

*Howard Hughes*



Office Over Retail

**CBRE**

# DOWNTOWN SUMMERLIN

1985, 2025, 2115, 2120 Festival Plaza Drive, Las Vegas, Nevada 89135



## PROPERTY DESCRIPTION & HIGHLIGHTS

- Downtown Summerlin is part of a planned urban center, serving the entire Las Vegas Valley. It includes retail, entertainment, office, hotel and multifamily residential elements, all designed to create a vibrant, walkable urban core within the award-winning 22,500-acre Summerlin master-planned community. Downtown Summerlin totals nearly 400 acres and features more than 125 stores and restaurants in the streetscape-shopping environment with pedestrian thoroughfares and dynamic storefronts.
- \$2.60 / RSF / Month / FSG
- 3.5:1,000 Parking Ratio
- 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.

Certified Class A Office Over Retail Available

1985 Festival Plaza Drive, Las Vegas, Nevada 89135

## BUILDING I / 2ND FLOOR / LOCATED ABOVE RETAIL

### \$2.60 FSG

#### BUILDING I - 2ND FLOOR

- Office Above Retail with south facing exclusive 1st Floor Lobby Entrance
- Unique signage opportunity available for Tenants occupying the entire floor
- Great window line allowing an abundance of natural light
- Grey shell condition with generation T1 Allowance



#### FOR MORE INFORMATION CONTACT:

**Randy Broadhead, SIOR**

Senior Vice President

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Lic # S.0056748

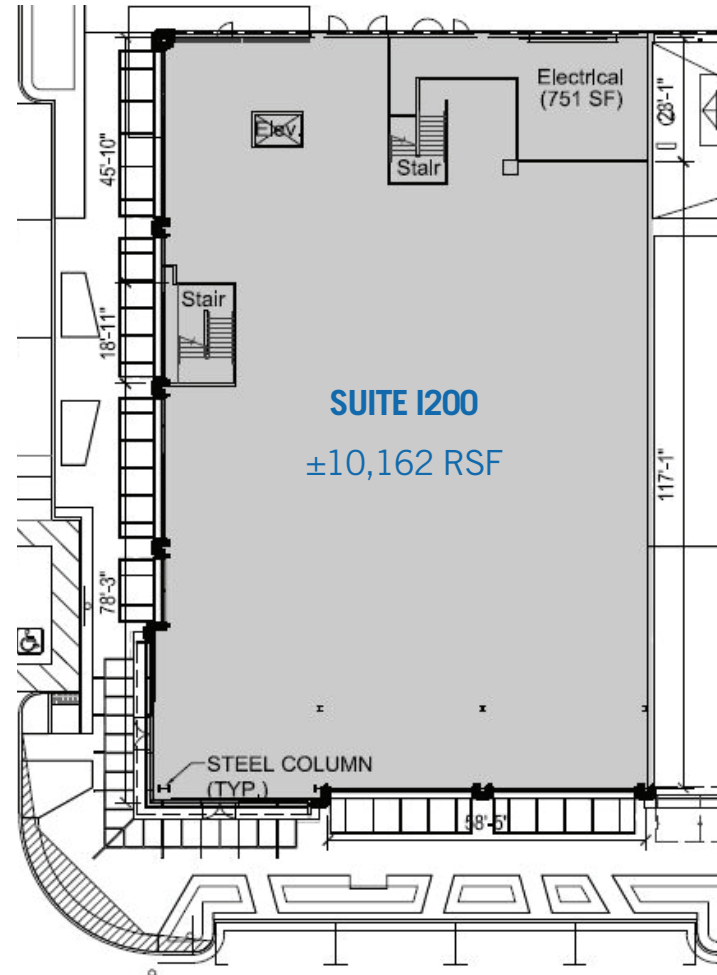
**Amy Lance**

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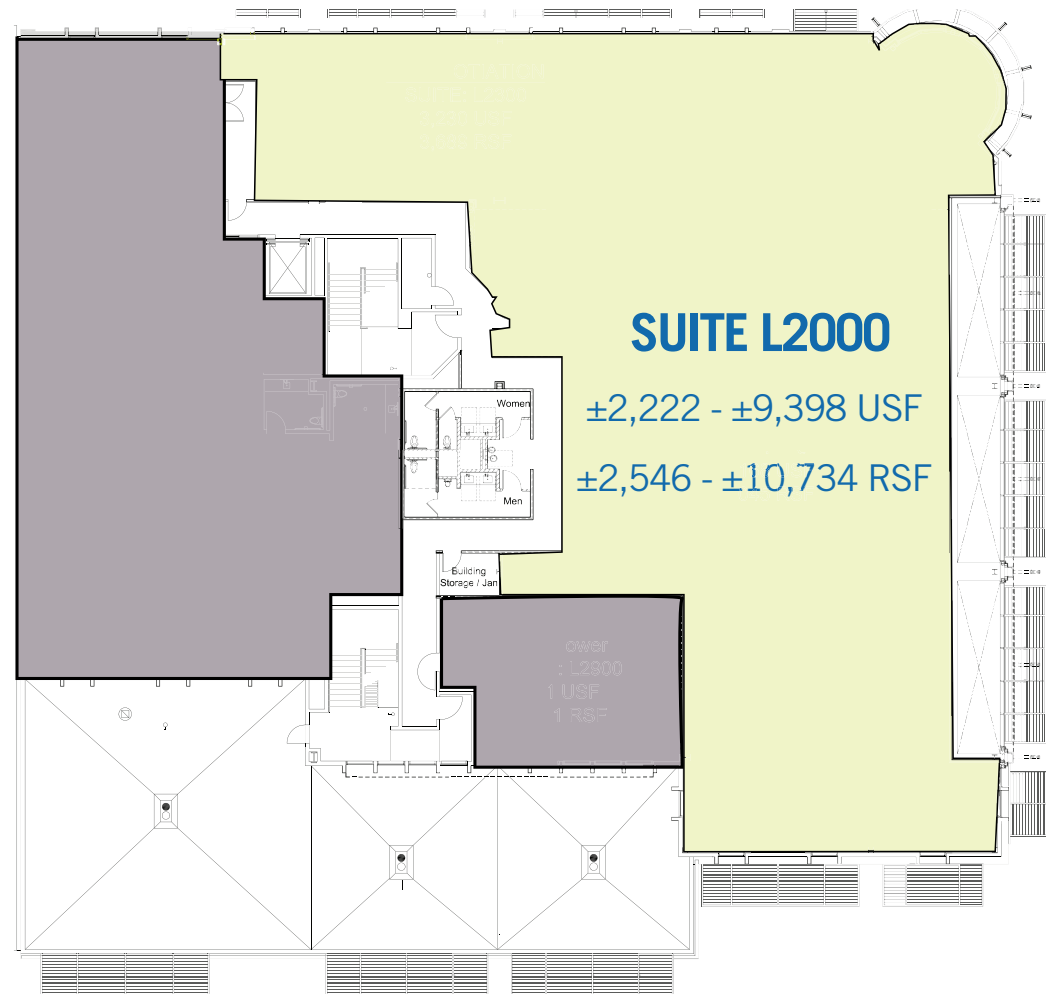
2025 Festival Plaza Drive, Las Vegas, Nevada 89135

## BUILDING L / 2ND FLOOR / LOCATED ABOVE RETAIL

### \$2.60 FSG

#### SUITE L2000

- Located above national retail Tenants Victoria's Secret and Bath & Body Works
- Unique exterior building signage opportunity available for Tenants occupying the entire floor.
- Grey shell condition



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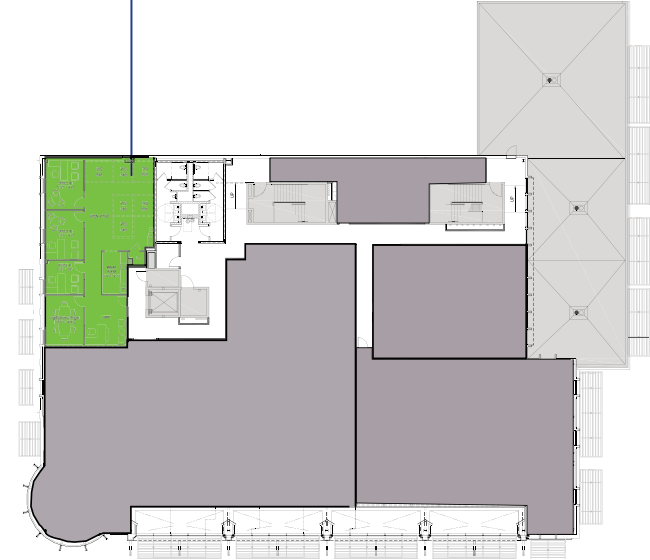
## BUILDING N / 2ND FLOOR / LOCATED ABOVE RETAIL

### \$2.60 FSG

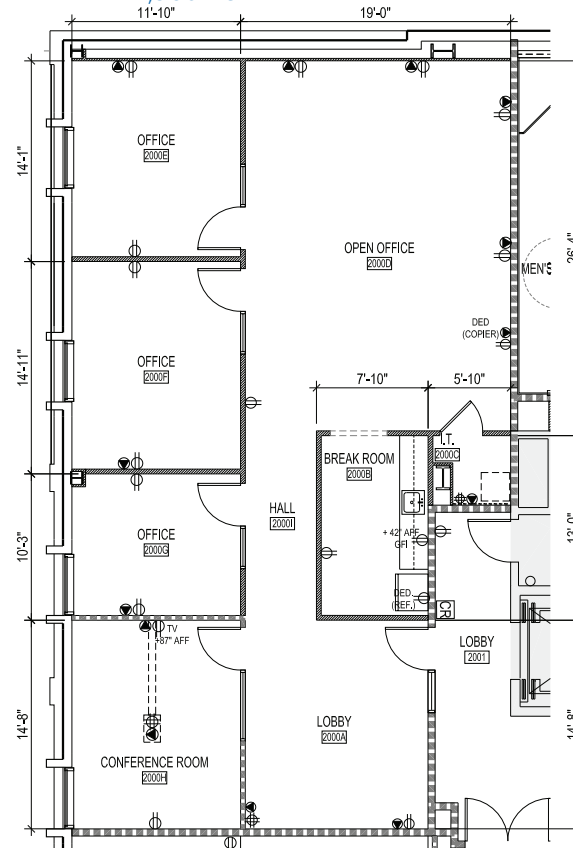
#### BUILDING N - 2ND FLOOR

-Located above national retail Tenants Sephora, Kay Jewelers, Clarks, Pandora and Everything But Water.

-Spec Suite available for immediate occupancy.



**SPEC SUITE  
SUITE N2000**  
±1,588 USF  
±1,906 RSF



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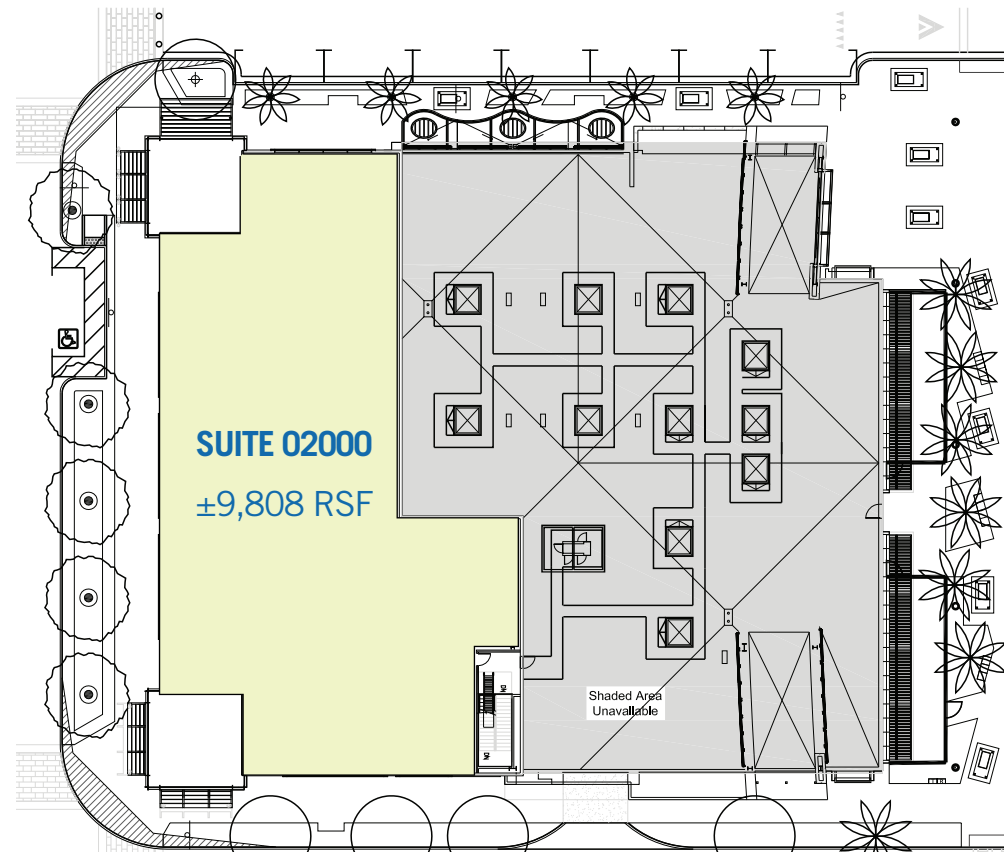
2120 Festival Plaza Drive, Las Vegas, Nevada 89135

## BUILDING 0 / 2ND FLOOR / LOCATED ABOVE RETAIL

### \$2.60 FSG

#### BUILDING 0 - 2ND FLOOR

- Located above national retail Tenants Express and Express Men
- Unique exterior building signage opportunity available for Tenants occupying the entire floor
- Grey shell condition



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Red Rock Casino Resort & Spa

Life Time Fitness

City National Arena

Las Vegas Ball Park

DOWNTOWN  
SUMMERLIN®

Lazy Dog  
Restaurant & Bar

California  
Pizza Kitchen

Apple  
Summerlin

Dave &  
Buster's

Macy's

Dillard's

Five Guys

I-215

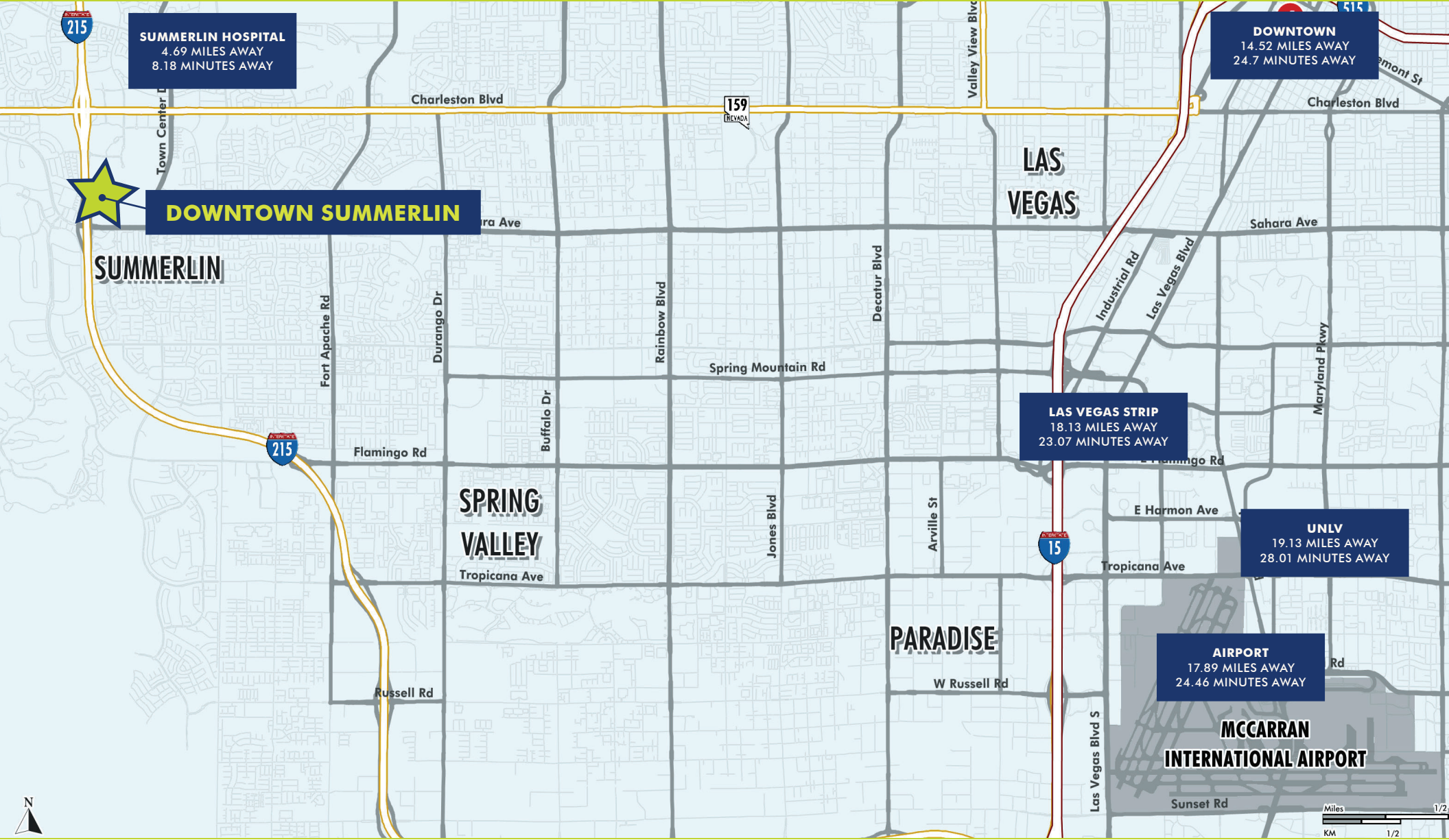
Red Robin

Pieology

Trader Joe's

UPS Store

# POINTS OF INTEREST MAP



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