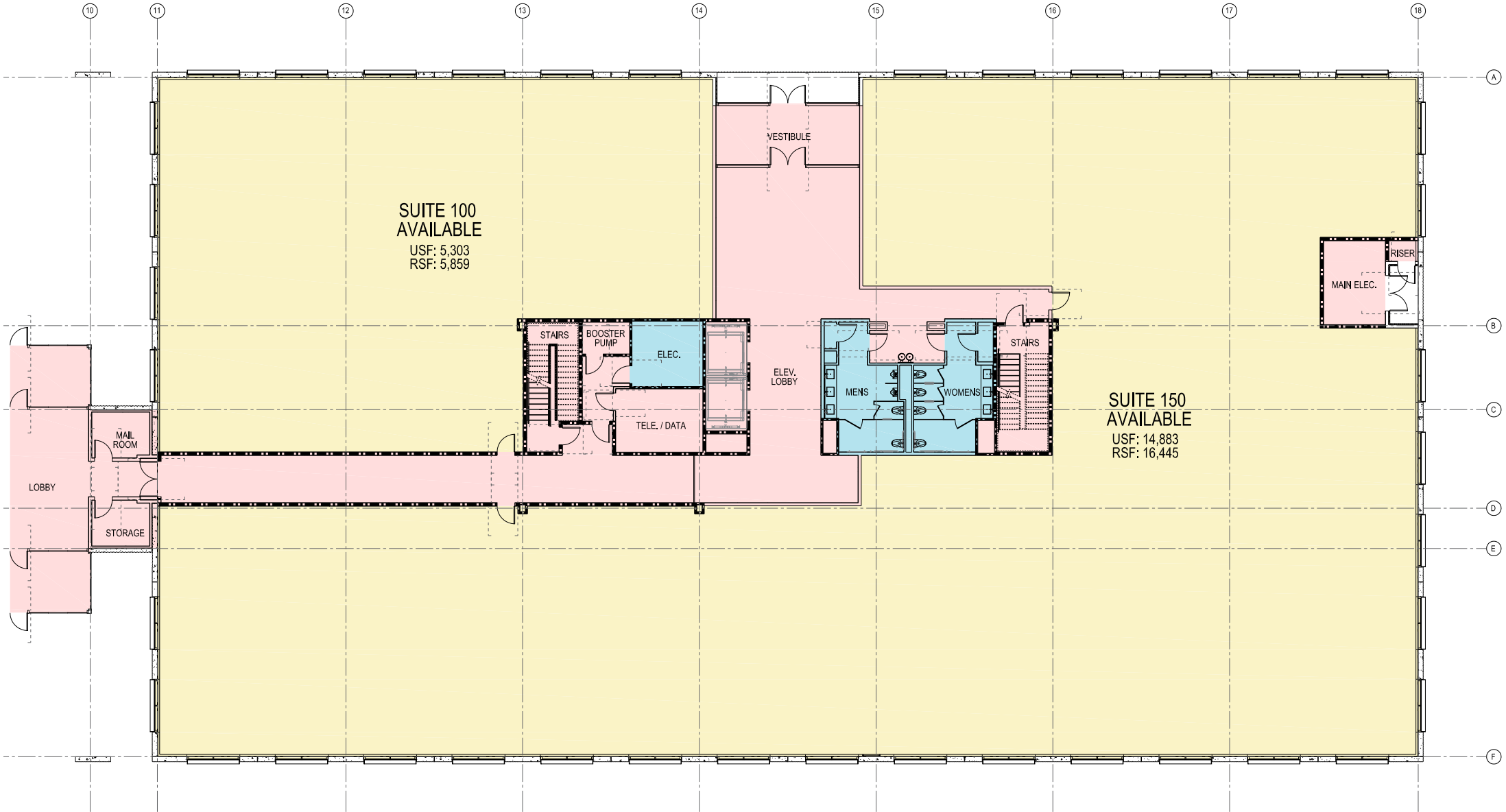
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SUMMERLIN SOUTH

FLAMINGO RD. & HUALAPAI WAY, LAS VEGAS, NEVADA 89135

BUILDING B | FLOOR 1

Suite 100	±5,859 RSF / ±5,303 USF
Suite 150	±16,445 RSF / ±14,883 USF



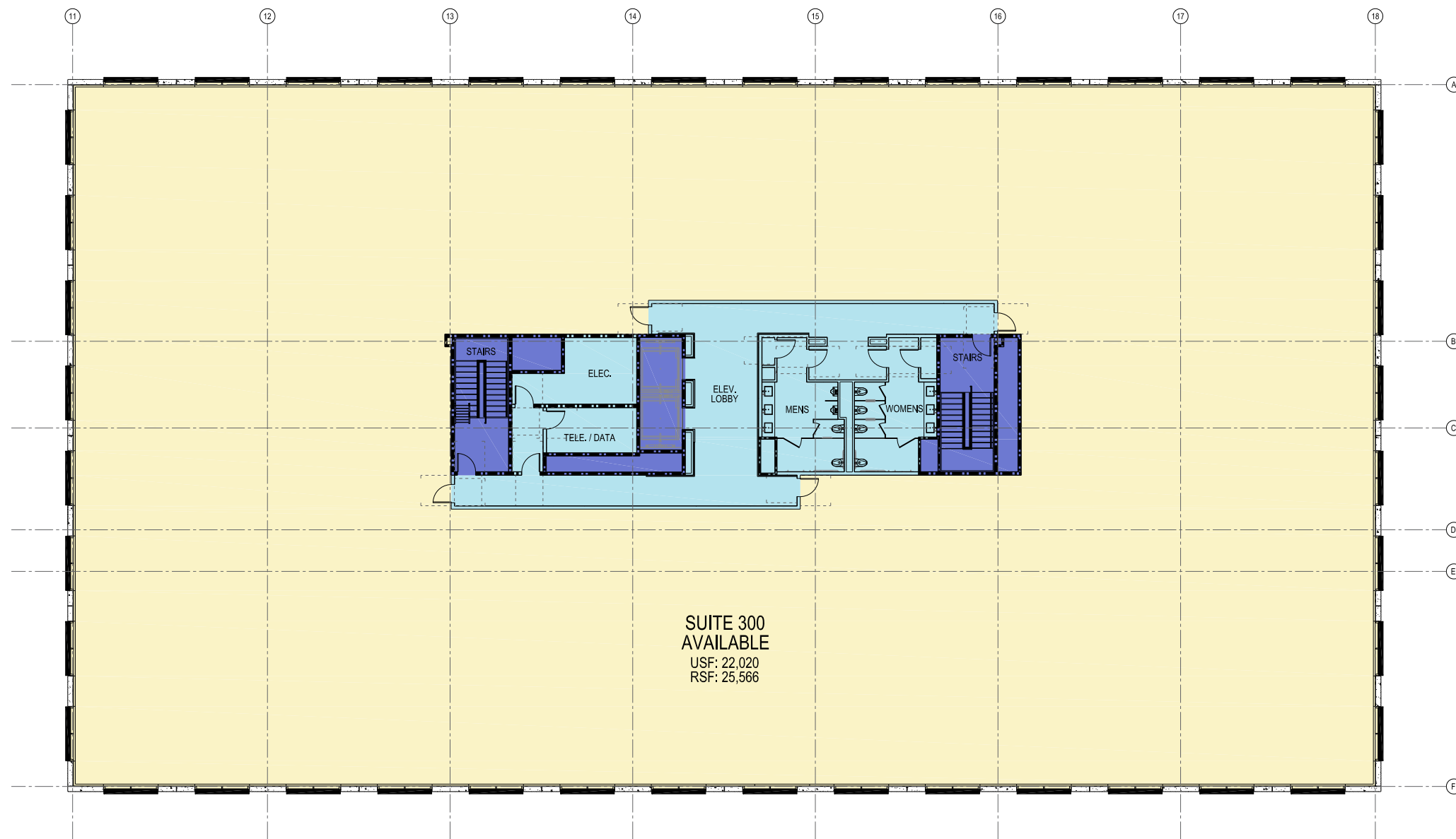
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SUMMERLIN SOUTH

FLAMINGO RD. & HUALAPAI WAY, LAS VEGAS, NEVADA 89135

BUILDING B | FLOOR 2

Suite 200	±25,661 RSF / ±22,109 USF
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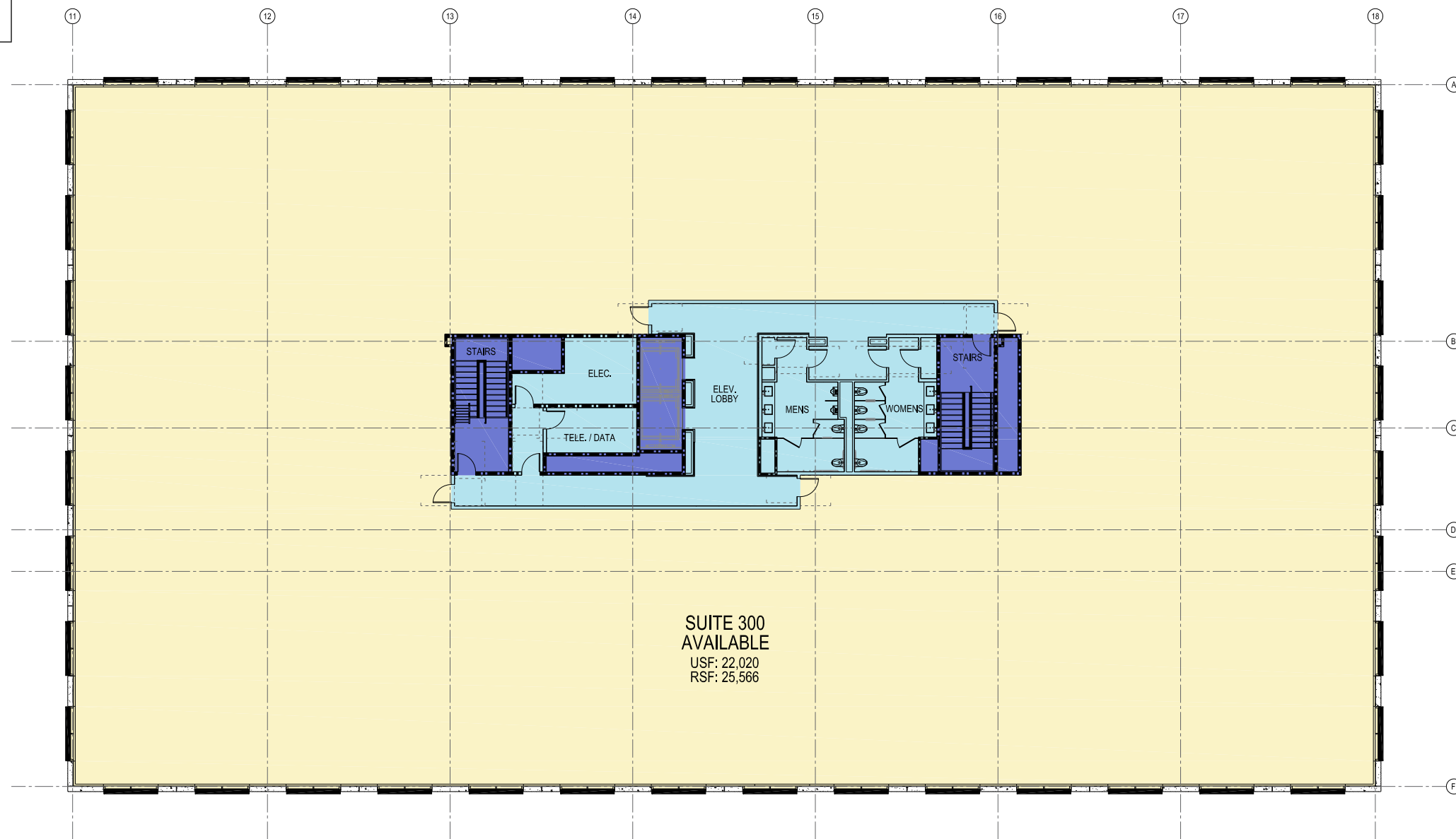
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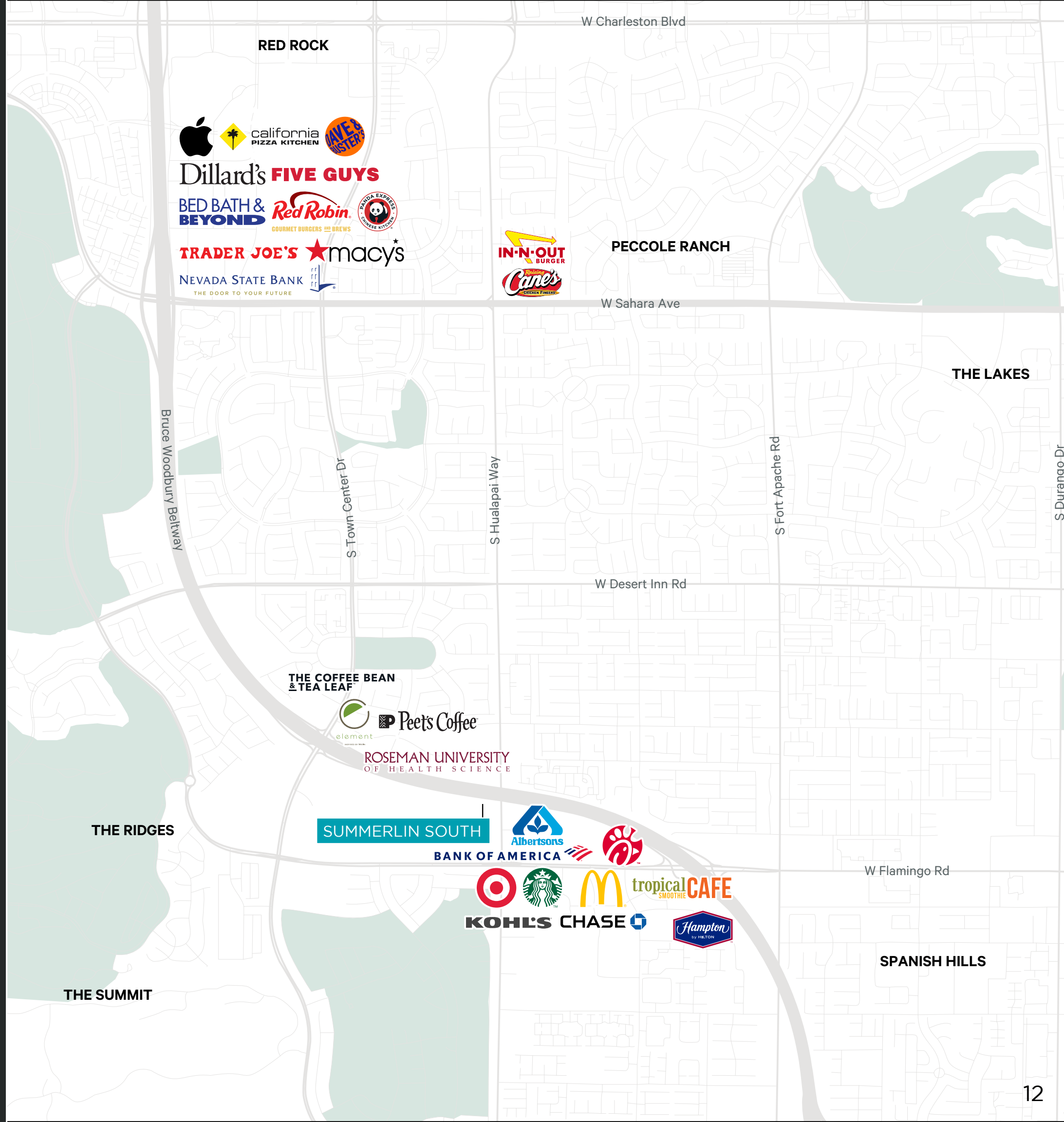
BUILDING B | FLOOR 3

Suite 300 ±25,566 RSF /
±22,020 USF



NOT TO SCALE

AMENITIES MAP





DOWNTOWN SUMMERLIN RESTAURANTS

- Beer Zombies
- Bonanno's New York Pizzeria
- California Pizza Kitchen
- Capriotti's Sandwich Shop
- Crazy Pita Rotisserie & Grill
- Dave & Buster's
- Earl of Sandwich
- Five Guys Burgers & Fries
- Frankie's Uptown
- Grape Street Café & Wine Bar
- Harlo Steakhouse & Bar
- JING
- La Neta Cocina y Lounge
- Lazy Dog Restaurant and Bar
- Maggiano's Little Italy
- Makers & Finders
- Ori'Zaba's Scratch Mexican Grill
- Pancho's Mexican Restaurant
- Panda Express
- Pieology Pizzeria
- Public School 702
- Red Robin Gourmet Burgers and Brews
- Shake Shack
- SkinnyFATS
- Sushi Loca
- Trattoria Reggiano
- True Food Kitchen
- Wolfgang Puck Players Locker



RED ROCK CASINO RESORT & SPA

LIFE TIME FITNESS

CONSTELLATION

CITY NATIONAL ARENA

TWO SUMMERLIN

LAS VEGAS BALLPARK

1700 PAVILION

PURE BARRE TRUFUSION

APPLE

ONE SUMMERLIN

MACY'S

DILLARD'S

TANAGER

FIVE GUYS

AMERICAN FIRST CREDIT UNION

NEVADA STATE BANK

UPS STORE

TRADER JOE'S

W SAHARA AVE

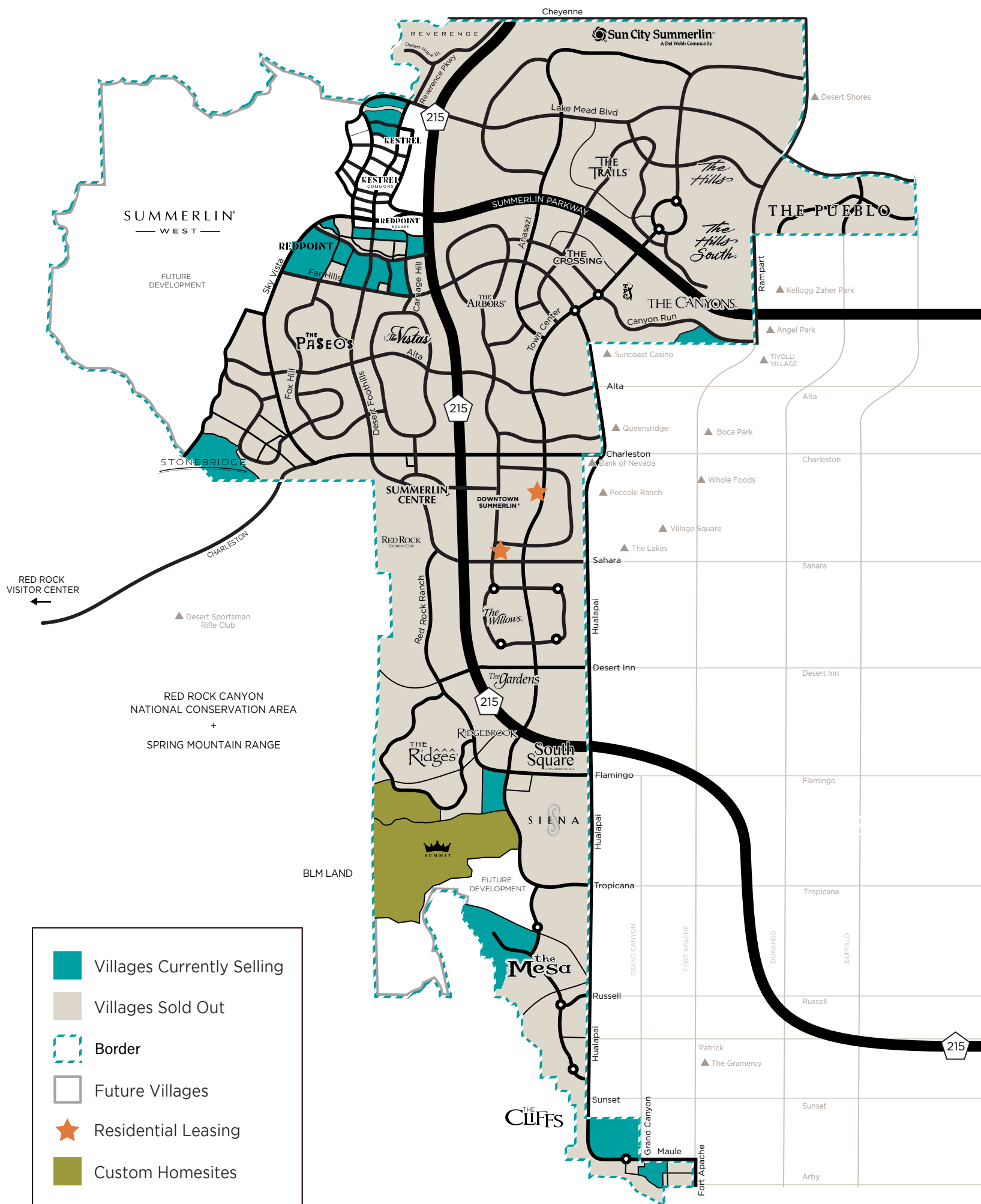
I-215

CHARLESTON

W CHARLESTON BLVD

S HUALAPAI WAY

S TOWN CENTER DR



SUMMERLIN

AN AWARD-WINNING COMMUNITY BUILT FROM A BIG VISION

200+ MILES OF AWARD WINNING TRAILS

22,500 TOTAL ACREAGE OF THE COMMUNITY | **300+** NEIGHBORHOOD PARKS | **10** GOLF COURSES

120K POPULATION

\$131,825 AVERAGE HHI

\$675K

Median New Home Price

\$435K

Median Resale Price

48%

College Educated

34%

Households with Children

Source: Applied Analysis, Envirionics 01.2021

HOME TO

LAS VEGAS AVIATORS, VEGAS GOLDEN KNIGHTS, NEVADA BALLET THEATRE, TPC SUMMERLIN

MOST EDUCATIONAL CHOICE

26 PUBLIC AND PRIVATE K-12 + 3 HIGHER LEARNING INSTITUTIONS

5

RESIDENT AND COMMUNITY POOLS

6

RESIDENT AND PUBLIC COMMUNITY CENTERS

1 WATER PARK, 1 LIBRARY, 3 RESORTS, 1 HOSPITAL, 14 HOUSES OF WORSHIP



Summerlin is the top selling MPC in Las Vegas and Third Bestselling MPC in the country.

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DOWNTOWN
SUMMERLIN®

S TOWN CENTER

S TOWN CENTER

SUMMERLIN SOUTH

I-215

ROSEMAN UNIVERSITY
OF HEALTH SCIENCES

S HUALAPAI WAY

S HUALAPAI WAY

Howard Hughes



Howard Hughes

“The land that they have out there and the development they have out there with the views back into the valley is pretty unbelievable,” Kaval said. “So, I think that location was really spectacular and really an iconic location potentially for a ballpark. I think that was something that was a big takeaway.”

DAVE KAVAL
OAKLAND ATHLETICS TEAM PRESIDENT

“When I got transferred to Las Vegas, I was worried about traffic. But that’s the great thing about the city, and especially Summerlin, where everything is close. I have a short 5-7 minute drive to City National Arena from home. Having an extra 30 minutes in the morning to sleep is a bonus.”

VIA LAS VEGAS SUN

REILLEY SMITH
VEGAS GOLDEN KNIGHTS FORWARD

“Downtown Summerlin is a town center. Our cities are so spread out - Las Vegas, Phoenix, Los Angeles, so you don’t really have a community. A town center. That’s why I think it’s great to have the restaurant here and also events like the ice rink where the Knights play and train and also for the public. It’s amazing and creates a community.”

WOLFGANG PUCK

“Like everybody you think of The Strip, you think of all the nightlife and everything but there’s a lot more,” Marchessault said. “There’s actually a lot of people living here and the community where we live (Summerlin), it’s unbelievable. The people are nice and respectful. I’ve been in a few cities in my career and this is definitely one of the classiest places.”

VIA USA TODAY

JONATHAN MARCHESSAULT
VEGAS GOLDEN KNIGHTS CENTER

“The Howard Hughes Corporation has made a destination like no other in the country. With its grand opening this month, all roads in Nevada lead to Downtown Summerlin.”

BRIAN SANDOVAL
(FORMER) GOVERNOR OF NEVADA



**FOR MORE INFORMATION
PLEASE CONTACT**

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SUMMERLIN SOUTH

Howard Hughes

CBRE

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