

207,292 SF

CLASS A OFFICE BUILDING
IN DOWNTOWN SUMMERLIN

ONE SUMMERLIN®

1980 FESTIVAL PLAZA DR
LAS VEGAS | NV 89135



Howard Hughes
COMMUNITIES

CUSHMAN &
WAKEFIELD



WHERE BUSINESS MEETS
THE BREATHTAKING

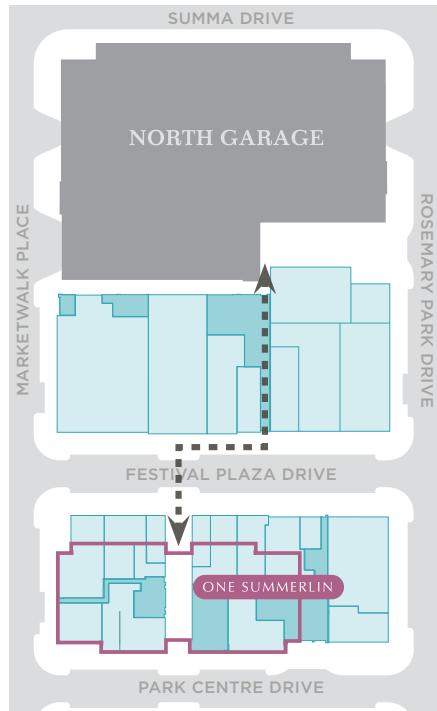
Your premier office destination located in the heart of Downtown Summerlin. One Summerlin is a 9-story, Class-A office building comprised of approximately 207,292 SF, sitting atop a wide variety of curated, ground-level retail amenities. Here, the lines between work and play are beautifully blurred.



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



LEED SILVER-CERTIFIED



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



3.5:1000
PARKING RATIO



RESERVED, COVERED
PARKING IN MULTI-LEVEL
GARAGE



AMPLE SURFACE AND
CUSTOMER PARKING



SUSTAINABLE BUILDING
PRACTICES INTEGRATED
THROUGHOUT



ENERGY-EFFICIENT
AIR CONDITIONING



HVAC: MERV 8 FILTERS



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

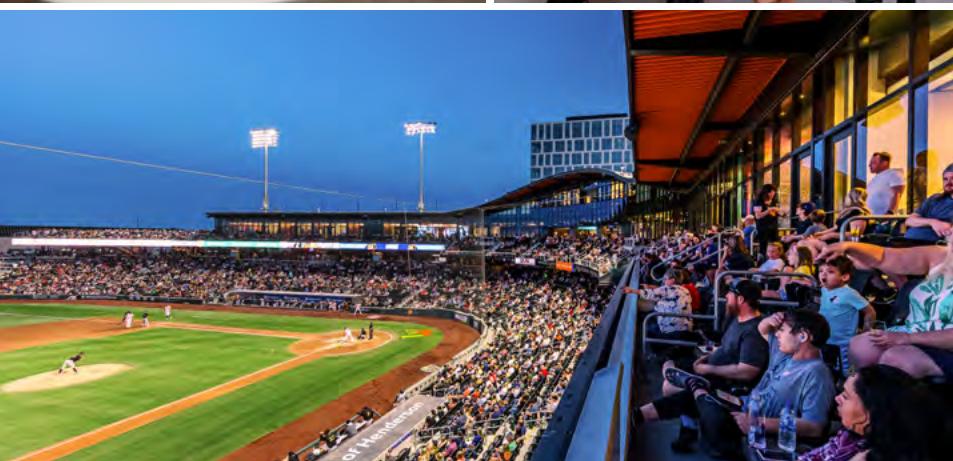
WHERE YOU WORK IS THE ULTIMATE PERK

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

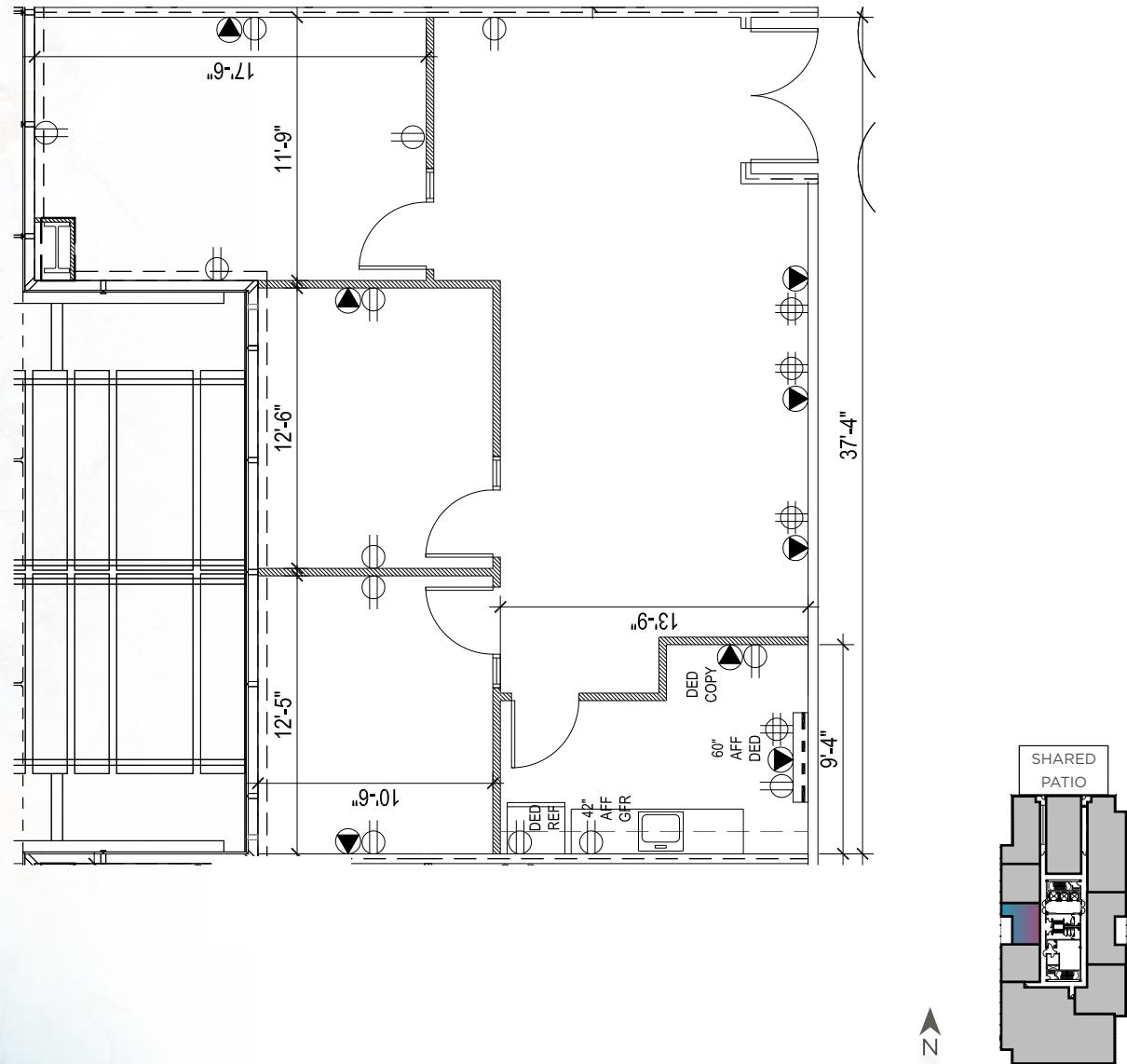
- Trained Hospitality Professionals
- Restaurant Reservations
- Directions and Maps
- Transportation



SUITE 200

1,348 RSF

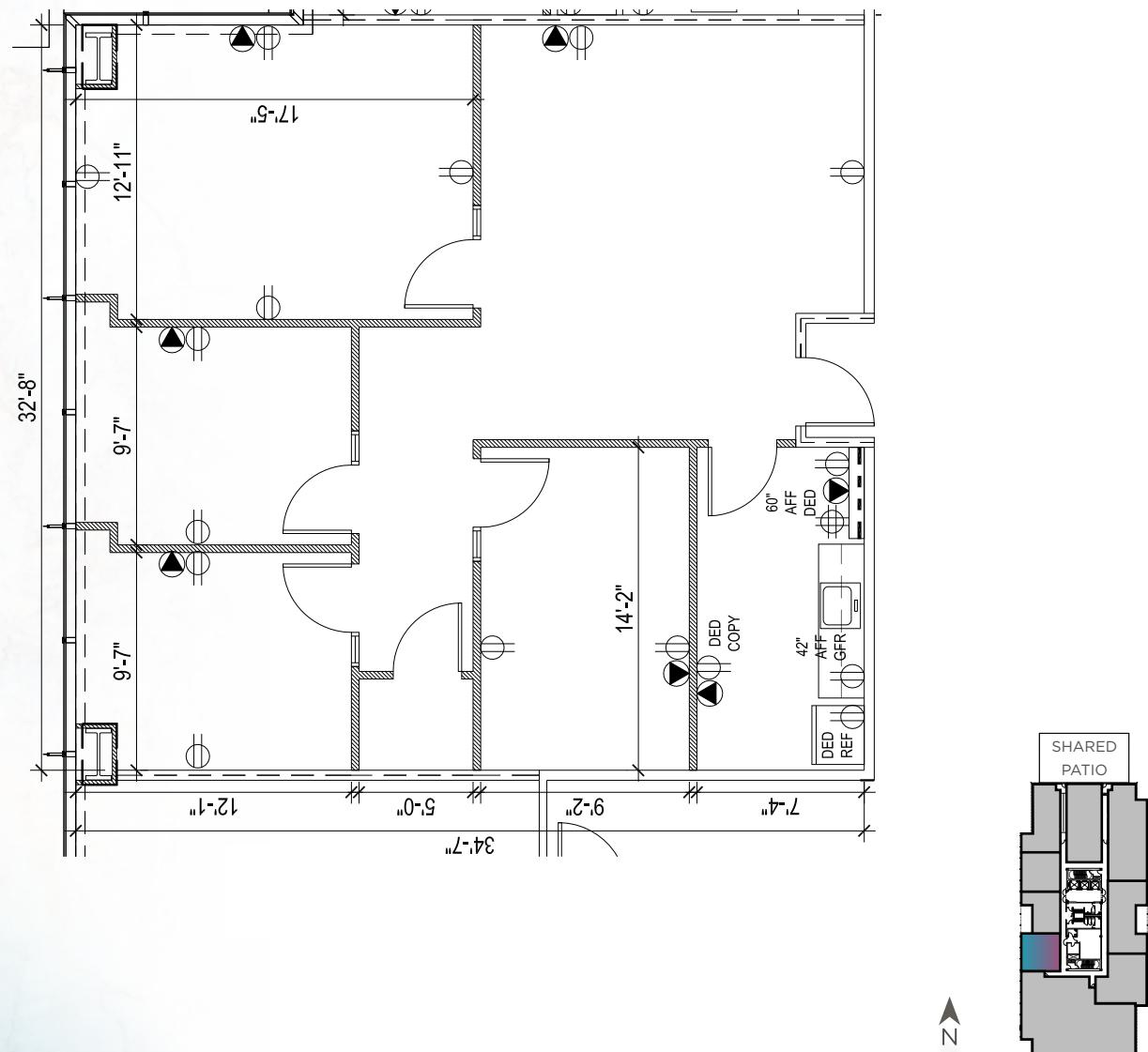
- Available 6/1/2026
- Off Lobby Entrance
- Reception/Waiting Area
- 3 Private Offices
- Break Room
- Small Open Bullpen Area



SUITE 210

1,462 RSF

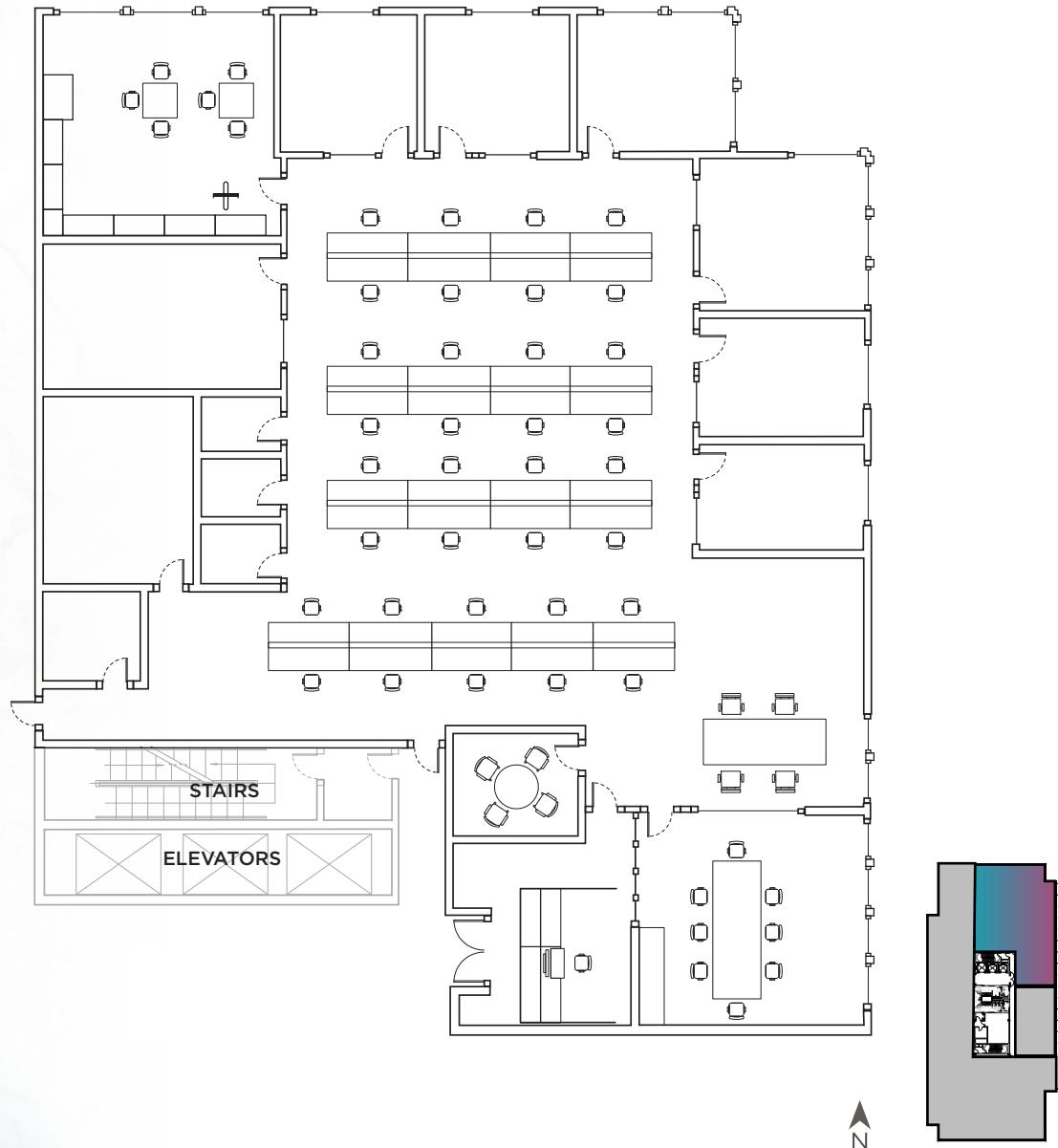
- Available 8/1/2026
- Reception/Waiting Area
- 4 Private Offices
- Break Room
- Storage Room
- Small Open Bullpen Area



SUITE 340

7,501 RSF

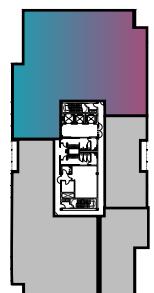
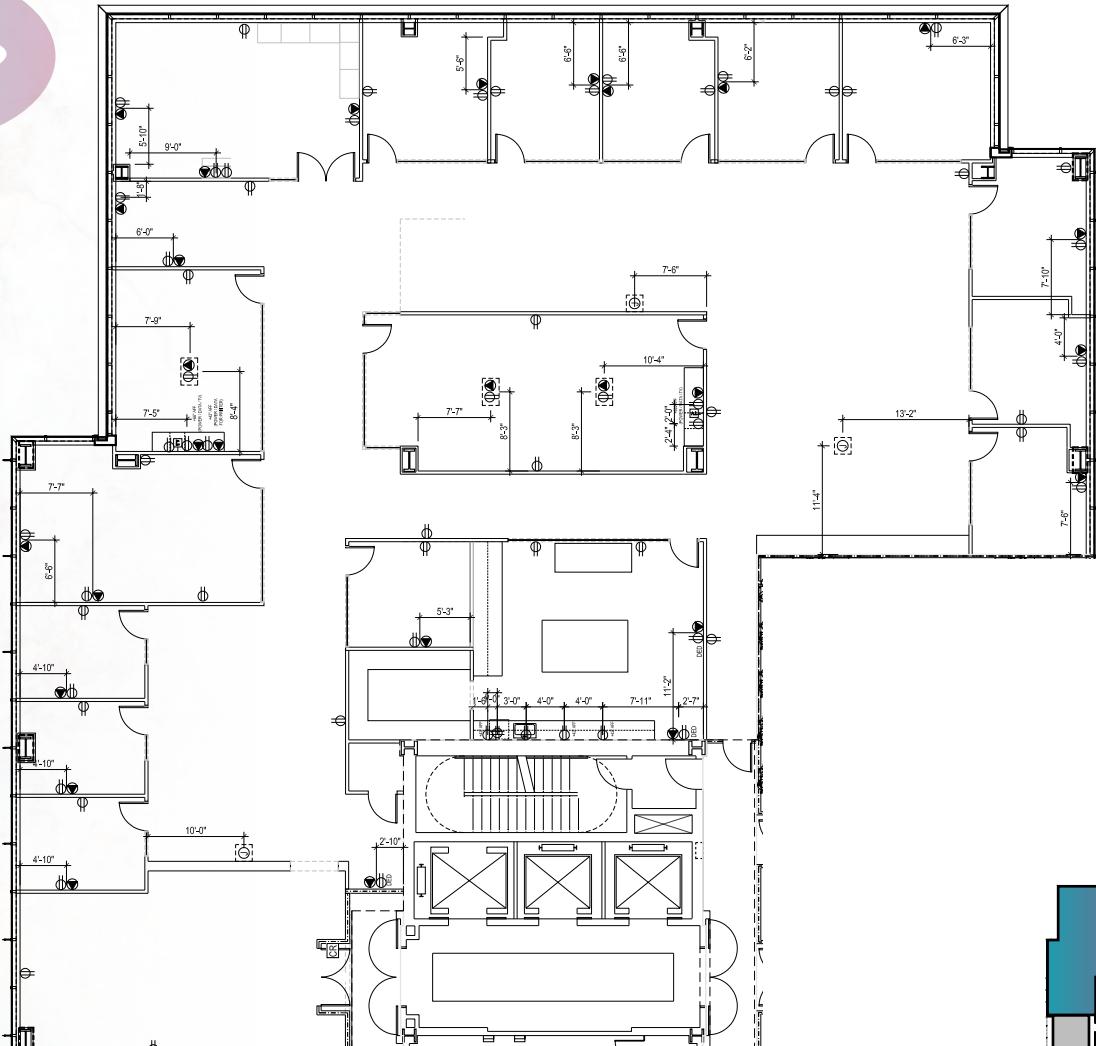
- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 6 Private Offices
- Training Room
- Work Room
- Break Room
- Storage/IT Room
- Small Open Bullpen Area



SUITE 500

10,108 RSF

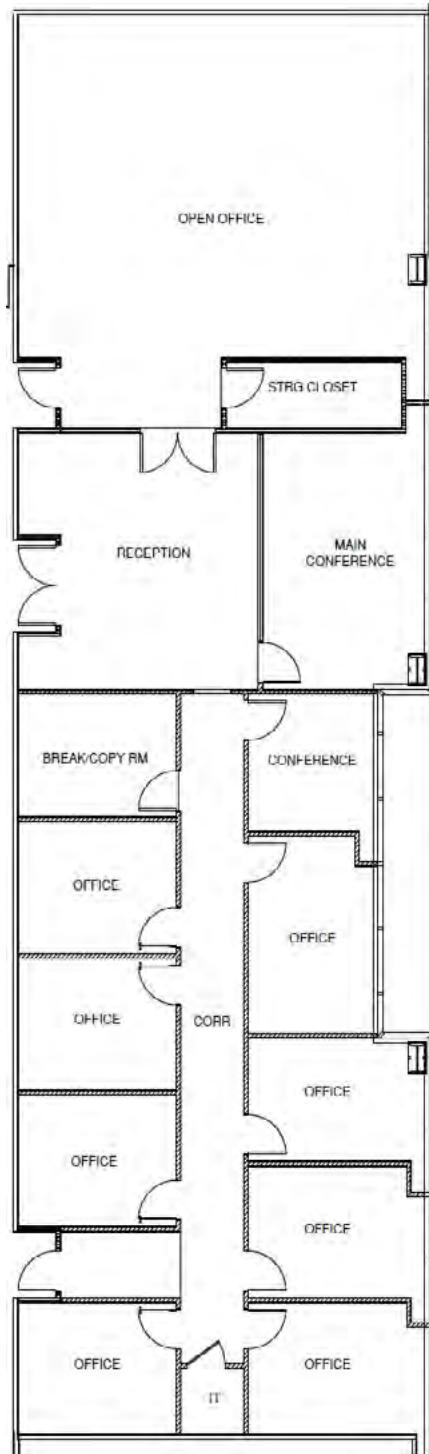
- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 2 Execute Offices
- 12 Private Offices
- IT Room
- Break/Work Room
- Small Open Bullpen Area



SUITE 550

4,393 RSF

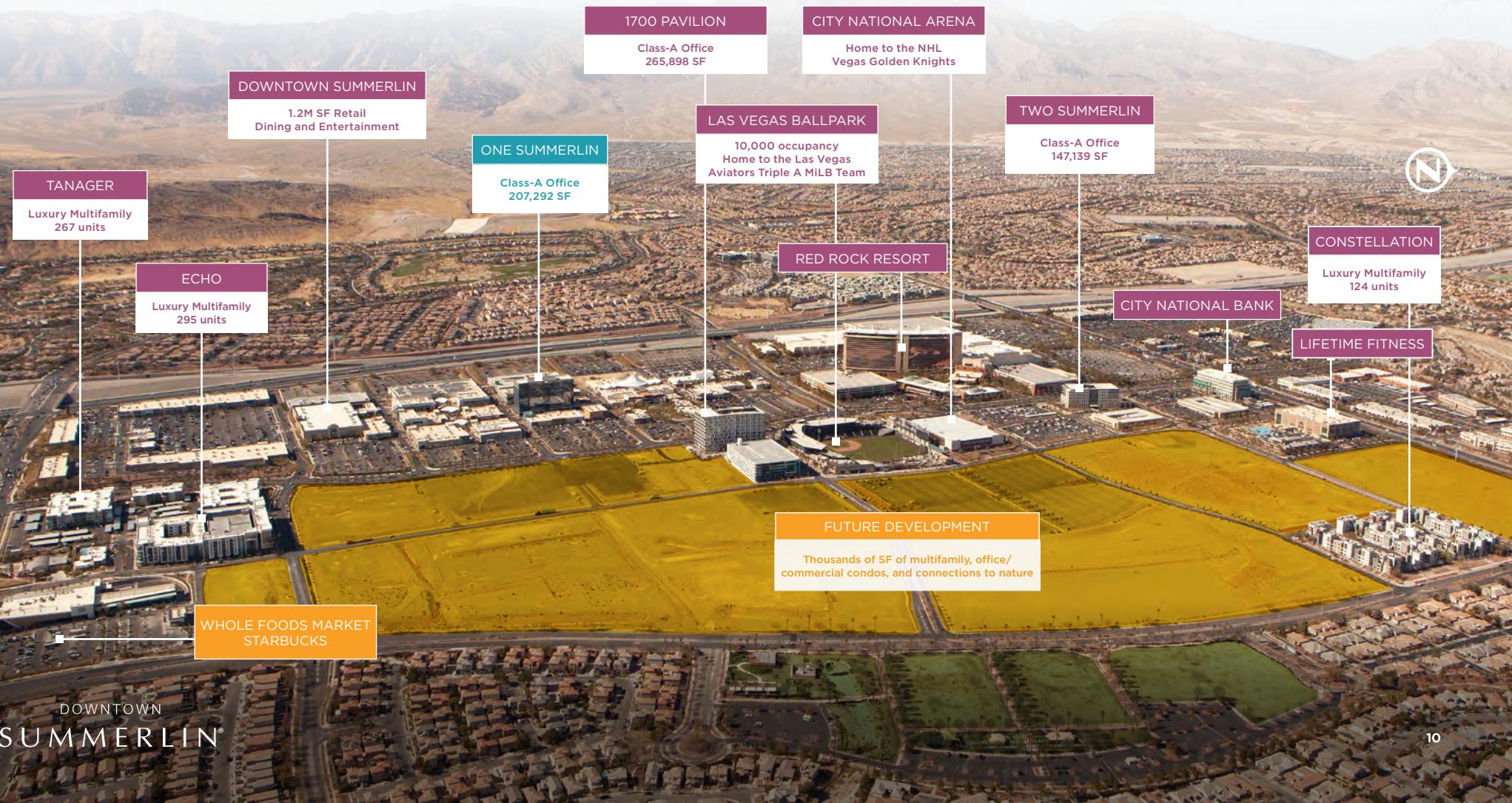
- Off Lobby Entrance
- Reception/Waiting Area
- 2 Conference Rooms
- 8 Private Offices
- Training Room
- IT Room
- Break/Copy Room

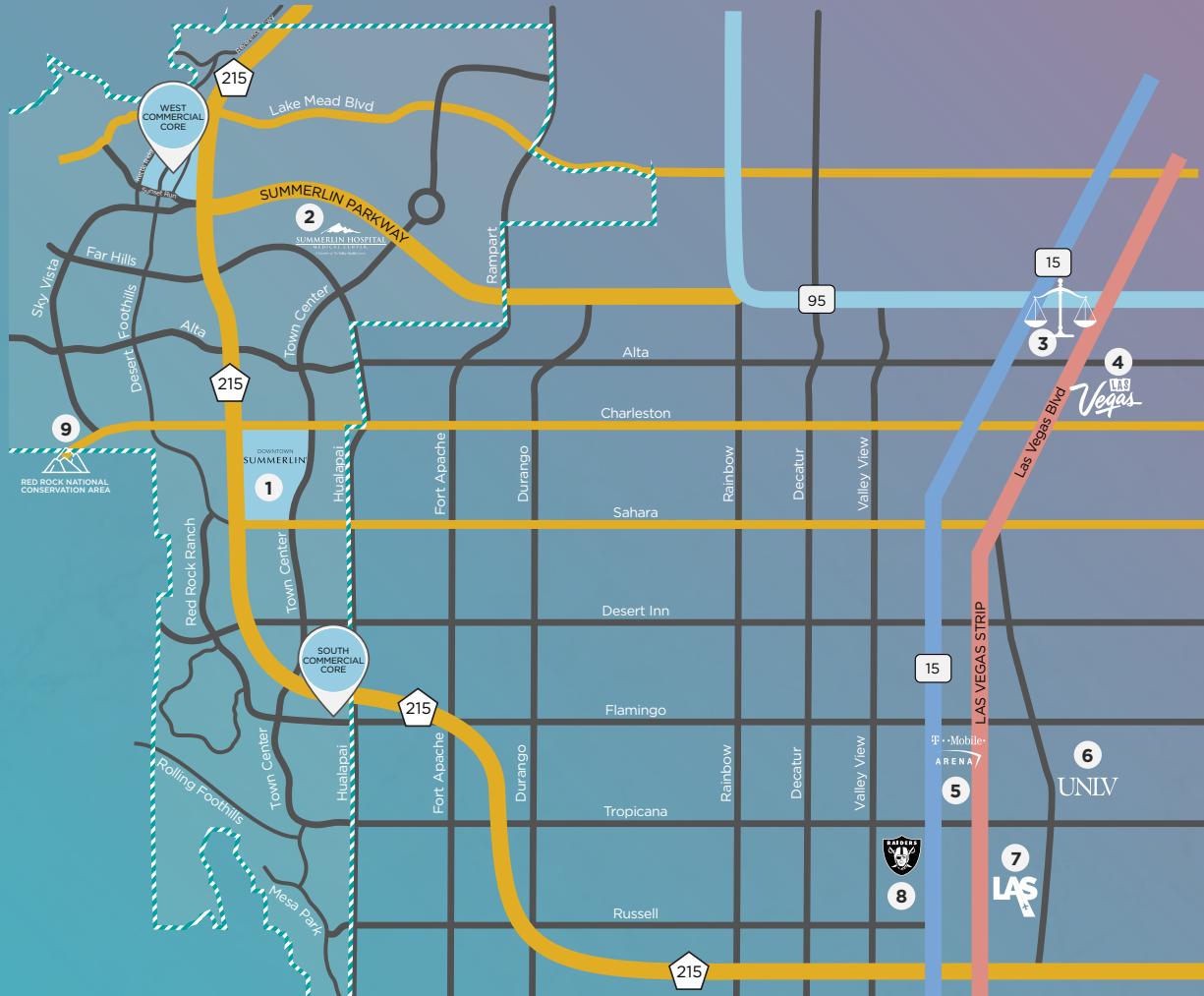


IT'S ALL HAPPENING HERE IN SUMMERLIN

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





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

- 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



FOR MORE INFORMATION, PLEASE CONTACT:

CHARLES VAN GEEL

Senior Director
+1 702 688 6966
charles.vangeel@cushwake.com
LIC #BS.044616

AMY LANCE

Director
+1 702 688 6872
amy.lance@cushwake.com
LIC #S.0051283

TROY LANCE

Senior Associate
+1 702 680 0051
troy.lance@cushwake.com
LIC #S.0200618



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-01.7.2026