TWO SUMMERLIN

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





Two Summerlin

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 \$3.40/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

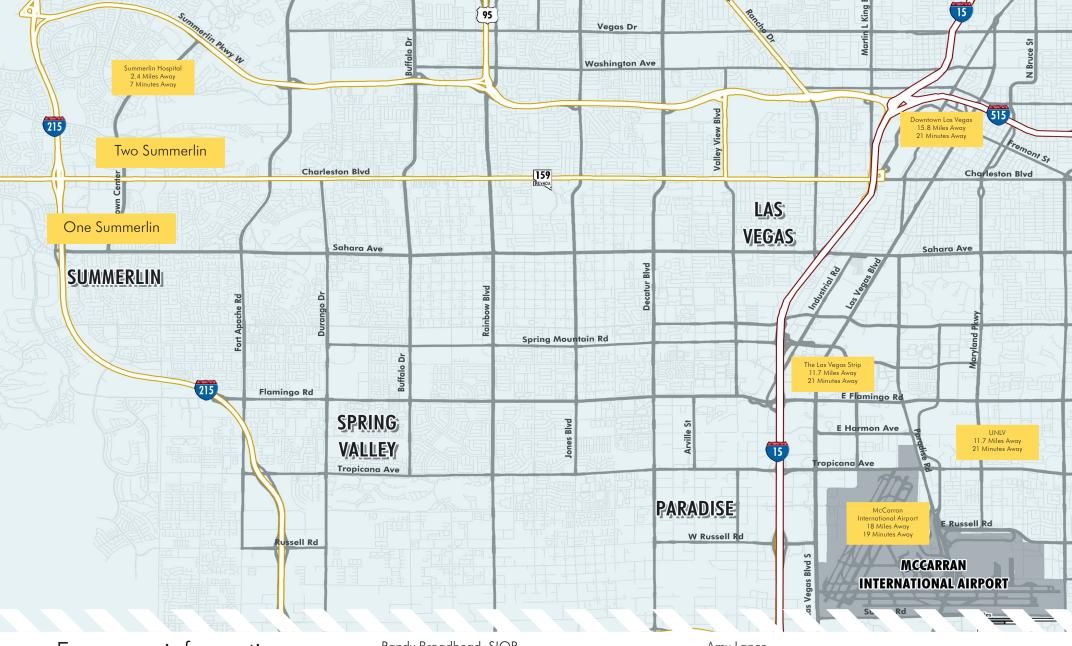
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The Area



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