

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.

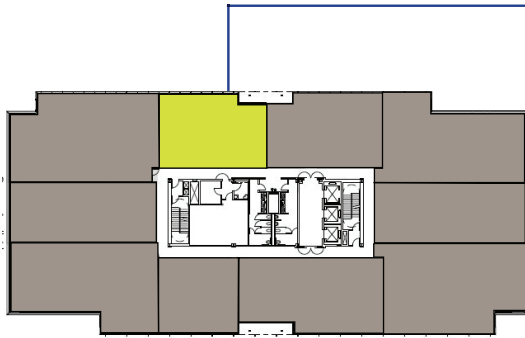
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FOURTH FLOOR

\$3.40 FSG

- Reception area
- Break room and IT Room
- 3 private offices
- Conference room
- Small open bull pen area

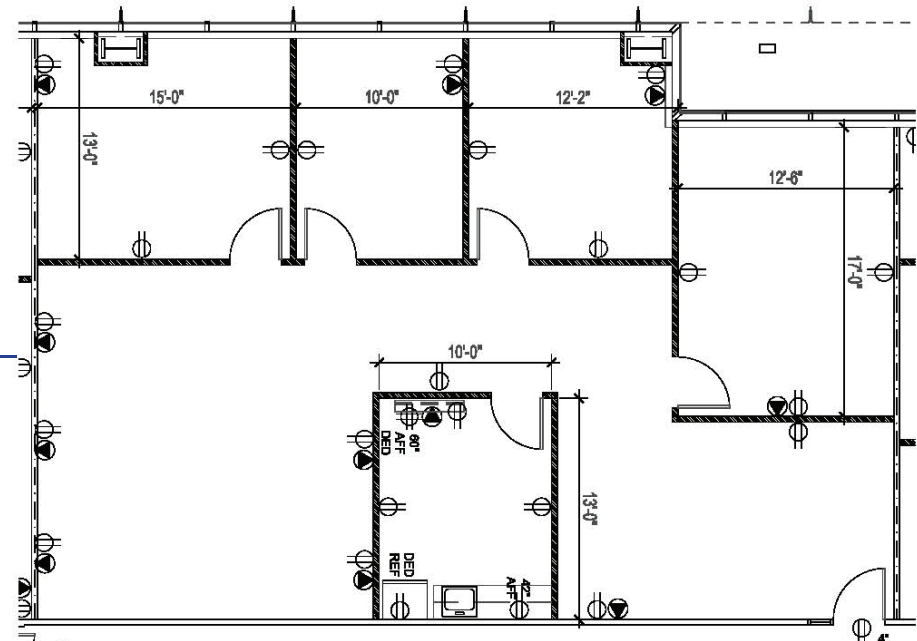


SUITE 410

±1,706 USF

±2,035 RSF

AVAILABLE MARCH 1, 2020!



FOR MORE INFORMATION CONTACT:

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Howard Hughes **CBRE**



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

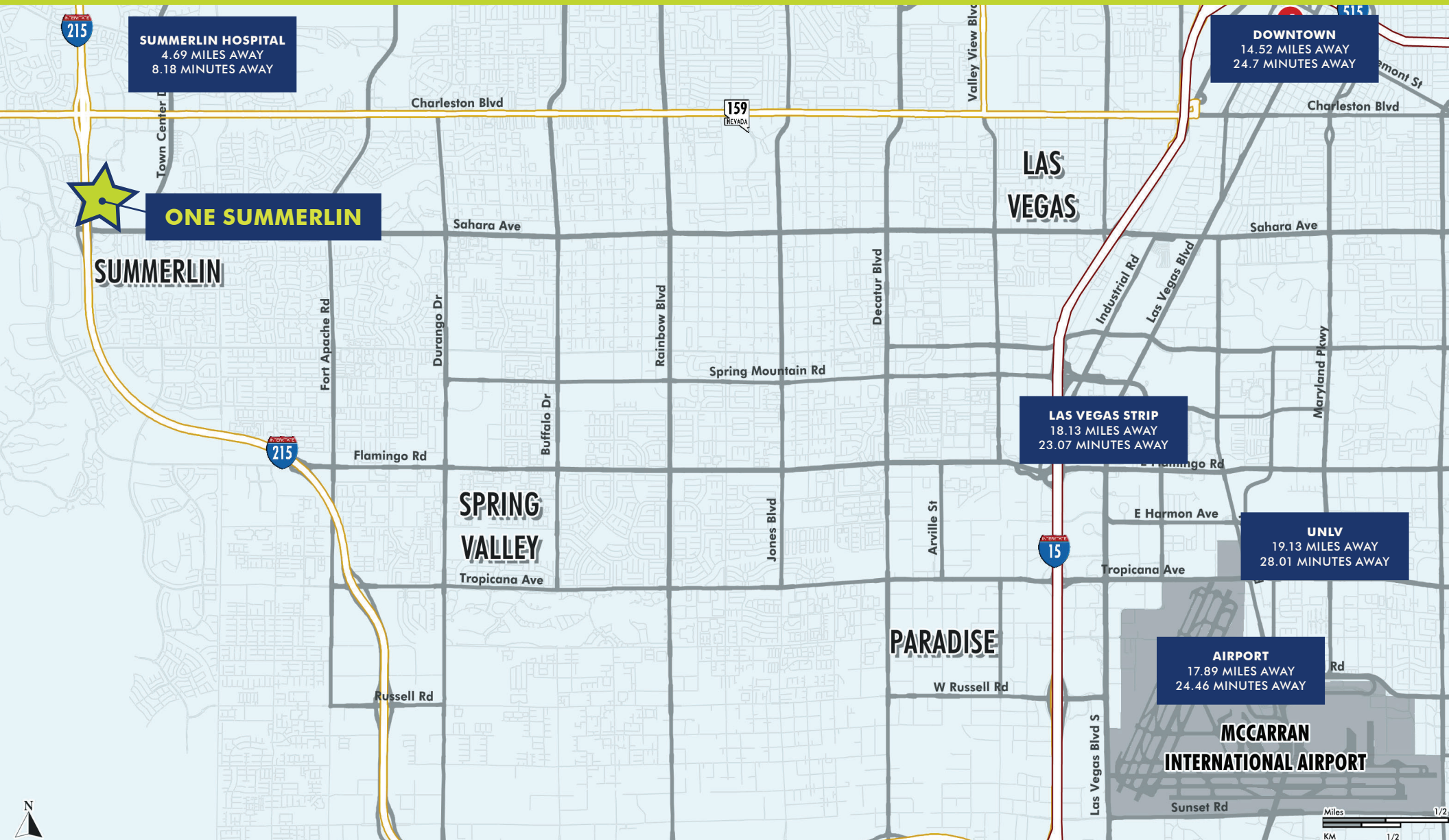
I-215

Red Robin

Pieology

Trader Joe's

UPS Store



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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.