

ONE SUMMERLIN®

1980 FESTIVAL PLAZA DR
LAS VEGAS | NV 89135

207,292 SF

CLASS A OFFICE BUILDING
IN DOWNTOWN SUMMERLIN



Howard Hughes
COMMUNITIES

 CUSHMAN &
WAKEFIELD

A large glass skyscraper at night, reflecting the city lights and mountains. The building has a central vertical section with a different glass pattern. The sky is dark blue, and the city lights are visible in the background.

WHERE BUSINESS MEETS **THE BREATHTAKING**

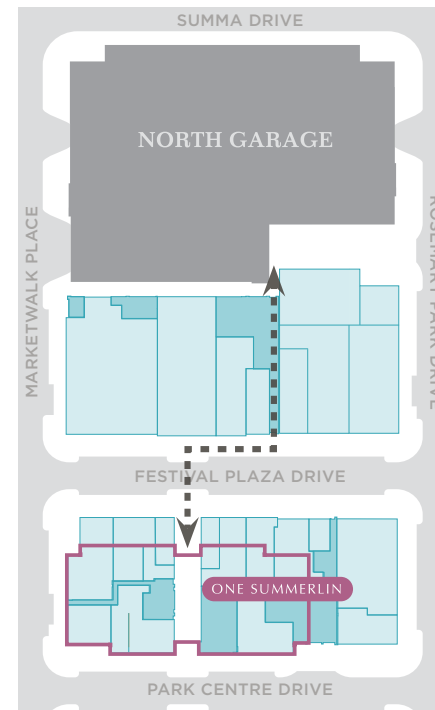
Your premier office destination located in the heart of Downtown Summerlin. One Summerlin is a 9-story, Class-A office building comprised of approximately 207,292 SF, sitting atop a wide variety of curated, ground-level retail amenities. Here, the lines between work and play are beautifully blurred.



WHY SUMMERLIN

A BUSINESS HUB WITH PANORAMIC INSPIRATION

Designed with expansive 25,000+ SF floor plates, One Summerlin provides an environment that fosters collaboration within a unified space. The building's sleek exterior introduces state-of-the-art design to the vibrant community skyline. An abundance of natural light further amplifies the building's appeal, providing tenants with 360-degree panoramic mountain and strip views.



NEARBY AMENITIES

- 1 Bonanno's New York Pizzeria
- 2 California Pizza Kitchen
- 3 Capriotti's Sandwich Shop
- 4 Crazy Pita Rotisserie and Grill
- 5 Earl of Sandwich
- 6 Fine Company
- 7 Five Guys Burgers & Fries
- 8 Frankie's Uptown
- 9 Grape Street Cafe & Wine Bar
- 10 Harlo Steakhouse & Bar
- 11 JING
- 12 La Neta Cocina Y Lounge
- 13 Lazy Dog Restaurant & Bar
- 14 Maggiano's Little Italy
- 15 Makers & Finders
- 16 Mothership Coffee Roasters
- 17 Panda Express
- 18 Pieology Pizzeria
- 19 Public School 702
- 20 Shake Shack
- 21 SkinnyFATS
- 22 Starbucks
- 23 Sushi Loca
- 24 The Bagel Nook
- 25 True Food Kitchen



207,292 SF
CLASS A OFFICE BUILDING



AMPLE SURFACE AND
CUSTOMER PARKING



LEED SILVER-CERTIFIED



SUSTAINABLE BUILDING
PRACTICES INTEGRATED
THROUGHOUT



DIRECT ACCESS TO THE I-215
BELTWAY VIA W CHARLESTON
BLVD AND W SAHARA AVE



ENERGY-EFFICIENT
AIR CONDITIONING



3.5:1000
PARKING RATIO



HVAC: MERV 8 FILTERS



RESERVED, COVERED
PARKING IN MULTI-LEVEL
GARAGE



LEASING RATES STARTING
AT \$4.20-\$4.30/RSF/MO FSG

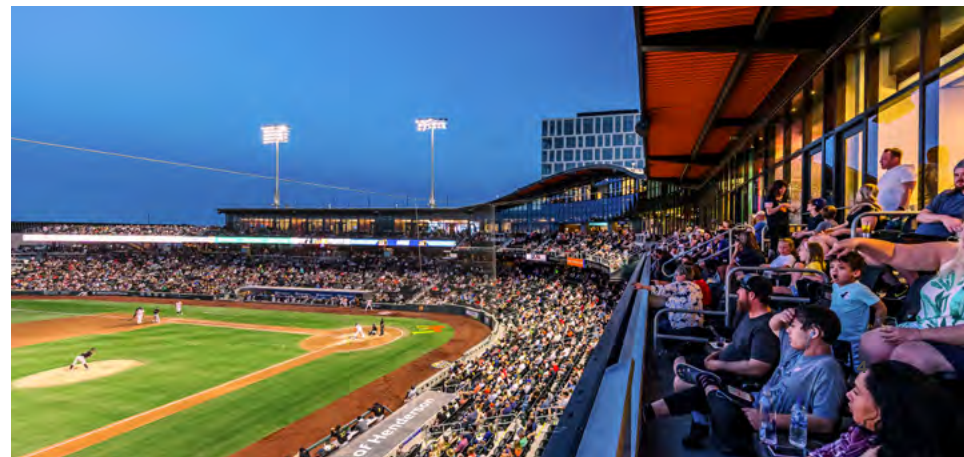
WHERE YOU WORK IS THE ULTIMATE PERK

HOWARD HUGHES DIFFERENCE

- Exclusive Tenant Appreciation Events
- Tenant Surprise & Delights
- Exclusive Office Tenant SMS Text Perk Program
- Office Beat Newsletters
- Personalized Offers & Giveaways
- Vast Social Media Network & Digital Opportunities
- And More!

DOWNTOWN SUMMERLIN VIP CONCIERGE SERVICES

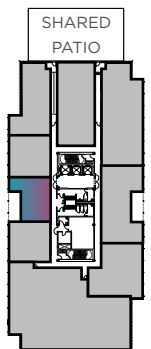
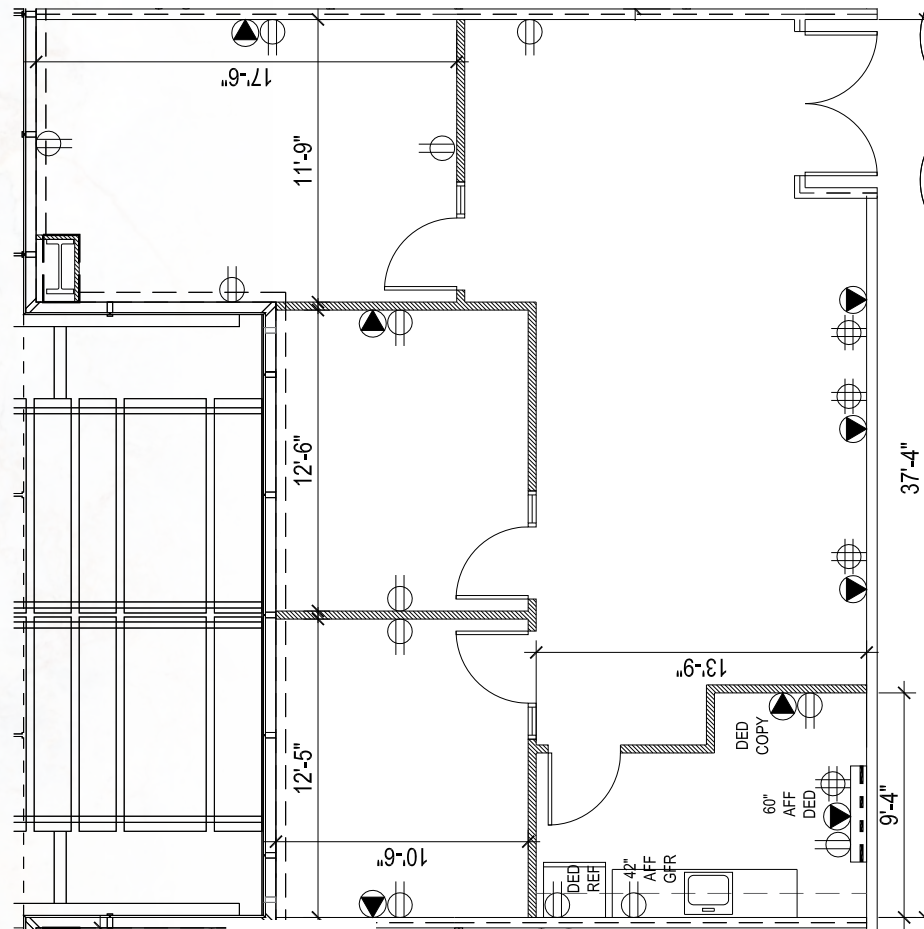
- Trained Hospitality Professionals
- Restaurant Reservations
- Directions and Maps
- Transportation



SUITE 200

1,348 RSF

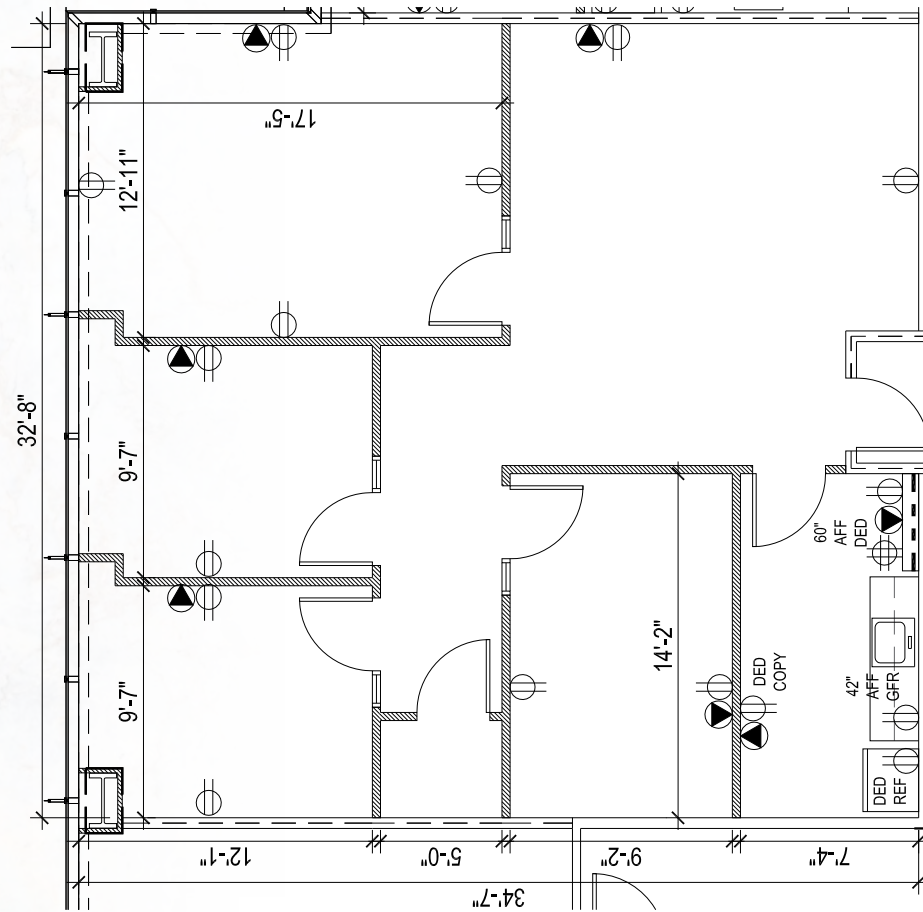
- Available 6/1/2026
- Off Lobby Entrance
- Reception/Waiting Area
- 3 Private Offices
- Break Room
- Small Open Bullpen Area



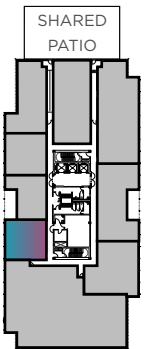
SUITE 210

1,462 RSF

- Available 8/1/2026
- Reception/Waiting Area
- 4 Private Offices
- Break Room
- Storage Room
- Small Open Bullpen Area



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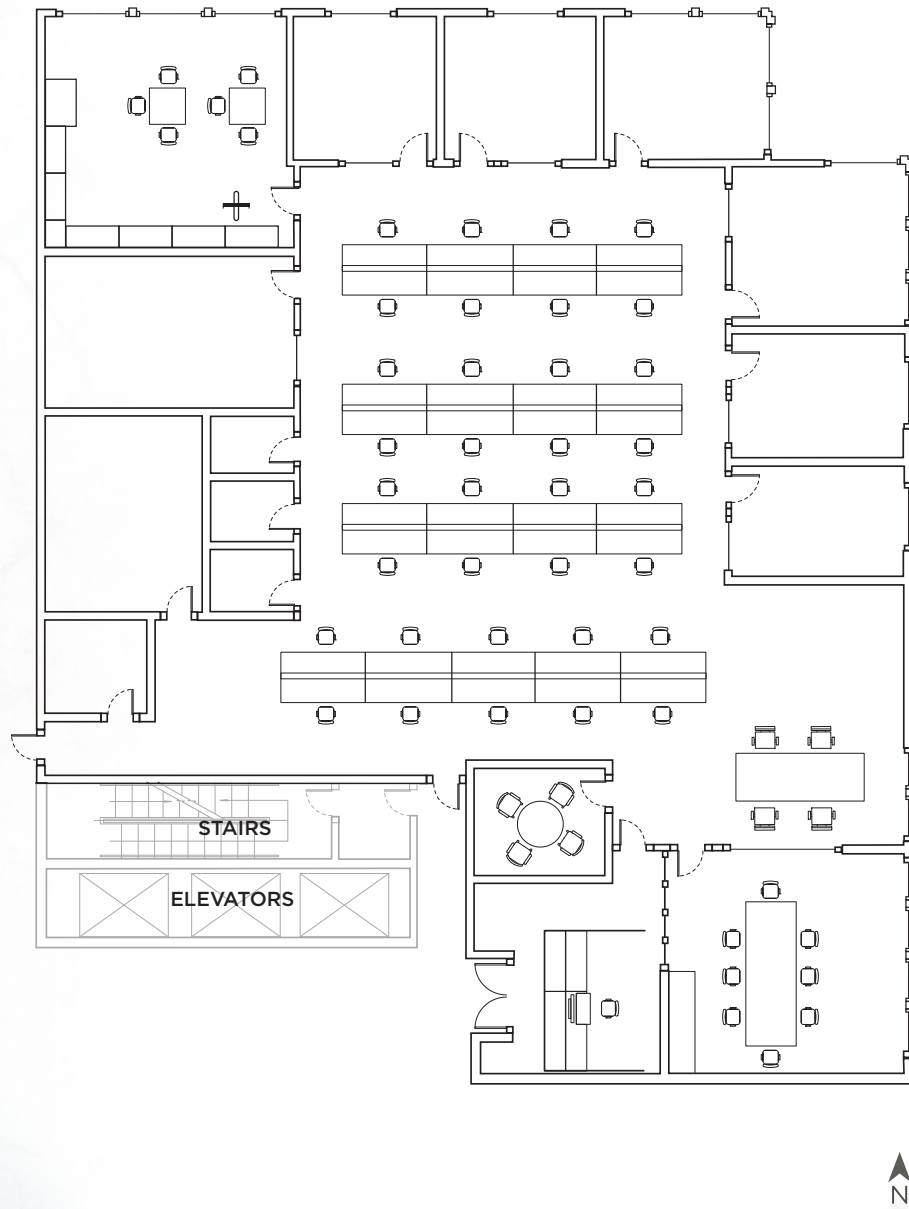


SUITE 340



7,501 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 6 Private Offices
- Training Room
- Work Room
- Break Room
- Storage/IT Room
- Small Open Bullpen Area

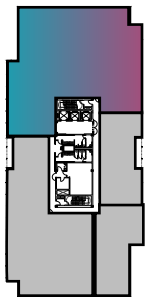
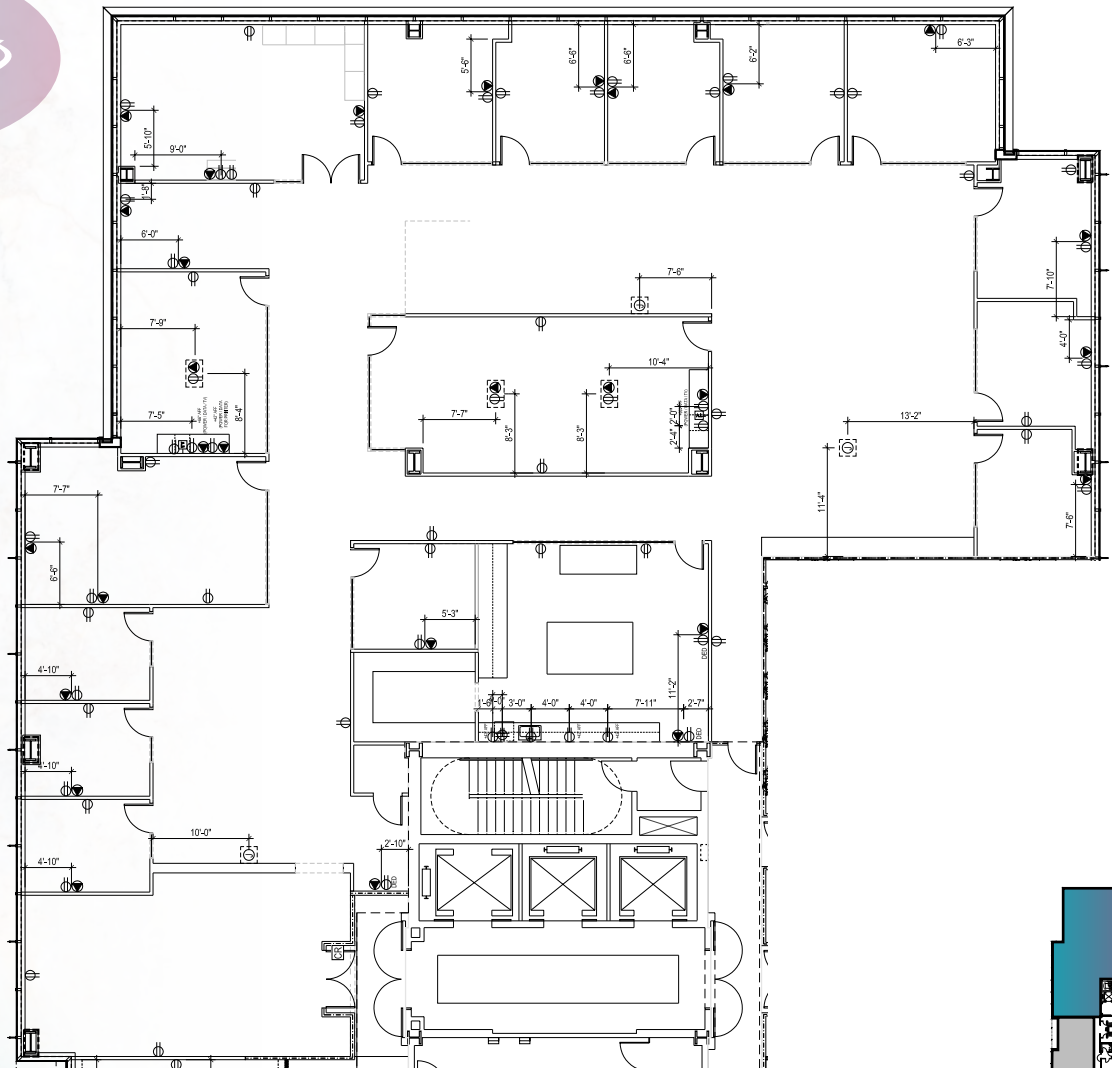


SUITE 500



10,108 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 2 Executive Offices
- 12 Private Offices
- IT Room
- Break/Work Room
- Small Open Bullpen Area

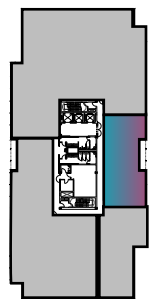
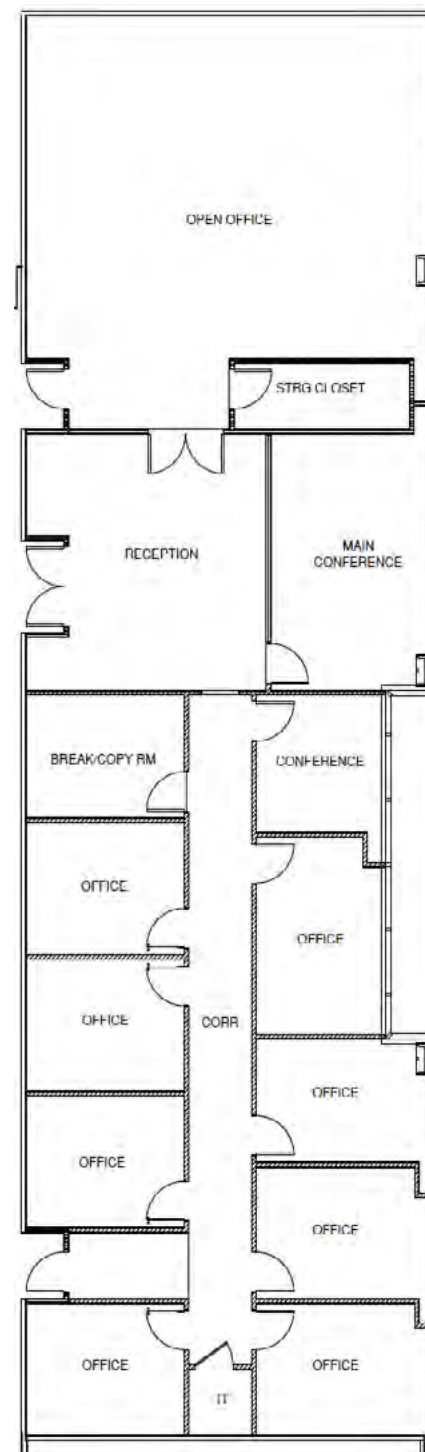


SUITE 550



4,393 RSF

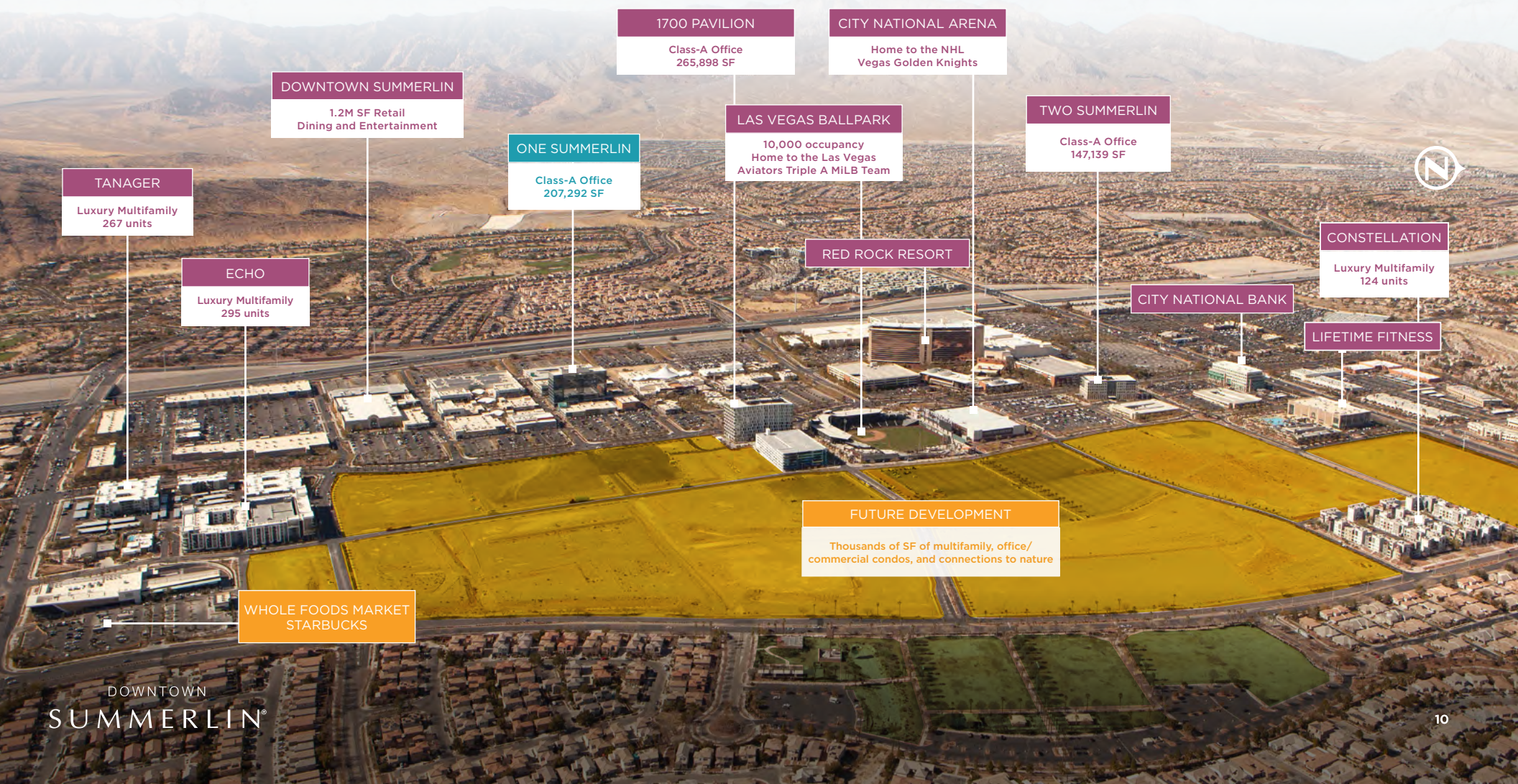
- Off Lobby Entrance
- Reception/Waiting Area
- 2 Conference Rooms
- 8 Private Offices
- Training Room
- IT Room
- Break/Copy Room



IT'S ALL HAPPENING HERE IN SUMMERLIN

From the simple to the spectacular, Summerlin has it covered. Shopping. Dining. Entertainment. Pro-Sports. Open Spaces. All just steps away from the office.

- 3 Class A Towers
- 35+ Eateries
- 100+ National and Local Retailers
- 2 Professional Sports Facilities
- 10 Golf Courses
- 3 Resorts in Summerlin: Red Rock Casino, Resort & Spa, Element by Westin, & JW Marriott
- 26 Public and Private Schools
- 300+ Village and Neighborhood Parks



1700 PAVILION

Class-A Office
265,898 SF

CITY NATIONAL ARENA

Home to the NHL
Vegas Golden Knights

DOWNTOWN SUMMERLIN

1.2M SF Retail
Dining and Entertainment

ONE SUMMERLIN

Class-A Office
207,292 SF

LAS VEGAS BALLPARK

10,000 occupancy
Home to the Las Vegas
Aviators Triple A MiLB Team

TWO SUMMERLIN

Class-A Office
147,139 SF

TANAGER

Luxury Multifamily
267 units

ECHO

Luxury Multifamily
295 units

RED ROCK RESORT

CITY NATIONAL BANK

CONSTELLATION

Luxury Multifamily
124 units

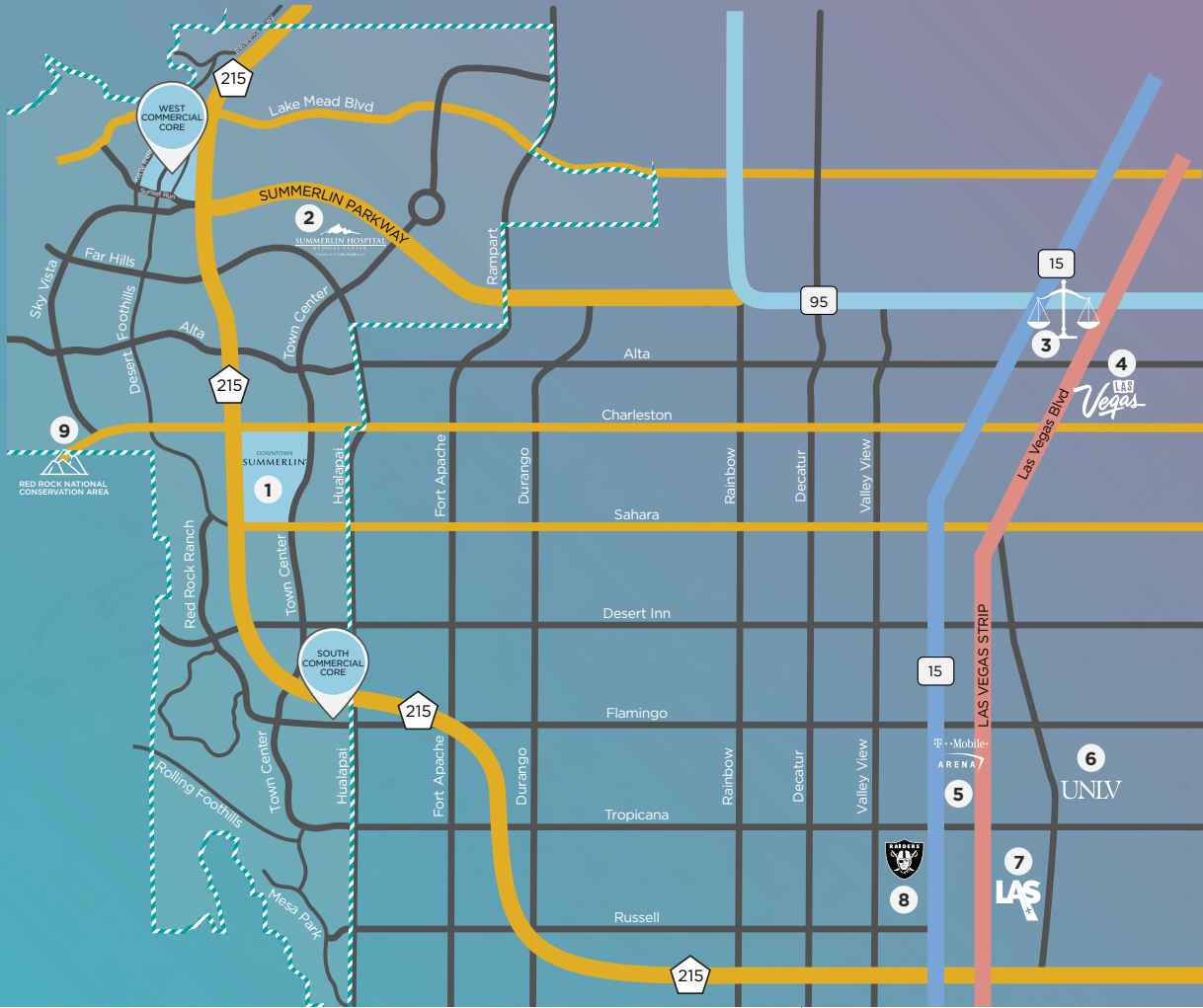
LIFETIME FITNESS

FUTURE DEVELOPMENT

Thousands of SF of multifamily, office/
commercial condos, and connections to nature

WHOLE FOODS MARKET
STARBUCKS

DOWNTOWN
SUMMERLIN®



- 1 DOWNTOWN SUMMERLIN
- 2 SUMMERLIN HOSPITAL
2.6 miles | 8 minute drive
- 3 REGIONAL JUSTICE CENTER
16.1 miles | 24 minute drive
- 4 DOWNTOWN LAS VEGAS
15.8 miles | 21 minute drive
- 5 T-MOBILE AREA
17.1 miles | 25 minute drive
- 6 UNLV
18.5 miles | 25 minute drive
- 7 HARRY REID INT'L. AIRPORT
18.5 miles | 23 minute drive
- 8 ALLEGIANT STADIUM
15.3 miles | 21 minute drive
- 9 RED ROCK NATIONAL CONSERVATION AREA
2.2 miles | 6 minute drive

ALL ROADS
LEAD HERE

DOWNTOWN SUMMERLIN GENERATES APPROXIMATELY
20 MILLION VISITORS ANNUALLY

LAS VEGAS VALLEY AREA



2.3M
POPULATION

25% with College Degrees

46% of Households Earning
Greater than \$75K

SUMMERLIN PRIMARY TRADE AREA | 20 MIN DRIVE TIME



117K
POPULATION

60% with College Degrees
(Ages 25+)

\$114K Median HH Income

Per LVGEA.org/data-portal/location-comparison
Source: Applied Analysis, Environics 3.2023



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