

*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.

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

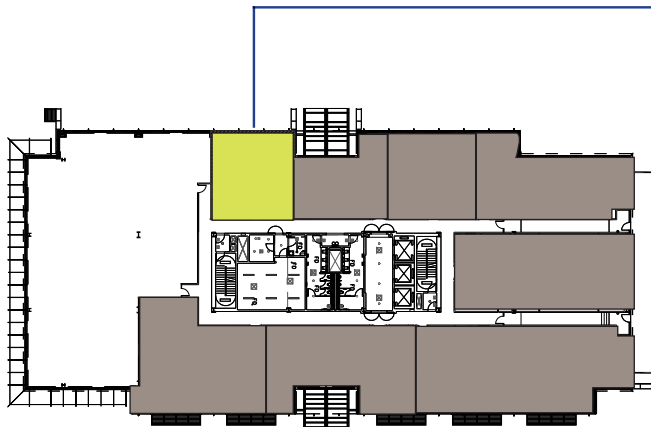
Nine Story, LEED Certified Class A Office Building

1980 Festival Plaza Drive, Las Vegas, Nevada 89135

## SECOND FLOOR

**\$3.40 FSG**

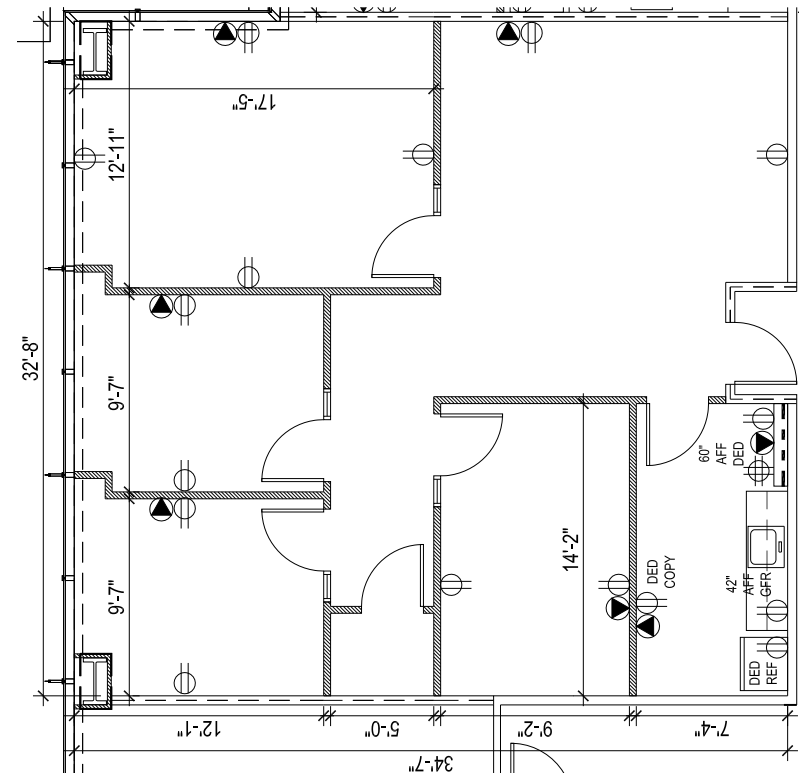
- Available Immediately
- Break Room
- Reception area
- Open bull pen area
- Conference room
- 1 Executive office
- 2 Private offices



### SUITE 210

±1,161 USF

±1,486 RSF



### FOR MORE INFORMATION CONTACT:

#### Randy Broadhead, SIOR

Senior Vice President

☎ +1 702 369 4867 ☎ +1 702 336 7100

E randy.broadhead@cbre.com

Lic. # S.0056748

#### Amy Lance

Vice President

☎ +1 702 369 4834 ☎ +1 702 461 7655

E amy.lance@cbre.com

Lic. # S.0051283

Howard Hughes. **CBRE**

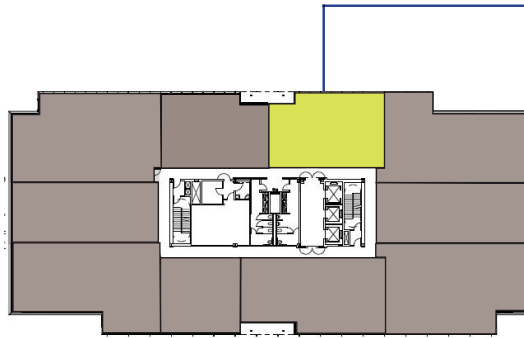
Nine Story, LEED Certified Class A Office Building

1980 Festival Plaza Drive, Las Vegas, Nevada 89135

## FOURTH FLOOR

**\$3.40 FSG**

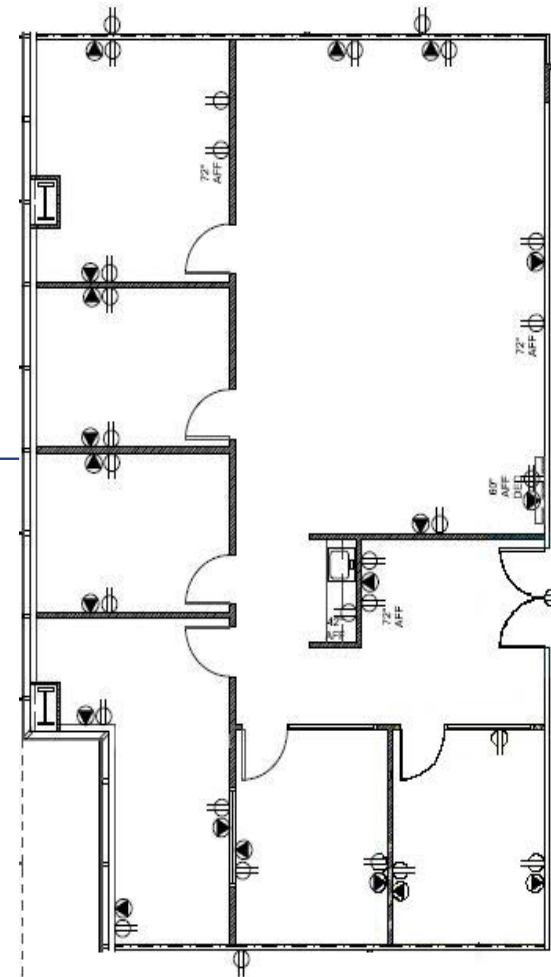
- Available Immediately
- Coffee Bar
- Reception area
- Open bull pen area
- Conference room
- 1 Executive office
- 4 Private offices



### SUITE 400

±1,882 USF

±2,245 RSF



### FOR MORE INFORMATION CONTACT:

**Randy Broadhead, SIOR**

Senior Vice President

☎ +1 702 369 4867 ☎ +1 702 336 7100

E randy.broadhead@cbre.com

Lic. # S.0056748

**Amy Lance**

Vice President

☎ +1 702 369 4834 ☎ +1 702 461 7655

E amy.lance@cbre.com

Lic. # S.0051283

*Howard Hughes* **CBRE**



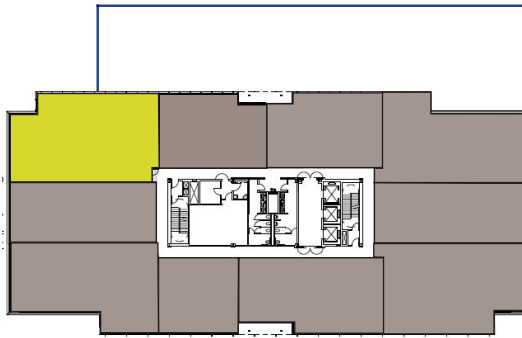
Nine Story, LEED Certified Class A Office Building

1980 Festival Plaza Drive, Las Vegas, Nevada 89135

## FOURTH FLOOR

**\$3.40 FSG**

- Available 7/1/2020
- Reception area
- 1 Conference room
- 2 Executive offices
- 4 Private offices
- 8 Cubicles
- Break room



### FOR MORE INFORMATION CONTACT:

**Randy Broadhead, SIOR**

Senior Vice President

☎ +1 702 369 4867 ☎ +1 702 336 7100

E randy.broadhead@cbre.com

Lic. # S.0056748

**Amy Lance**

Vice President

☎ +1 702 369 4834 ☎ +1 702 461 7655

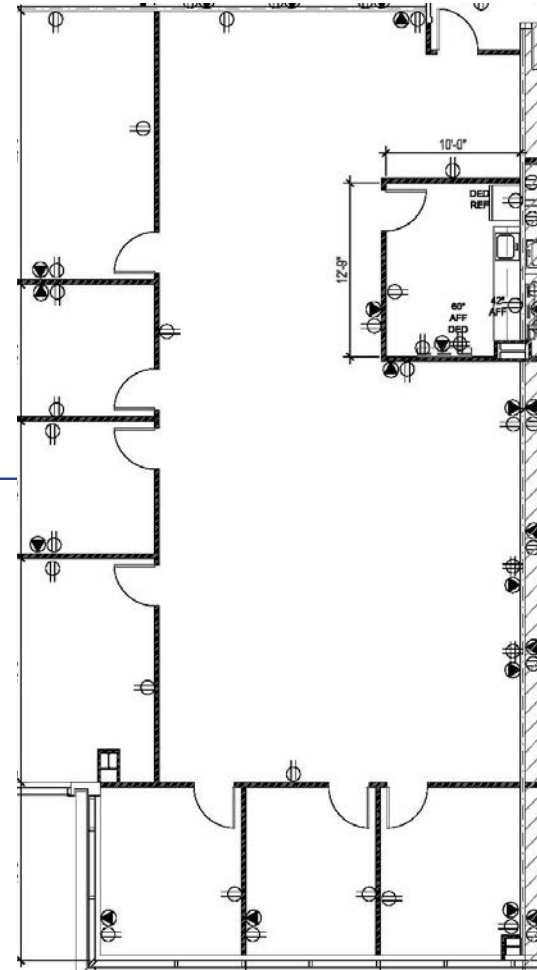
E amy.lance@cbre.com

Lic. # S.0051283

## SUITE 420

±2,821 USF

±3,365 RSF



*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

Macy's

Dave &  
Buster's

Dillard's

Five Guys

Red Robin

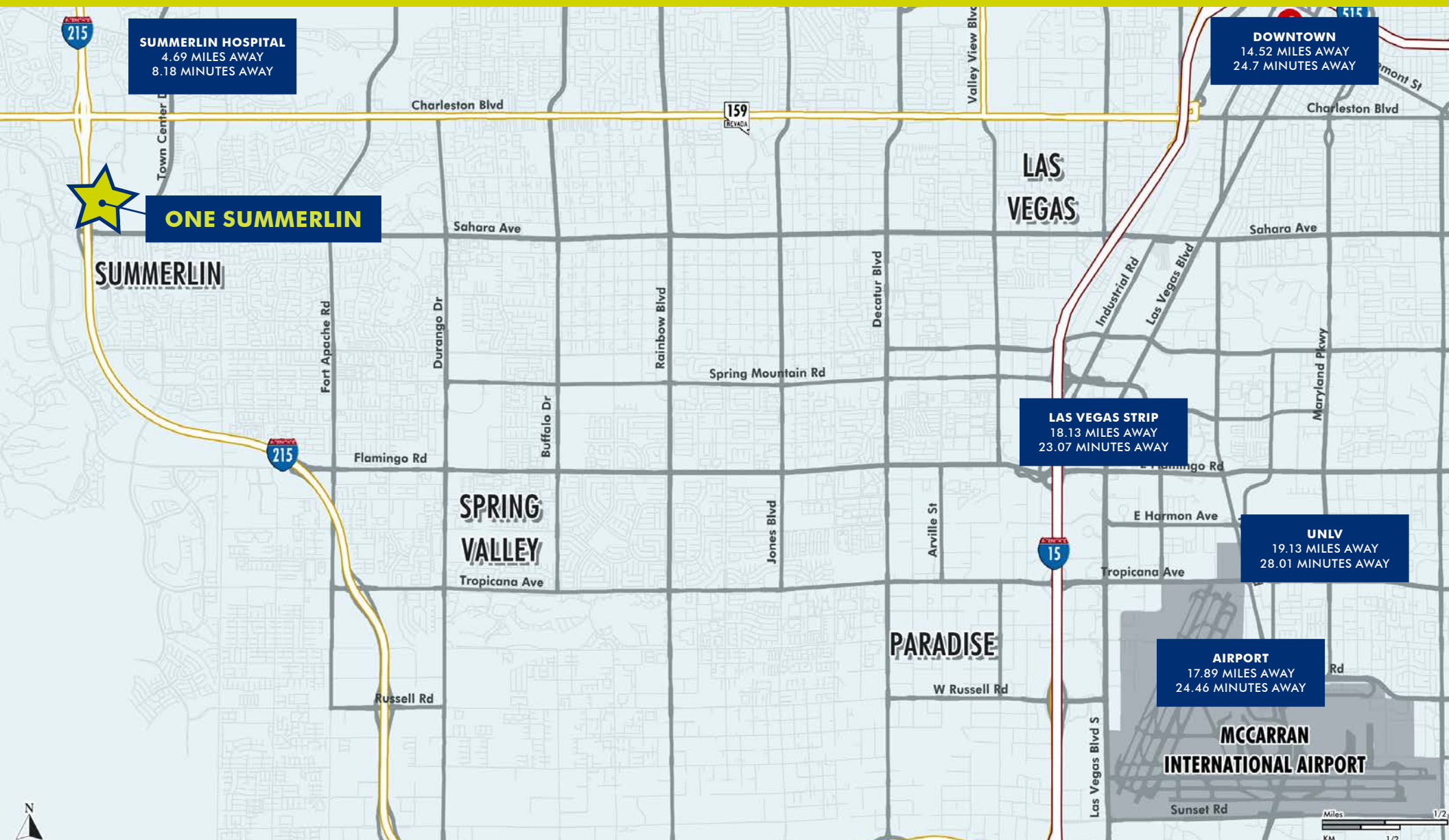
Pieology

Trader Joe's

UPS Store

I-215





## FOR MORE INFORMATION CONTACT:

**Randy Broadhead, SIOR**

Senior Vice President

☎ +1 702 369 4867 ☎ +1 702 336 7100

✉ [randy.broadhead@cbre.com](mailto:randy.broadhead@cbre.com)

Lic. # S.0056748

**Amy Lance**

Vice President

☎ +1 702 369 4834 ☎ +1 702 461 7655

✉ [amy.lance@cbre.com](mailto:amy.lance@cbre.com)

Lic. # S.0051283

*Howard Hughes***CBRE**





## 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.