

Howard Hughes



Nine Story, LEED Certified Class A Office Building

CBRE

ONE SUMMERLIN

1980 Festival Plaza Drive, Las Vegas, Nevada 89135



PROPERTY HIGHLIGHTS

- LEED Certified Silver, core and shell.
- Green building initiatives throughout, including high-efficiency air conditioning to reduce energy consumption, waste management, recycling programs and more.
- Class “A” Office building consisting of ±206,279 SF
- Reserved parking is available in covered, multi-level parking structure along with abundant surface and customer parking.
- CenturyLink Fiber+ is available in the building providing symmetrical, dedicated Internet access with speeds up to 1 GB, as well as cloud services and hosted voice solutions.
- Cox Communications fiber is available in the building along with their related services.
- A wide array of entertainment options and unique dining destinations create a one-of-a-kind experience to serve tenants and clients from all areas of the Las Vegas Valley.

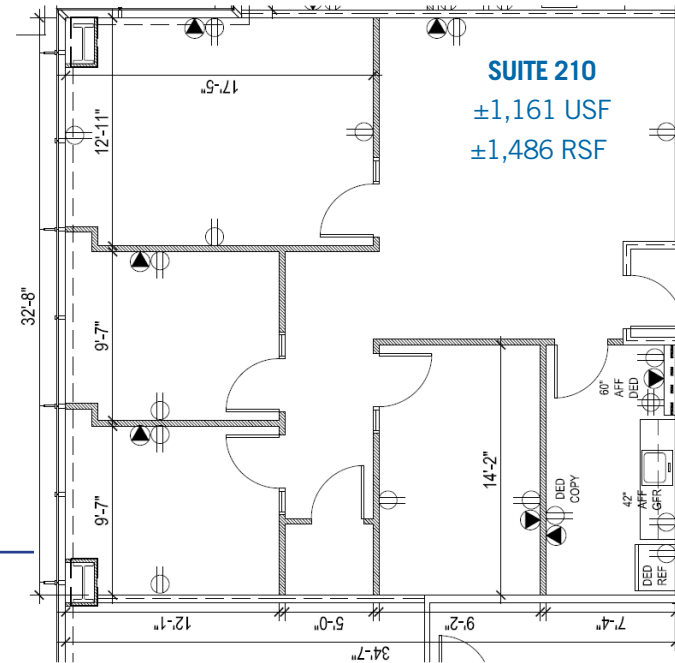
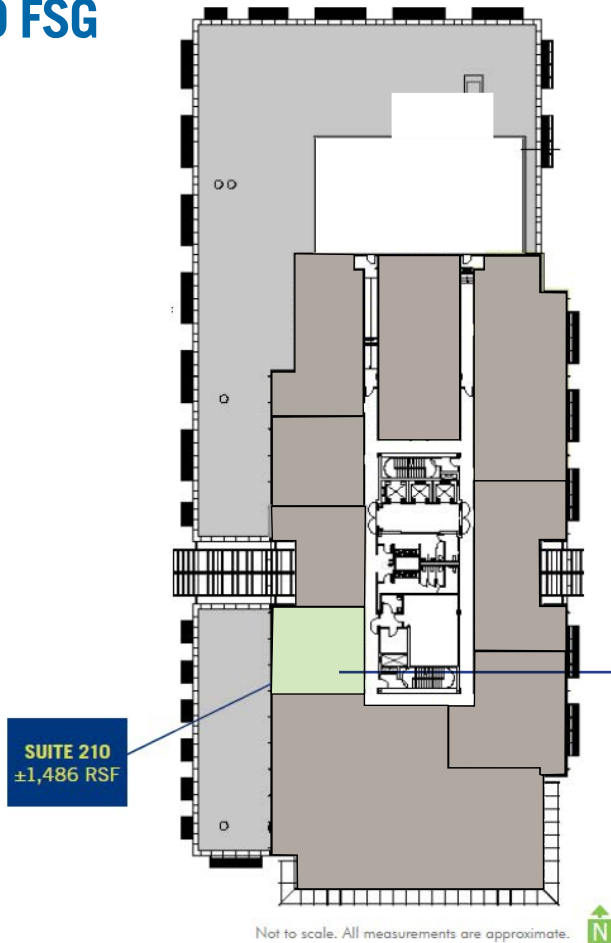
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SUITE 210: ±1,161 USF/ ±1,486 RSF

\$3.40 FSG

AVAILABLE MAY 1, 2019



FOR MORE INFORMATION CONTACT:

Randy Broadhead, SIOR

Senior Vice President

O +1 702 369 4867 **C** +1 702 336 7100

E randy.broadhead@cbre.com

Amy Lance

Senior Associate

O +1 702 369 4834 **C** +1 702 461 7655

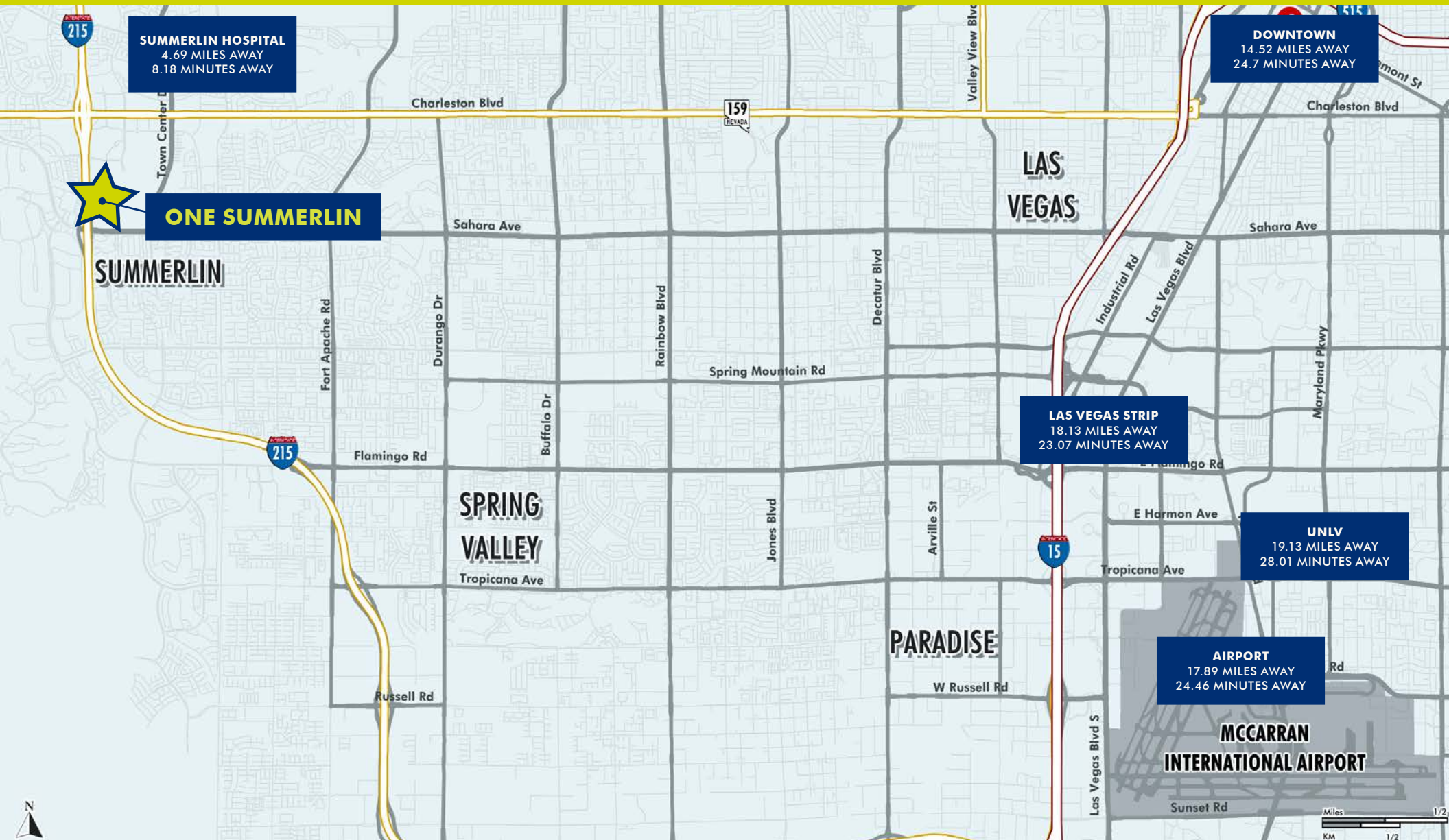
E amy.lance@cbre.com

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DOWNTOWN
SUMMERLIN®





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ARCHITECTURAL DESCRIPTION

ONE SUMMERLIN is comprised of approximately $\pm 206,279$ sf of Class A office space that sits atop a retail ground floor base. As a classic center core office building, these offices provide nine floors of 30-40 foot clear span space, allowing for flexible open plans as well as perimeter office layouts. Floor plate sizes pushing above $\pm 23,000$ sf gross allows for connectivity between numerous working groups to reside in one collective space.

The sleek exterior brings a modern, state-of-the-art design to the community's skyline. Composed of high performance glass, maximum transparency to the stunning surrounding views of Red Rock National Conservation Area and downtown Las Vegas are enhanced while glare and heat gain to the interior is minimized. A large, multi-story window on the east and west sides distinctively defines the two main entrances into a light-filled, promenade style lobby - seamlessly connecting the surrounding shops, restaurants and vibrant lifestyle of Downtown Summerlin.

DOWNTOWN
SUMMERLIN®


SUMMERLIN

Located in the nation's premier
master planned community.