

TWO SUMMERLIN®

10845 GRIFFITH PEAK DR
LAS VEGAS | NV 89135

147,139 SF
CLASS A OFFICE BUILDING
IN DOWNTOWN SUMMERLIN



Howard Hughes

 CUSHMAN &
WAKEFIELD



147,139 SF
CLASS A OFFICE BUILDING



AMPLE SURFACE AND
CUSTOMER PARKING



LEED SILVER-CERTIFIED



SUSTAINABLE BUILDING
PRACTICES INTEGRATED
THROUGHOUT



DIRECT 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



COVERED PARKING IN
MULTI-LEVEL GARAGE



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

WHERE SOPHISTICATION MEETS PRODUCTIVITY

Welcome to Two Summerlin: A prestigious 6-story oasis of Class A office space, spanning 147,139 SF. Nestled in the vibrant heart of Summerlin, it offers proximity to City National Arena, the Las Vegas Ballpark, and Red Rock Hotel and Casino. With floor plates exceeding 25,000 SF, embrace seamless connectivity for your team to flourish in a unified workspace experience.



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 160

9,284 USF / 10,112 RSF

- Reception
- 10 Private Offices
- 2 Conference Rooms
- Open Bullpen Area
- 2 Phone Rooms
- Open Collaboration Area
- Supply Room
- Break Room
- Storage Room



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

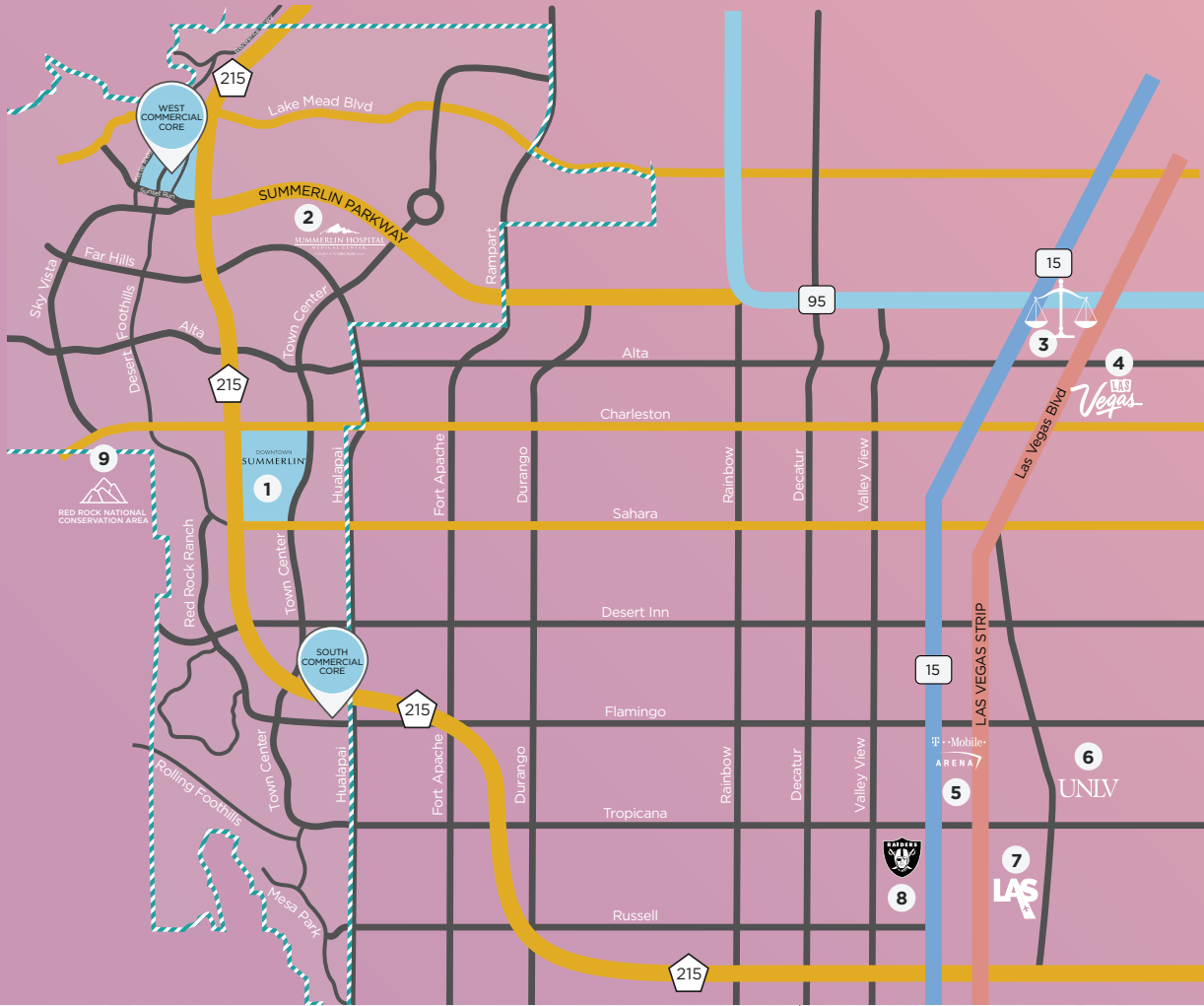
CONSTELLATION
Luxury Multi-Family
124 units

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
Source: Applied Analysis, Environics 3.2023

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FOR MORE INFORMATION, PLEASE CONTACT:

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