


Meridian



Howard Hughes

 CUSHMAN &
WAKEFIELD

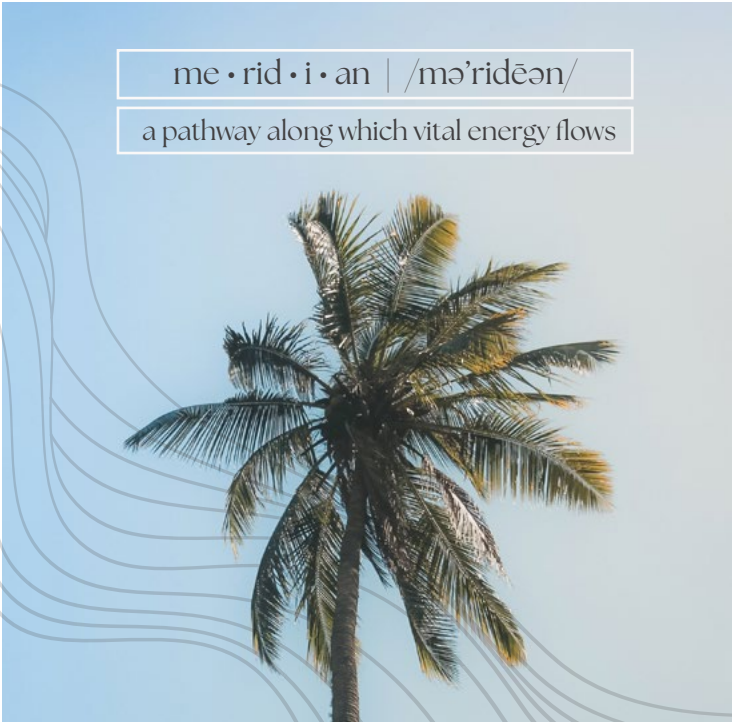
1 Meridian Vista Drive / Las Vegas, NV 89135

Exactly Where You Want to Be

WELCOME TO MERIDIAN,

a brand-new destination workplace where modern, flexible workspace is only the beginning! Located in the bustling Southwest submarket, Meridian puts your business in the heart of an ever-growing, amenity-rich environment where work and life mingle. Being here gives both employees and visitors an experience to look forward to, with a diverse, world-class mix of shops, restaurants, entertainment venues, and programmed events right outside your front door.

me • rid • i • an | /mə'ridēən/
a pathway along which vital energy flows



3-Story Class A
Office Building



147,602
Total SF



Excellent Access &
Visibility to & from I-215



Rate \$3.55 / RSF /
Month MG



Ample Parking
& EV Charging
Stations



LEED Silver
Certified



Expandable 4:1000
Parking Ratio



Signage
Opportunities



Ready for Tenant
Improvements





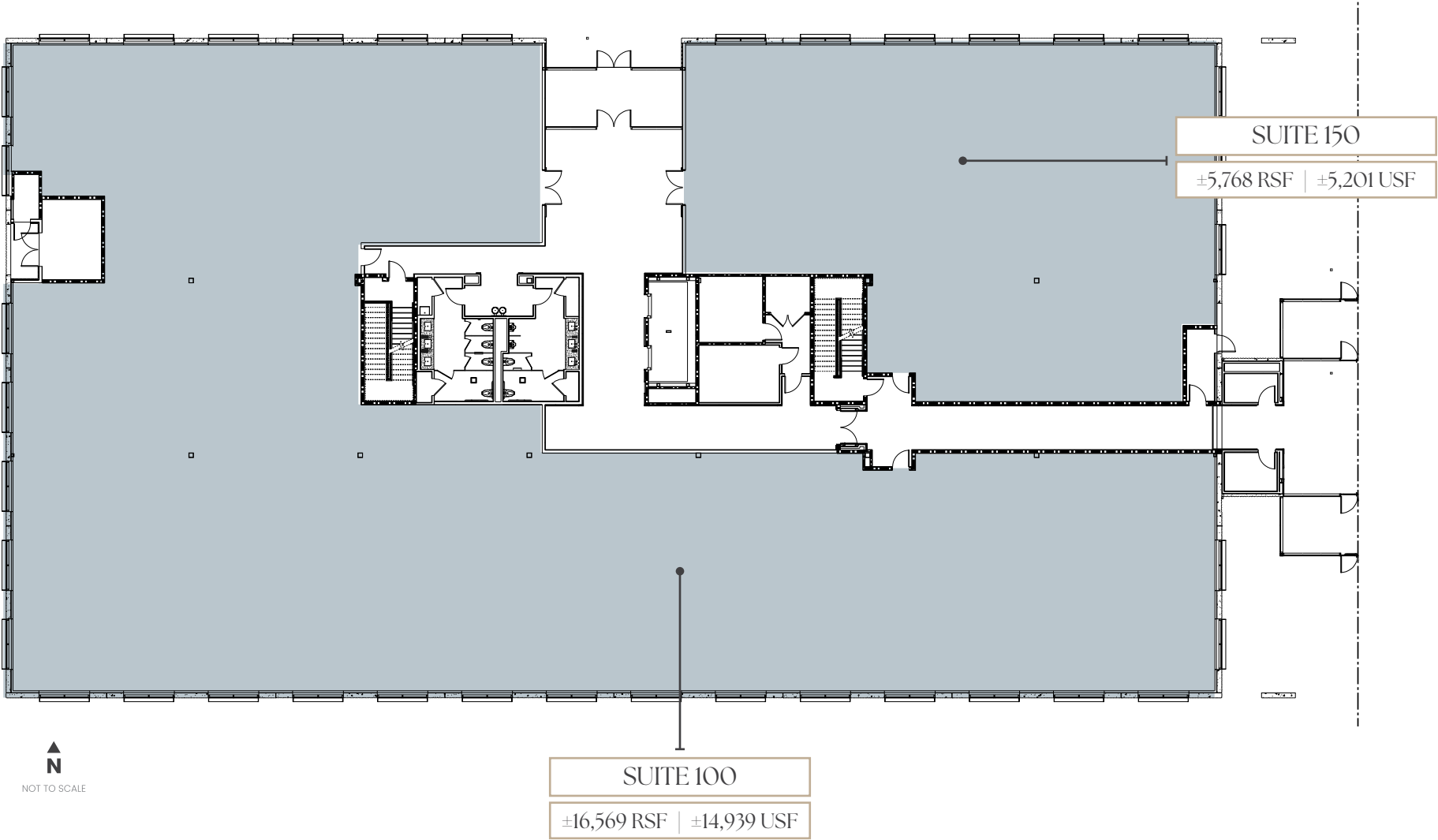
An Innovative Campus Environment



Modern architectural design, excellent visibility and signage opportunities along the I-215 beltway, ample parking, and flexibility to accommodate growth – all located here, at the core of our growing community.

Floor Plan

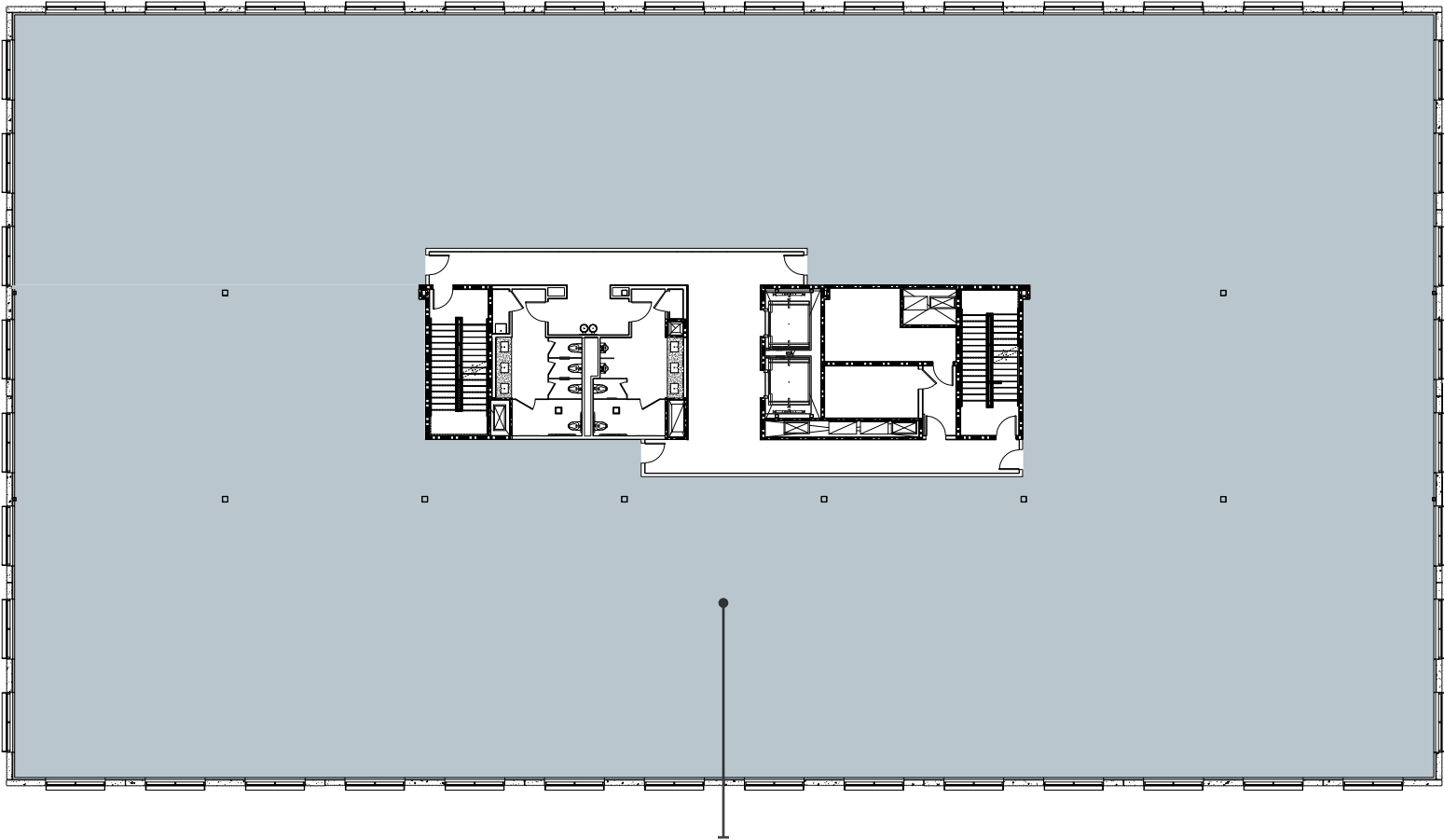
Meridian West - Floor 1



N
NOT TO SCALE

Floor Plan

Meridian West - Floor 2

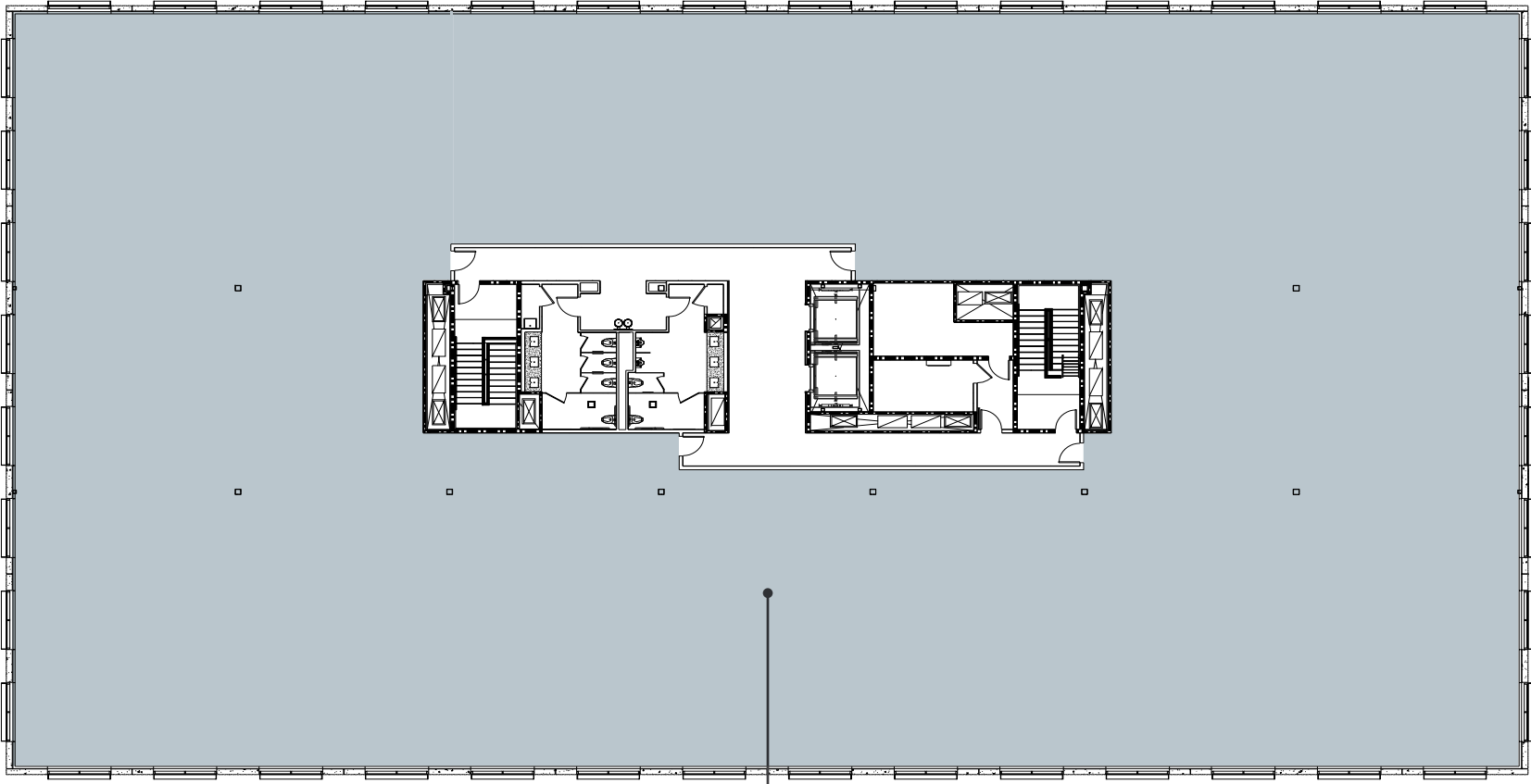


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N
NOT TO SCALE

SUITE 200
±25,828 RSF | ±22,242 USF

Floor Plan

Meridian West - Floor 3

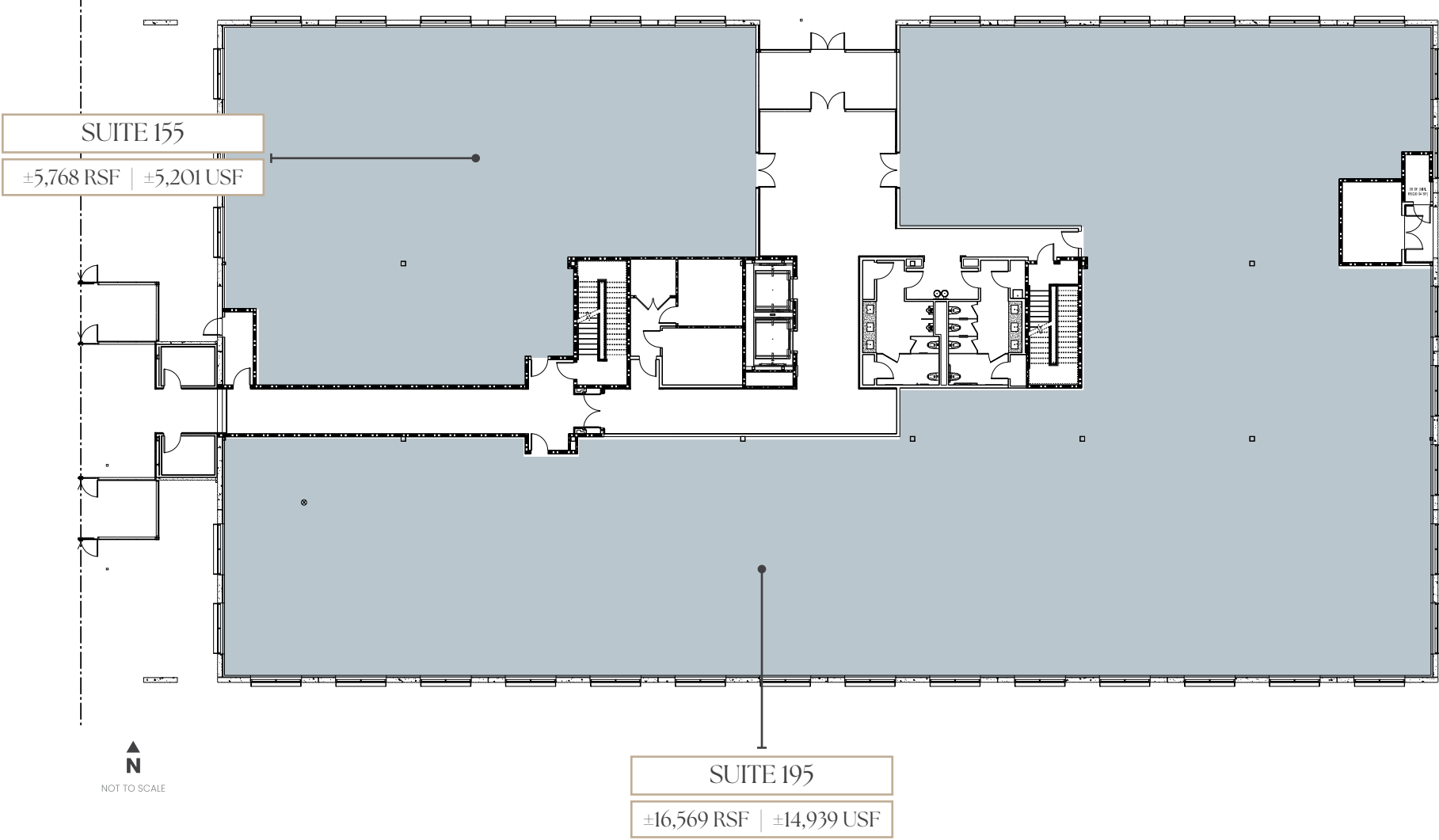


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NOT TO SCALE

SUITE 300
±25,636 RSF | ±22,062 USF

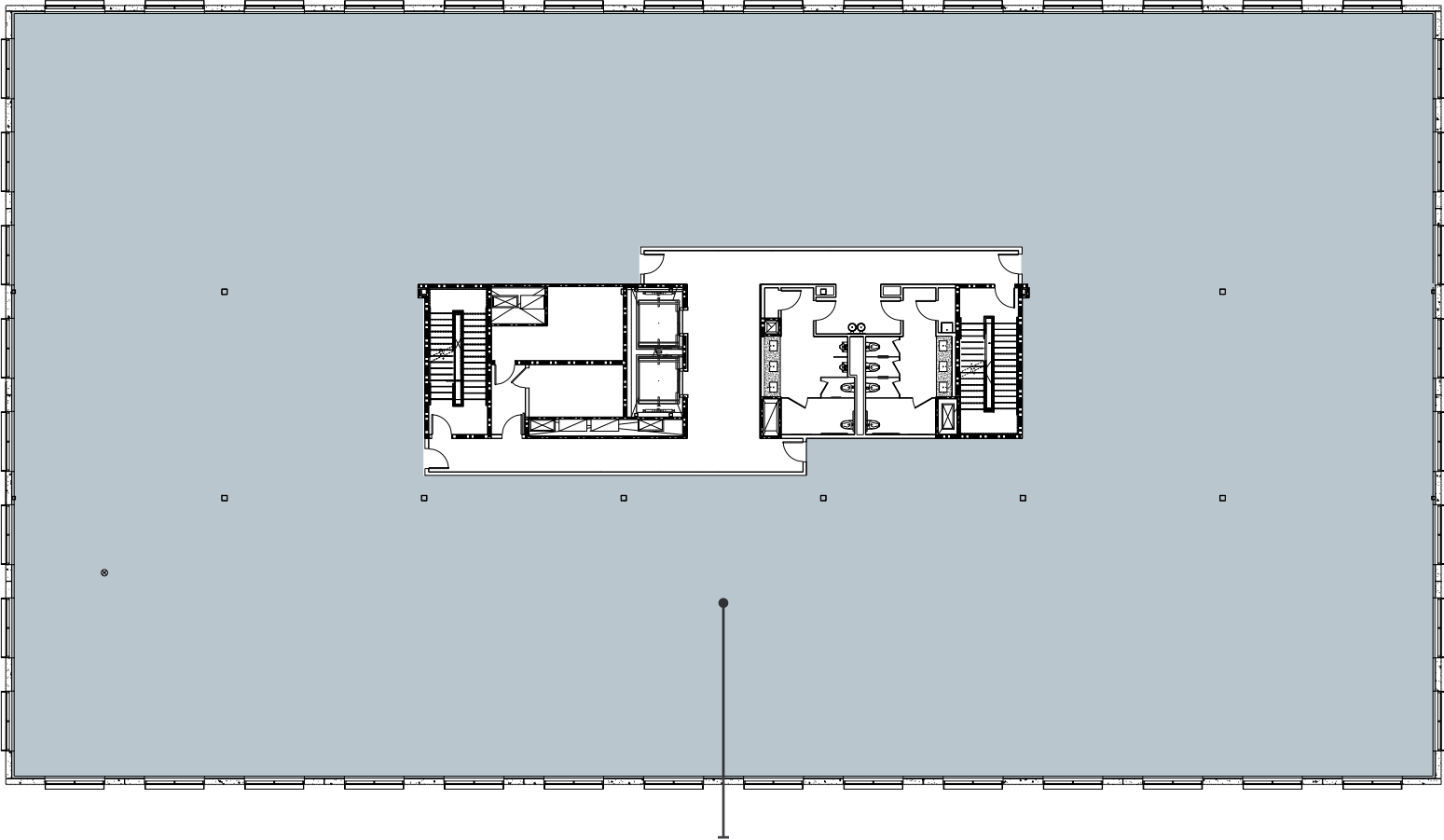
Floor Plan

Meridian East - Floor 1



Floor Plan

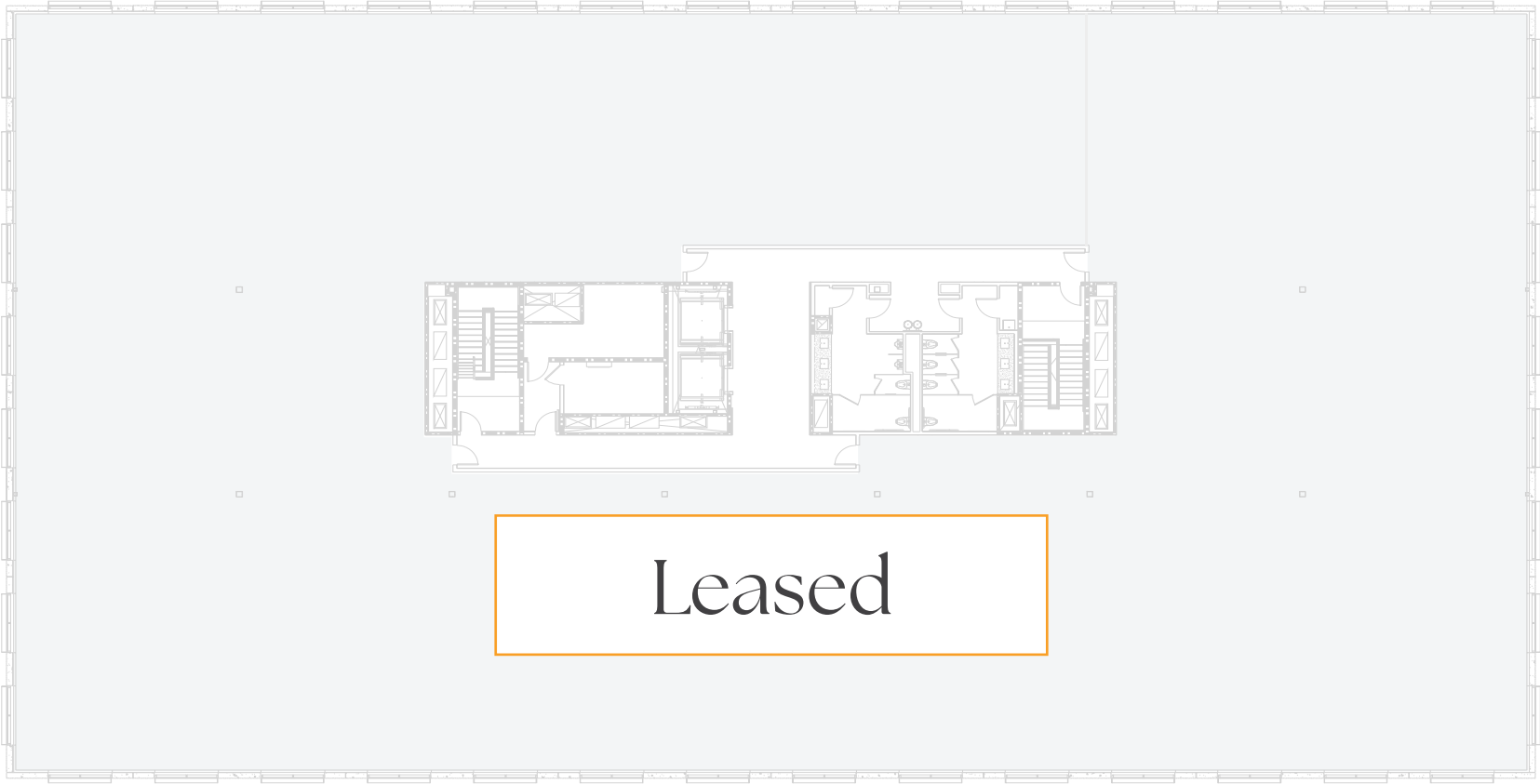
Meridian East - Floor 2



▲
N
NOT TO SCALE

SUITE 255
±25,828 RSF | ±22,242 USF

Floor Plan Meridian East - Floor 3



▲
N
NOT TO SCALE

Building on the Momentum...

Additional nearby mixed-use developments are currently planned and in progress, placing Meridian in the heart of Las Vegas' most vibrant lifestyle offerings.



*This is a conceptual plan for illustrative purposes only. The above sites are in the beginning stages of planning and are subject to change.



Inspirational Images

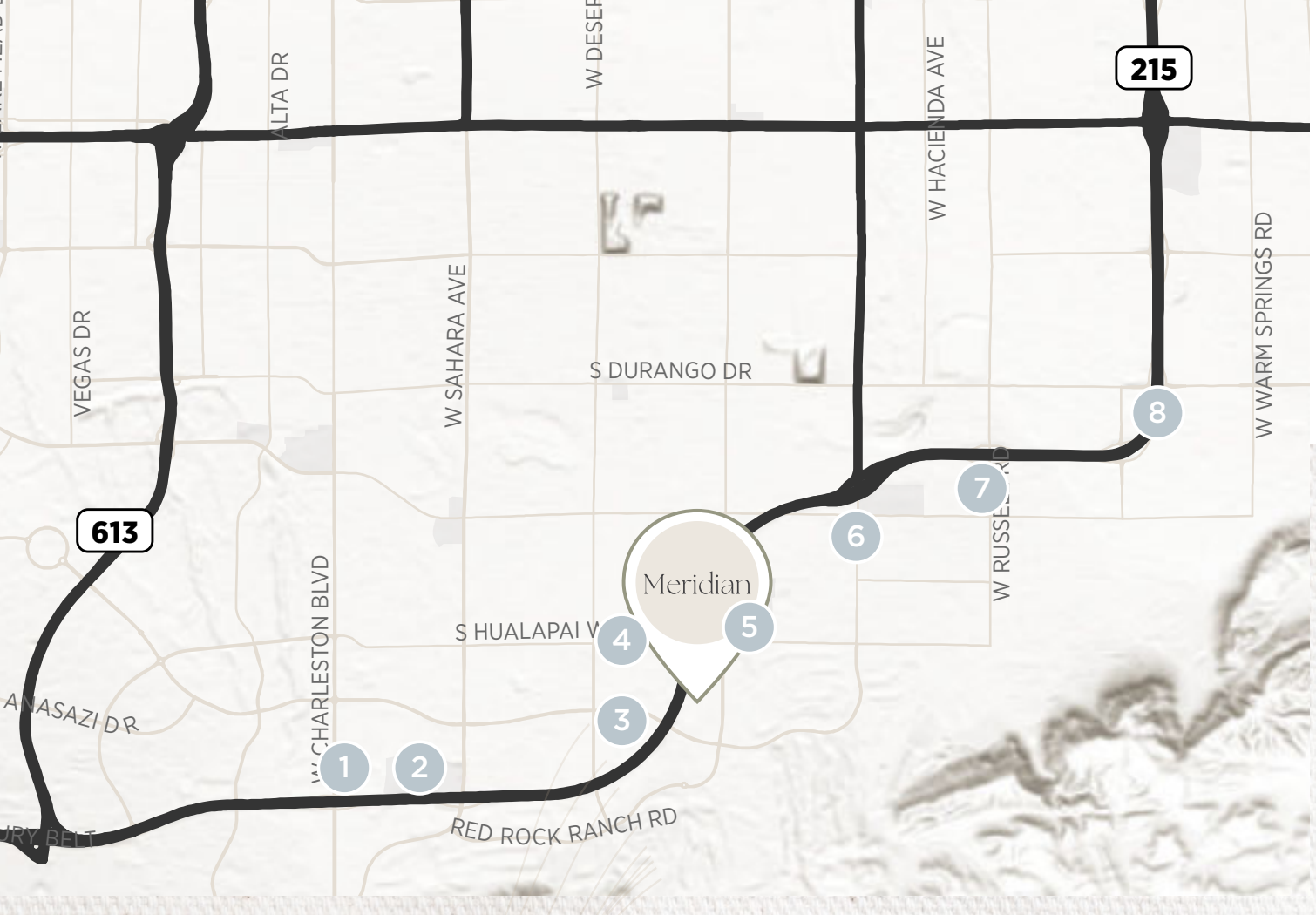
FUTURE MIXED-USE DEVELOPMENT

- Retail Village
- Fitness & Performance
- Film & Production Studios



**This is a conceptual plan for illustrative purposes only. The above sites are in the beginning stages of planning and are subject to change.*





Amenity Map

MERIDIAN | *Howard Hughes*

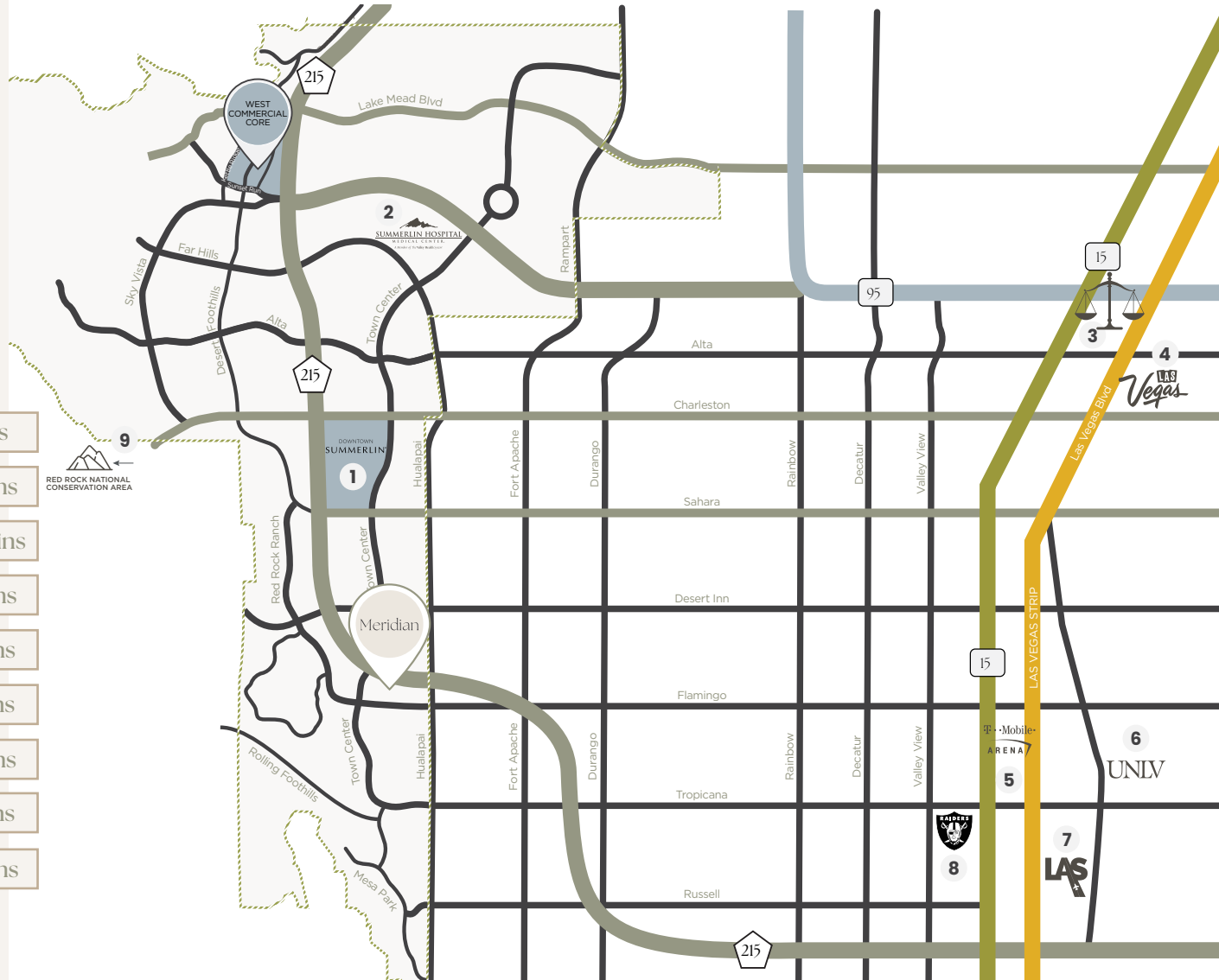
- 1 Red Rock Casino Resort and Spa
Yard House
Lucille's Smokehouse Bar-B-Que
Lotus of Siam
Leoncito
T-Bones
Naxos Taverna
Starbucks
Life Time Fitness
BJ's Restaurant & Brewhouse
Costco

- 2 Lazy Dog Restaurant & Bar
Harlo Steakhouse & Bar
La Neta Cocina y Lounge
California Pizza Kitchen
Maggiano's Little Italy
SkinnyFATS
Starbucks
Mothership Coffee
Makers & Finders
Grape Street Wine Bar
True Food Kitchen
Trader Joe's

- 3 The Coffee Bean & Tea Leaf
La Strega
Block 9 Thai Street Eats
Element by Westin
- 4 Mastrioni's
Rachel's Kitchen
Starbucks
Bowology
US Bank
- 5 Ohjah Japanese Steakhouse
Lindo Michoacan
Clean Juice
The Coffee Bean & Tea Leaf
Greens and Proteins
Rise & Shine A Steak and Egg Place
Starbucks
The Protein Source
Toasted
LVAC
Hampton Inn & Suites
- 6 Dutch Bros Coffee
Juan's Flamingajitas & Cantina
- 7 DW Bistro
Anima by EDO
- 8 Durango Casino and Resort
Eat Your Heart Out
The George
Nicco's
Mijo Modern Mexican Restaurant
Summer House
Bel-Aire Lounge
Vesta Coffee
Urth Caffe
Starbucks
Dutch Bros Coffee

All Roads Lead Here

- 1 Downtown Summerlin® — 2 mi. | 6 mins
- 2 Summerlin Hospital — 7.5 mi. | 13 mins
- 3 Regional Justice Center — 18.6 mi. | 25 mins
- 4 Downtown Las Vegas — 19 mi. | 23 mins
- 5 T-Mobile Arena — 14 mi. | 19 mins
- 6 UNLV — 11 mi. | 24 mins
- 7 Harry Reid Int'l Airport — 13 mi. | 20 mins
- 8 Allegiant Stadium — 13 mi. | 18 mins
- 9 Red Rock National Conservation Area — 5.3 mi. | 10 mins



LAS VEGAS VALLEY AREA

2.3M Population	25% with College Degrees	46% of Households Earning Greater than \$75K
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SOUTH COMMERCIAL CORE | 1 MILE RADIUS

11K Population	34% with College Degrees	\$96K Median HH Income
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Per LVGEA.org/data-portal/location-comparison Source: Applied Analysis, Envirionics 3.2023

Premium Perks, PREMIUM EXPERIENCES

Meridian offers excellent proximity to Downtown Summerlin®, where Tenants can enjoy select food & beverage and retail discounts. Here, fashionistas, foodies, sports fans, and funseekers all gather on the bustling city blocks, where the lines between work and play are beautifully blurred.

Providing an unbeatable Southwest location at far more favorable rates, while offering tailored perks and discounts; Meridian presents to you:

The Howard Hughes Difference

- Exclusive tenant appreciation events
- Surprises & delights
- Exclusive office tenant SMS text perk program
- Office beat newsletters
- Personalized offers & giveaways
- Vast social media network & digital opportunities
- And more!

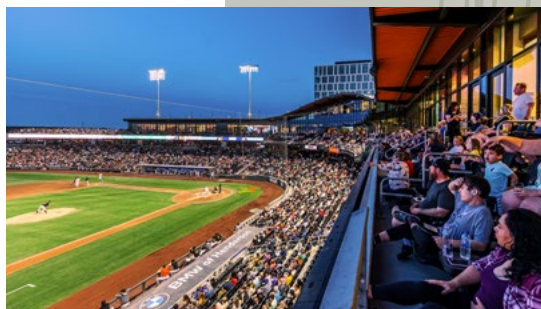


PAT RAMSEY

**BOARD OF DIRECTOR ARISTOCRAT
TECHNOLOGIES**

"In order to recruit employees, it's actually quite easy. Employees come here and visit and realize there's so much more than The Strip and it's great place to live with families. We've had a lot of success bringing in more diversity with the economy and technology jobs. Once our employees get here, they love being here and being part of the community and what the Las Vegas area has to offer."

-Summerlin Testimonial, 2021



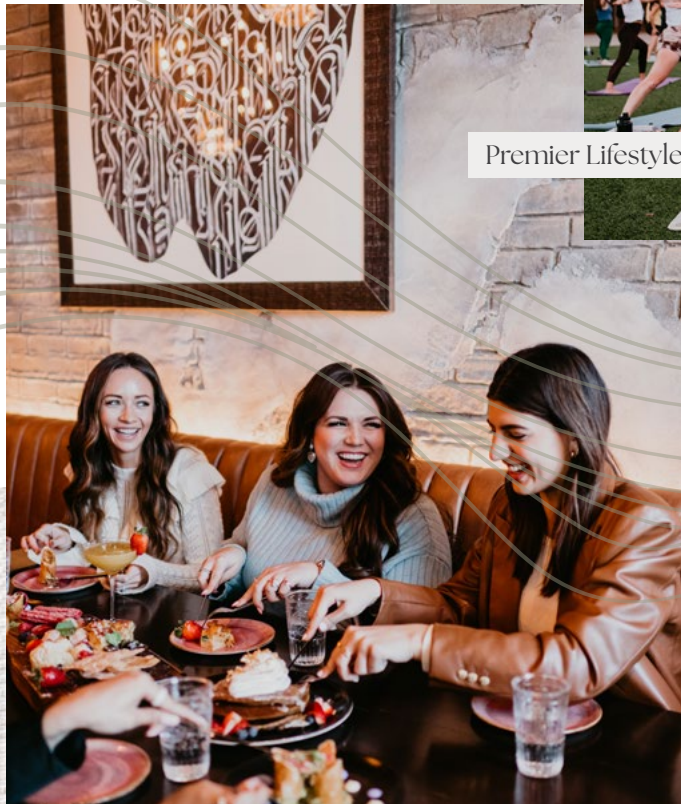
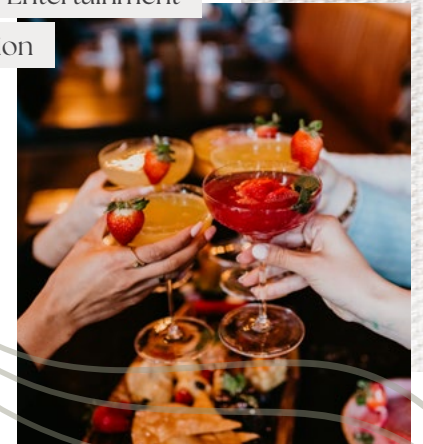
SUMMERLIN® Lifestyle



Premier Lifestyle

Dining & Entertainment

Destination



Abundant Housing



Enviably Retail



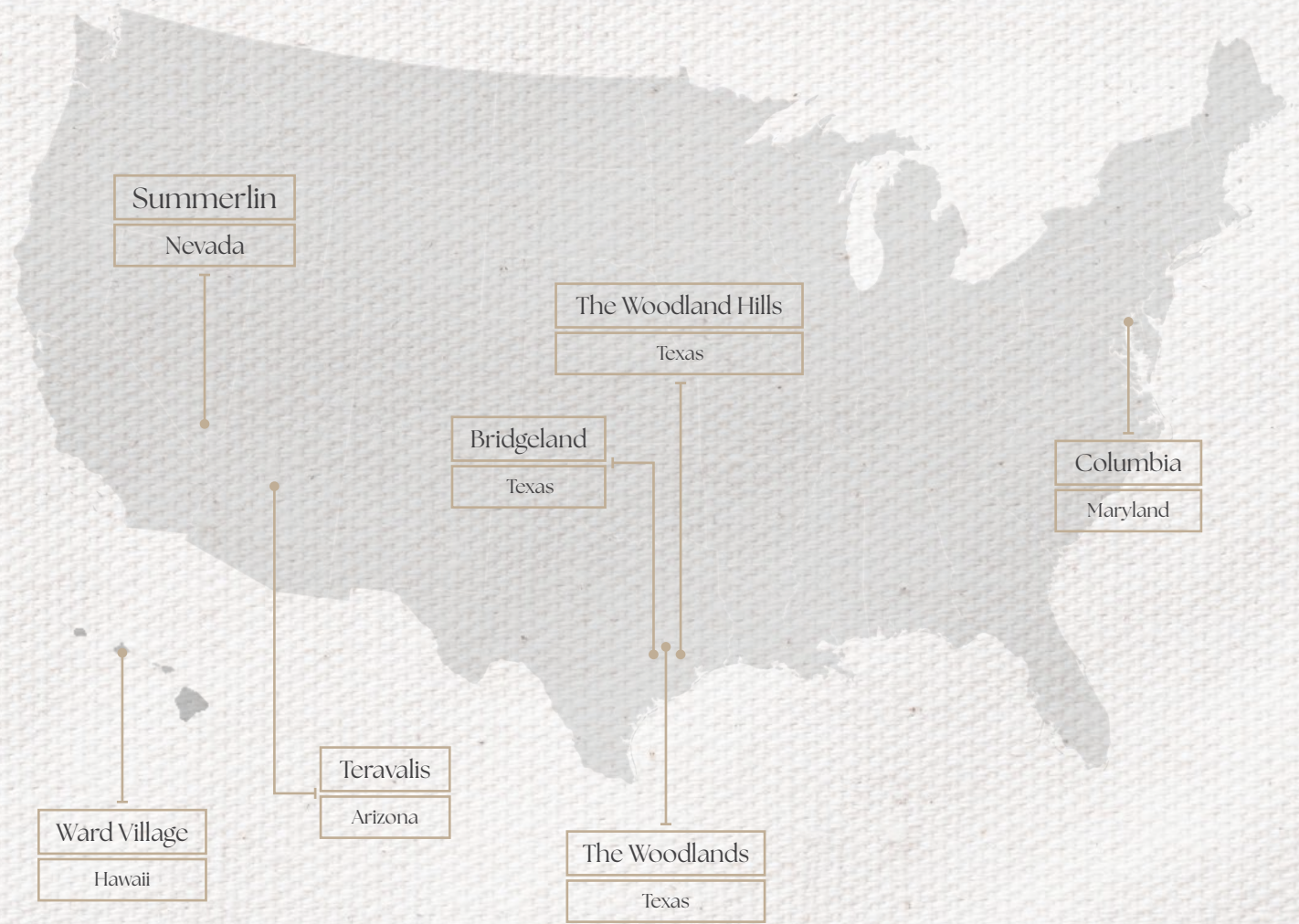
Community Engagement



With Over 100,000 Acres Across Five States

As a community developer, Howard Hughes is strategically positioned to meet and accelerate development based on market demand, resulting in one of the strongest real estate platforms in the country. Dedicated to innovative placemaking, the company is recognized for its ongoing commitment to design excellence and to the cultural life of its communities.

Howard Hughes are community stewards, including all desired services and thoughtfully inspired amenities, retail and restaurants, building communities where people love to live, work and play.



Meridian

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