



# TWO SUMMERLIN

10845 Griffith Peak Drive, Las Vegas, Nevada 89135  
Six-Story, LEED-Certified Class-A Office Building

*Howard Hughes*

**CBRE**



## Two Summerlin 4th Quarter 2018

### Property Highlights

- Planned 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 approximately 144,574 SF
- Three (3) Story Parking Garage will include 424 parking spaces. Parking Ratio approximately 3.5/1,000
- Leasing Rate \$3.20/RSF/Month, FSG
- Balconies on three floors and unprecedented views of The “Las Vegas Strip” and Red Rock Canyon mountains
- Beautiful Landscape and outdoor courtyard available for Tenants to enjoy
- Located in Downtown Summerlin offering 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
- Limited Availability of “Class-A” office space in this area

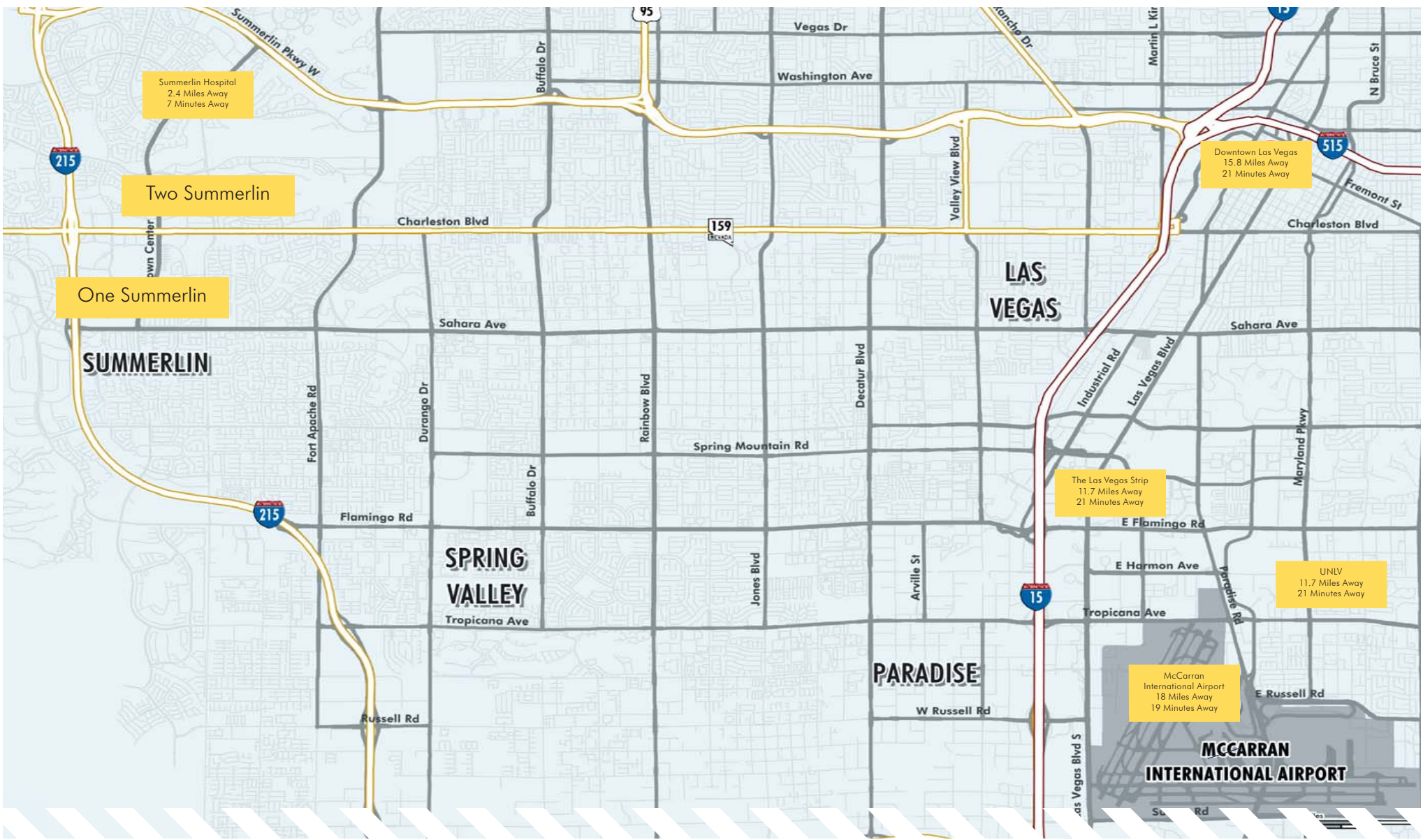
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# The Area



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Downtown Summerlin Amenities

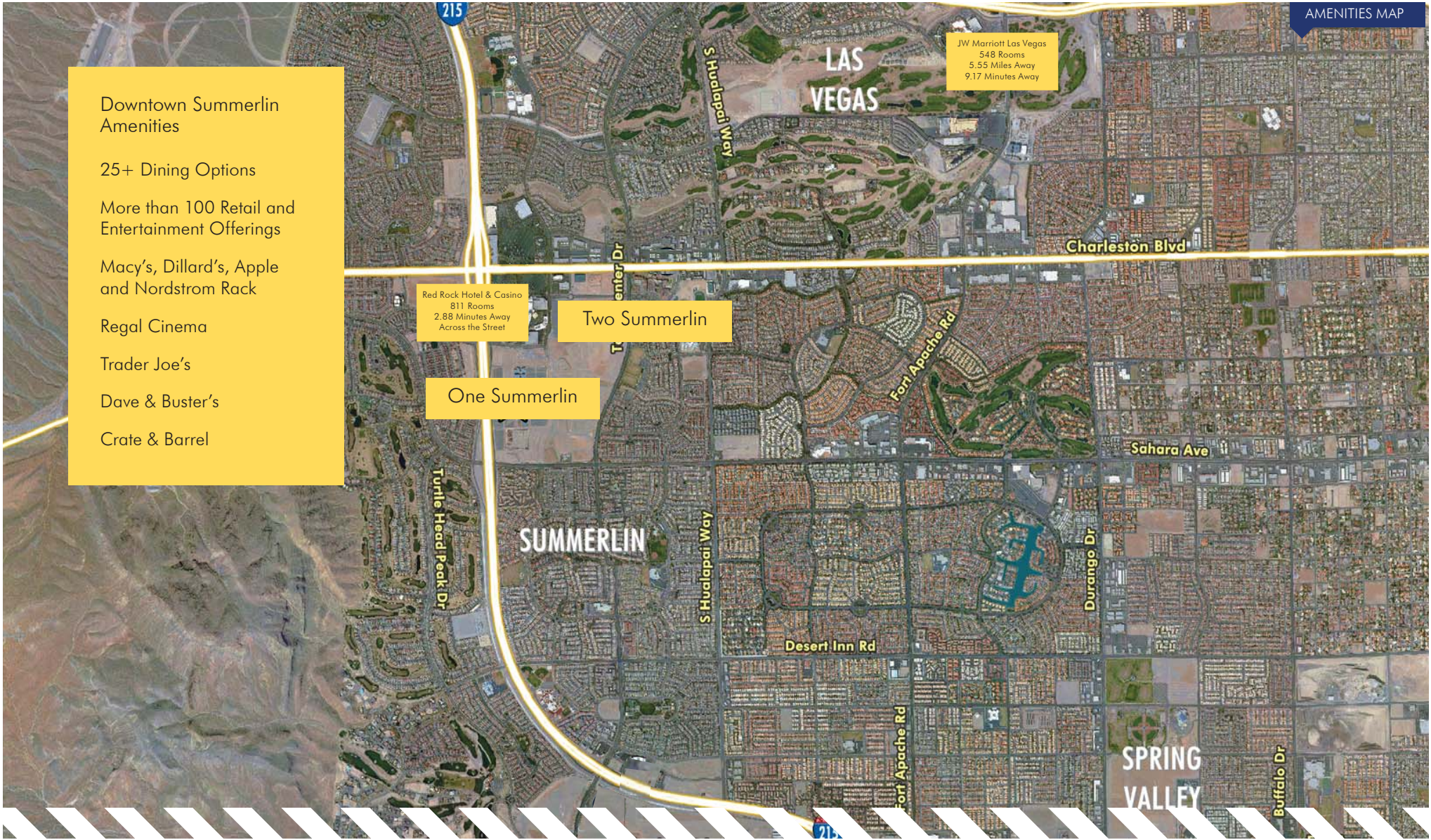
- 25+ Dining Options
- More than 100 Retail and Entertainment Offerings
- Macy's, Dillard's, Apple and Nordstrom Rack
- Regal Cinema
- Trader Joe's
- Dave & Buster's
- Crate & Barrel

Red Rock Hotel & Casino  
811 Rooms  
2.88 Minutes Away  
Across the Street

Two Summerlin

One Summerlin

JW Marriott Las Vegas  
548 Rooms  
5.55 Miles Away  
9.17 Minutes Away



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W. Sahara Ave.

Future Apartments

106 Acres of Fashion,  
Dining & Entertainment

Future Baseball Park

City National Arena

Two Summerlin

Red Rock Hotel & Casino

Griffith Peak Dr.

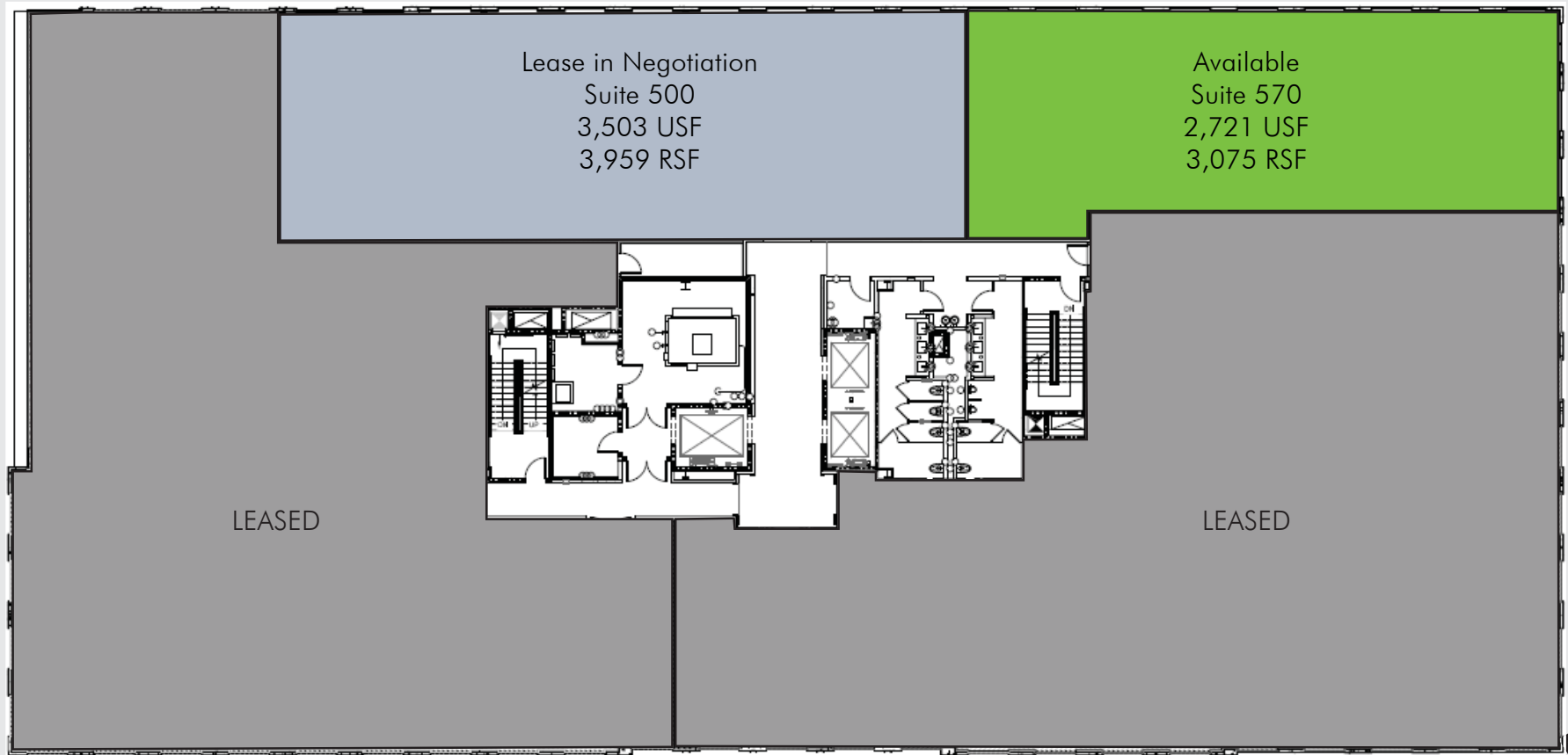
Life Time  
Athletic Fitness

The Pavilion

W. Charleston Blvd.

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# 5th Floor



Not to scale. All measurements are approximate.

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# 6th Floor



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# Two Summerlin

Renderings





# Development Plan for Downtown Summerlin

Since the early 1990s, Summerlin's Downtown has been identified as a 400-acre parcel located in the heart of the community. Upon completion, this area will serve as the urban core of Summerlin where commerce, entertainment and retail activities are seamlessly integrated with cultural, civic and high-density residential land uses. As the population of Summerlin has grown to over 100,000 residents representing nearly half of the population projected at build-out, the Downtown area has grown as well. Approximately one-half of the area is now built, open and operating. The momentum of the Downtown continues to accelerate with several new uses either in development or close to breaking ground.

Bounded by the 215-Western Beltway, Charleston Boulevard, Town Center Drive and Sahara Avenue, this developing urban district is really beginning to unfold. Properties that currently comprise this development, Red Rock Casino, Resort & Spa, Life Time Athletic Fitness, the Pavilion Building, Constellation and the City National Arena-NHL practice facility serve the community in a variety of ways and have been all met with enthusiastic response on a community-wide and regional level. Further enhancing the diversity of the Downtown area is the recent announcement of the new Las Vegas Ballpark that will be home to the city's AAA baseball team and will be located alongside the recently opened City National Arena.

The first residential development in the Downtown, Constellation, opened in the Summer of 2016. Constellation is boutique, luxury apartment living that has set the standard for urban living in Downtown Summerlin. The next high-end apartment living project is underway.

The Downtown Summerlin area is also home to a 106-acre open-air fashion, dining and entertainment destination that experienced over 17 million visitors in 2017 and is expected to continue growing. Retailers include Macy's, Dillard's, Apple, Crate & Barrel, Dave & Buster's and Trader Joe's. The continued success of this venue will help fuel future development and increase the inherent value of all areas within the community.



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