

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



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



RESERVED, COVERED PARKING IN MULTI-LEVEL GARAGE



LEASING RATES STARTING AT \$4.20-\$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



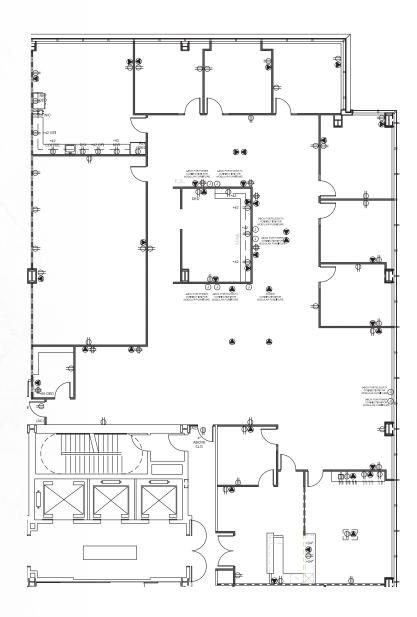


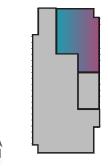




7,501 RSF

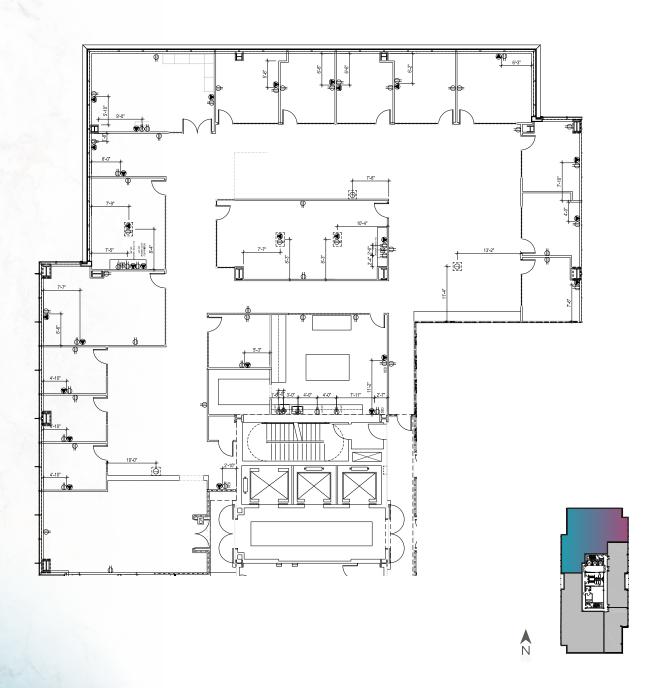
- Available 8/1/2025
- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 6 Private Offices
- Training Room
- Work Room
- Break Room
- Storage/IT Room
- Small Open Bullpen Area





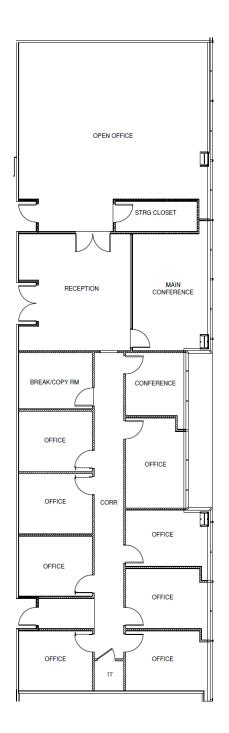
10,108 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 2 Executive Offices
- 12 Private Offices
- IT Room
- Break/Work Room
- Small Open Bullpen Area



4,393 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- 2 Conference Rooms
- 8 Private Offices
- IT Room
- Break/Copy Room
- Open Bullpen/Training Room
- AV/Storage Closet

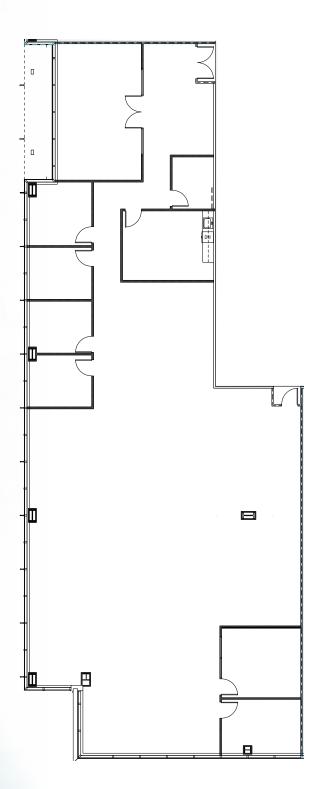


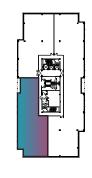




6,660 RSF

- Reception Area
- Conference Room
- 6 Private Offices
- Break Room
- Storage Room
- Open Bullpen Area





IT'S ALL HAPPENING HERE IN

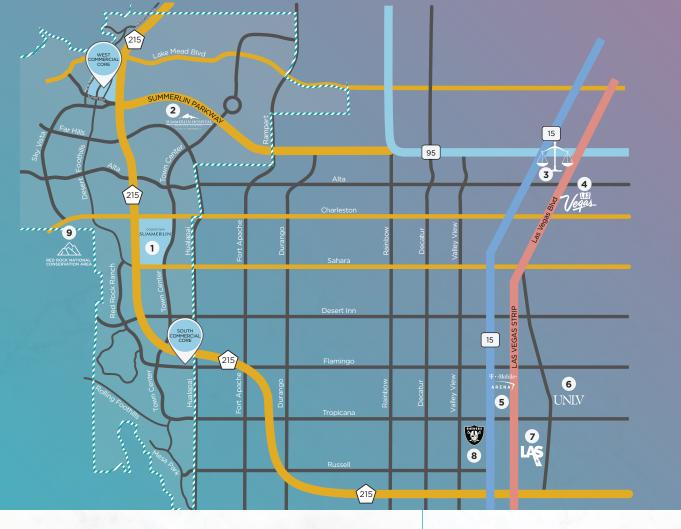
SUMMERLIN

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





- 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



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