

1700 PAVILION


265,898 SF

CLASS A OFFICE BUILDING
IN DOWNTOWN SUMMERLIN

— 1700 S PAVILION CENTER DR —
LAS VEGAS | NV 89135

Howard Hughes

 CUSHMAN &
WAKEFIELD



REDEFINING THE
CORNER OFFICE

At 1700 Pavilion, enjoy a premier class-A experience located adjacent to the Las Vegas Ballpark and steps away from a diverse mix of retail and dining options. With ten stories of office space totaling 265,898 SF and just steps away from a diverse mix of retail amenities, achieving the optimal work-life balance has never been easier.



WHERE IDEAS COME TO LIFE

Creativity flourishes without limits at 1700 Pavilion. With expansive floor plates stretching over 25,000 SF, a sleek exterior design and lush outdoor space, the building introduces a vibrant setting for collaboration along the community's skyline. The workspaces are flooded with natural light and 360-degree panoramic views of the mountains and the Strip to help promote wellness and further inspire innovation



265,898 SF
CLASS A OFFICE BUILDING



AMPLE CUSTOMER PARKING
LOCATED IN GARAGE



LEED SILVER-CERTIFIED



SUSTAINABLE BUILDING
PRACTICES INTEGRATED
THROUGHOUT



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



ENERGY-EFFICIENT
AIR CONDITIONING



3.5:1000
PARKING RATIO



HVAC: MERV 8 FILTERS



RFID MULTI-LEVEL
PARKING GARAGE



LEASING RATES STARTING
AT \$4.50/RSF/MO FSG



REIMAGING THE WORKPLACE

- The Living Room - featuring communal working desks and seating areas plus a state of the art, 14-seat conference room featuring a large screen for presentations and a full markable wall for idea sharing
- Complimentary WIFI available in the Living Room
- Bike-to-Work capabilities with secure bike storage on-site
- Automated touchless building entry
- Bipolar ionization in to promote cleaner air in the common area spaces
- Destination Dispatch for the elevators (optimization technology to reduce wait times)
- On-site security guard and roving patrol
- On-site showers and locker room
- EV charging stations located in parking garage

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

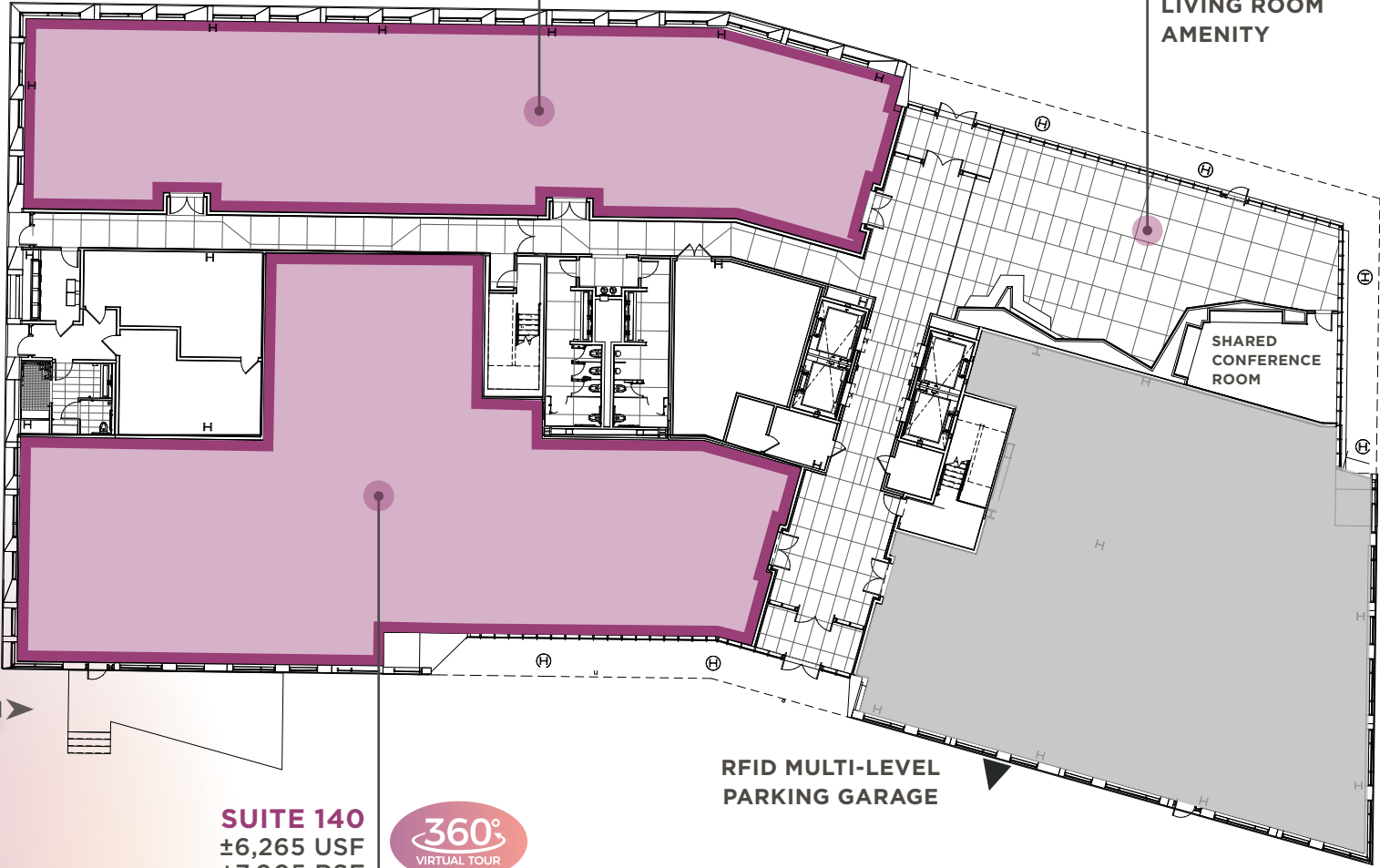


FLOOR ONE

- AVAILABLE
- LEASED



SUITE 120
±5,209 USF
±5,797 RSF



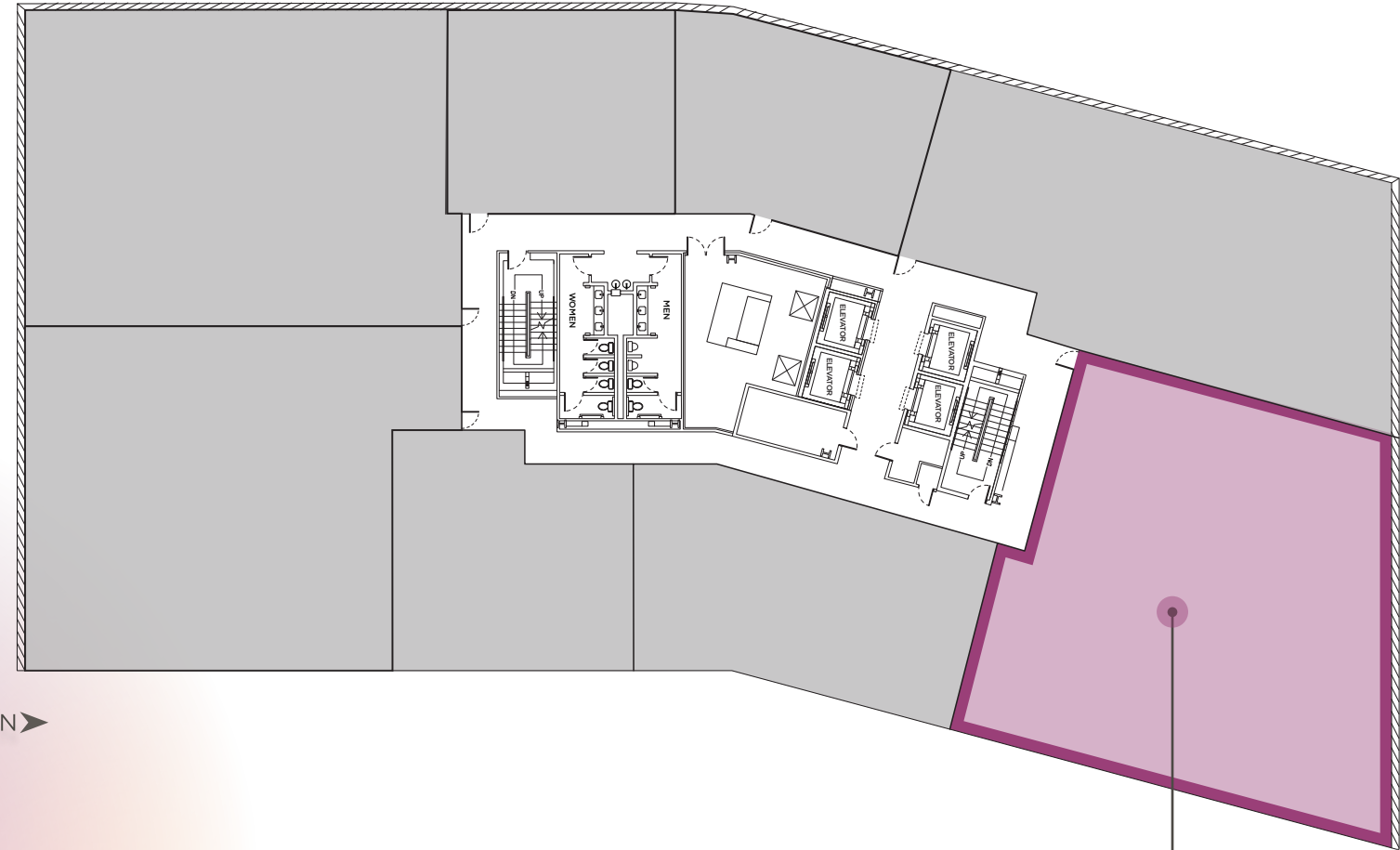
SUITE 140
±6,265 USF
±7,005 RSF



**RFID MULTI-LEVEL
PARKING GARAGE**

FLOOR THREE

- AVAILABLE
- LEASED



SUITE 360
±4,770 USF
±5,718 RSF

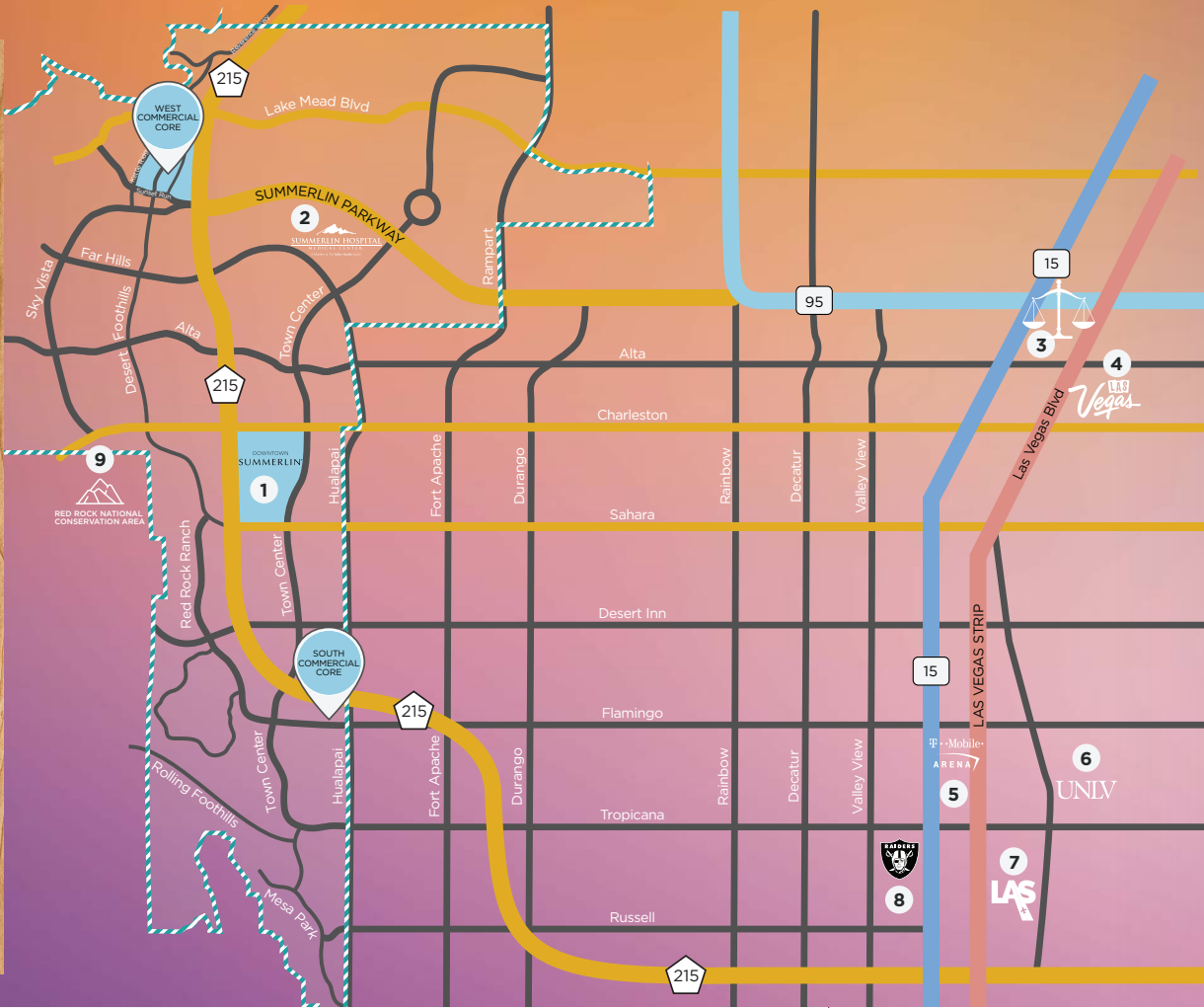


IT'S ALL HAPPENING HERE IN SUMMERLIN

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





- 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



DOWNTOWN SUMMERLIN PRIMARY TRADE AREA | 20 MIN DRIVE TIME



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



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