

Meridian



Howard Hughes
COMMUNITIES

 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.



3-Story Class A Office Building



147,602 Total SF



Excellent Access & Visibility to & from I-215



Rate \$3.65 / RSF / Month MG



Ample Parking & EV Charging Stations



LEED Silver Certified



Expandable 4:1000 Parking Ratio



Signage Opportunities



Ready for Tenant Improvements



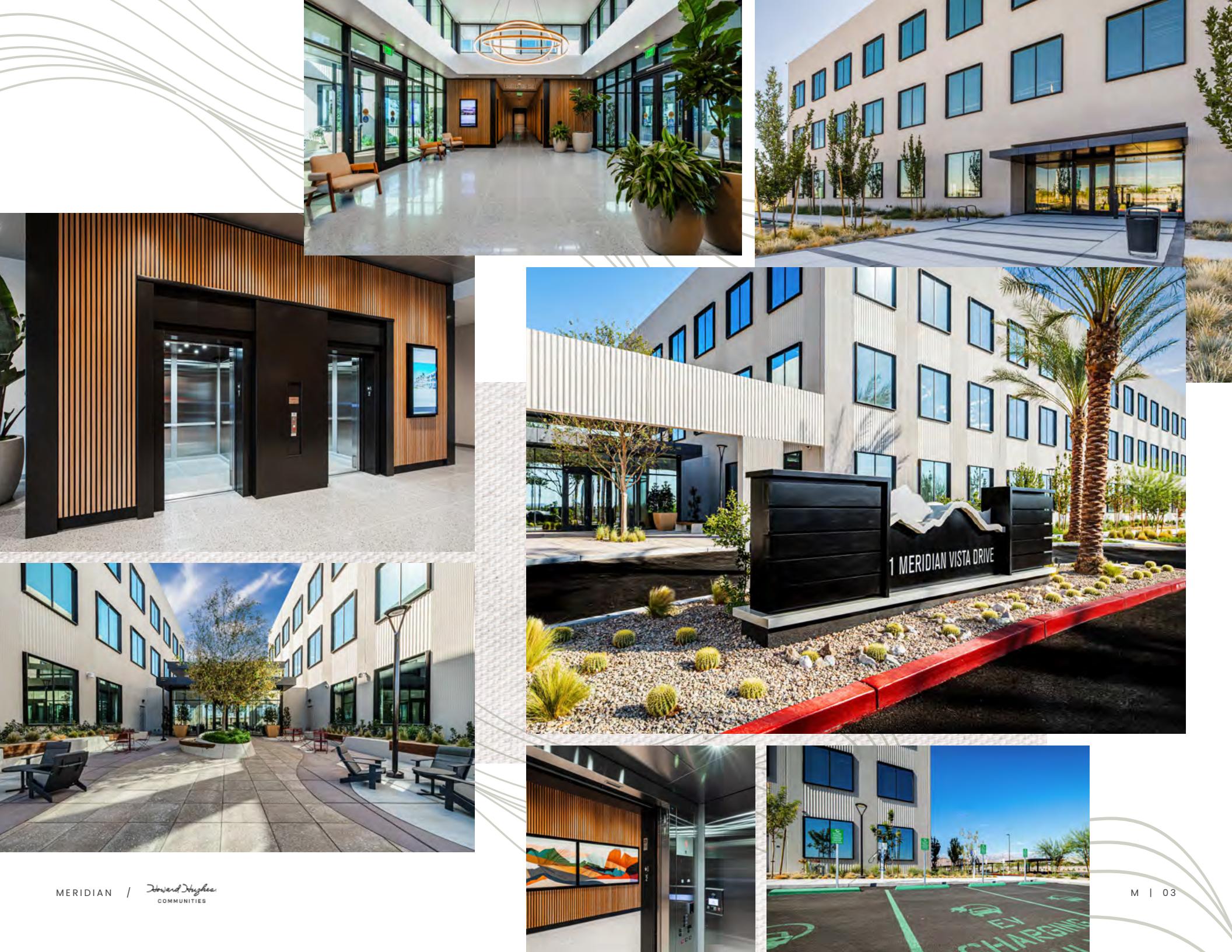
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a pathway along which vital energy flows



WHY SUMMERLIN



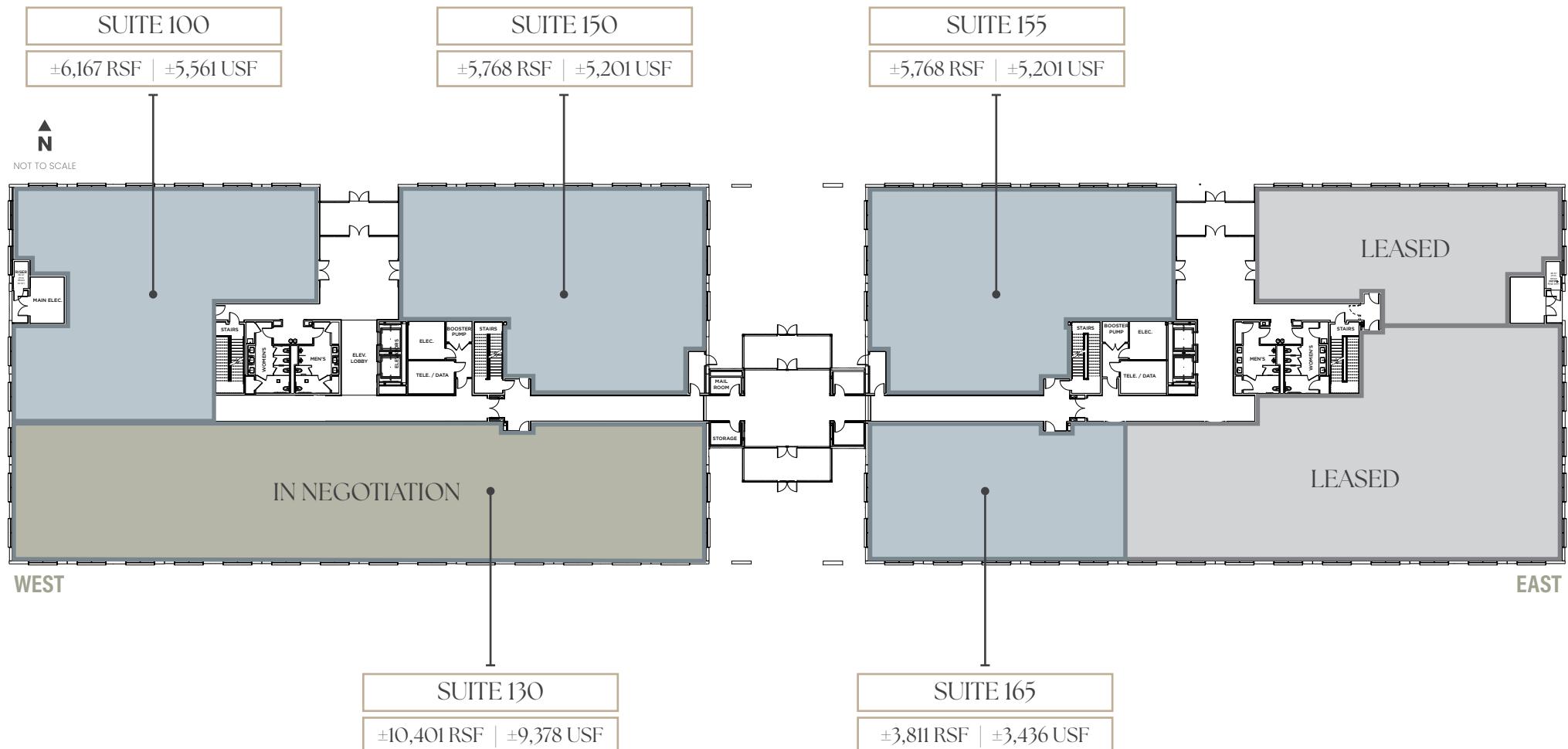


An Innovative Campus Environment

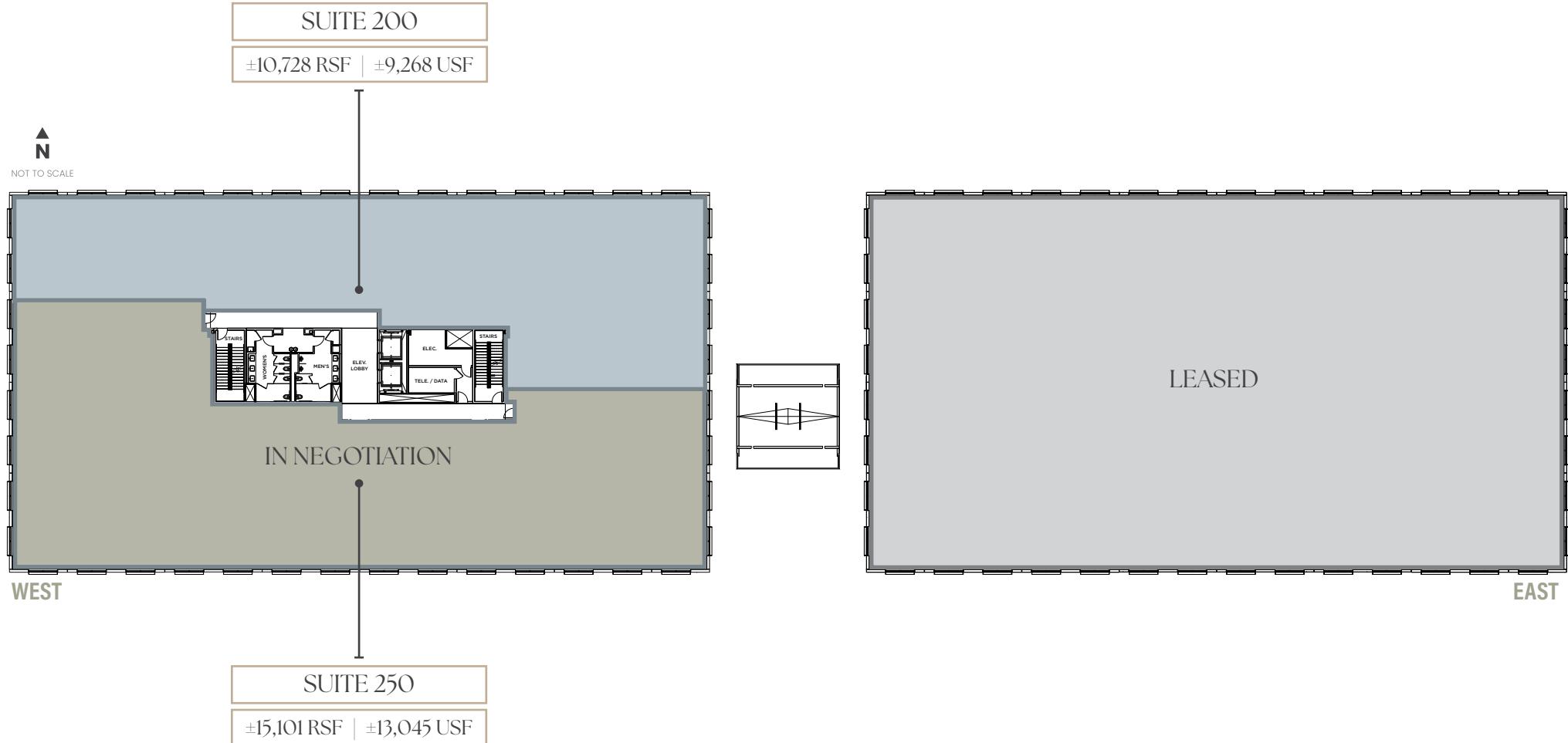


Floor Plan

Meridian - Floor 1



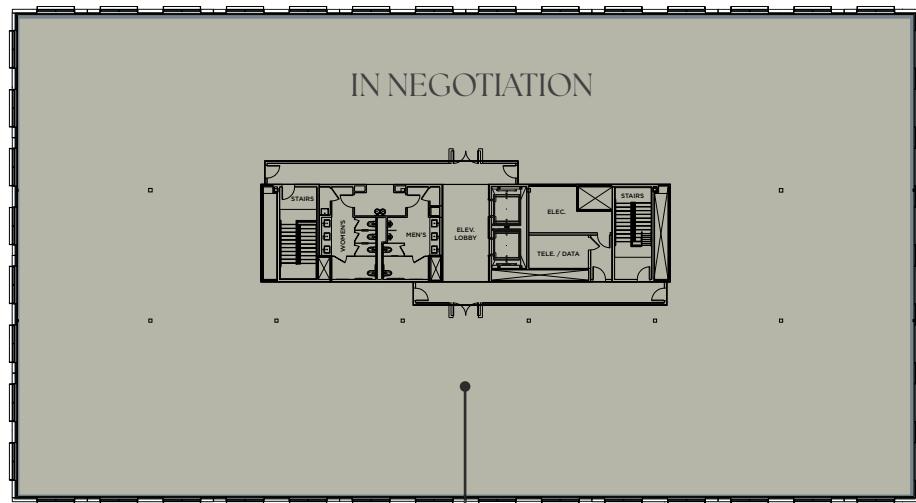
Floor Plan Meridian - Floor 2



Floor Plan Meridian - Floor 3



NOT TO SCALE

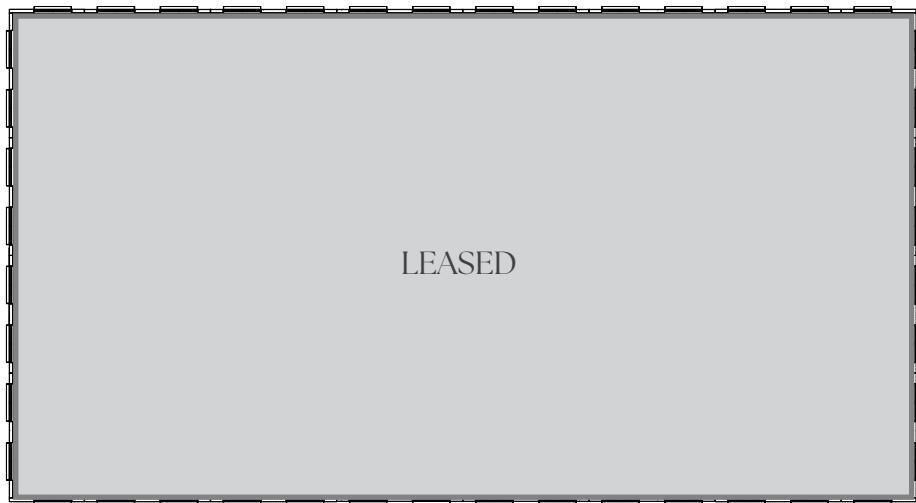


WEST

EAST

SUITE 300

$\pm 25,636$ RSF | $\pm 22,028$ USF



LEASED

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.

Amenity Map



1 Red Rock Casino, Resort & Spa
 Yard House
 Lucille's Smokehouse BBQ
 Lotus of Siam
 Hearthstone Kitchen & Cellar
 T-Bones Chophouse
 Naxos Taverna
 Starbucks
 BJ's Restaurant & Brewhouse
 Lifetime Fitness
 Costco

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

JING
 Fine Company
 Pancho's Mexican Restaurant
 Paris Baguette
 Red Robin Gourmet Burgers & Brews
 Shake Shack
 TruFusion
 Pure Barre
 The Great Greek Mediterranean Grill
 Whole Foods Market
 Starbucks

3 The Coffee Bean & Tea Leaf
 La Strega
 Block 9 Thai Street Eats
 Element by Westin

4 Mastrioni's
 Rachel's Kitchen
 Starbucks
 Subway
 Roberto's Taco Shop
 US Bank

5 Ohjah Japanese Steakhouse
 Lindo Michoacan
 Rollin Smoke Barbeque
 The Coffee Bean & Tea Leaf
 Greens and Proteins
 Rise & Shine A Steak and Egg Place
 Starbucks
 The Protein Source
 Tropical Smoothie Cafe
 Las Vegas Athletic Clubs
 Hampton Inn & Suites

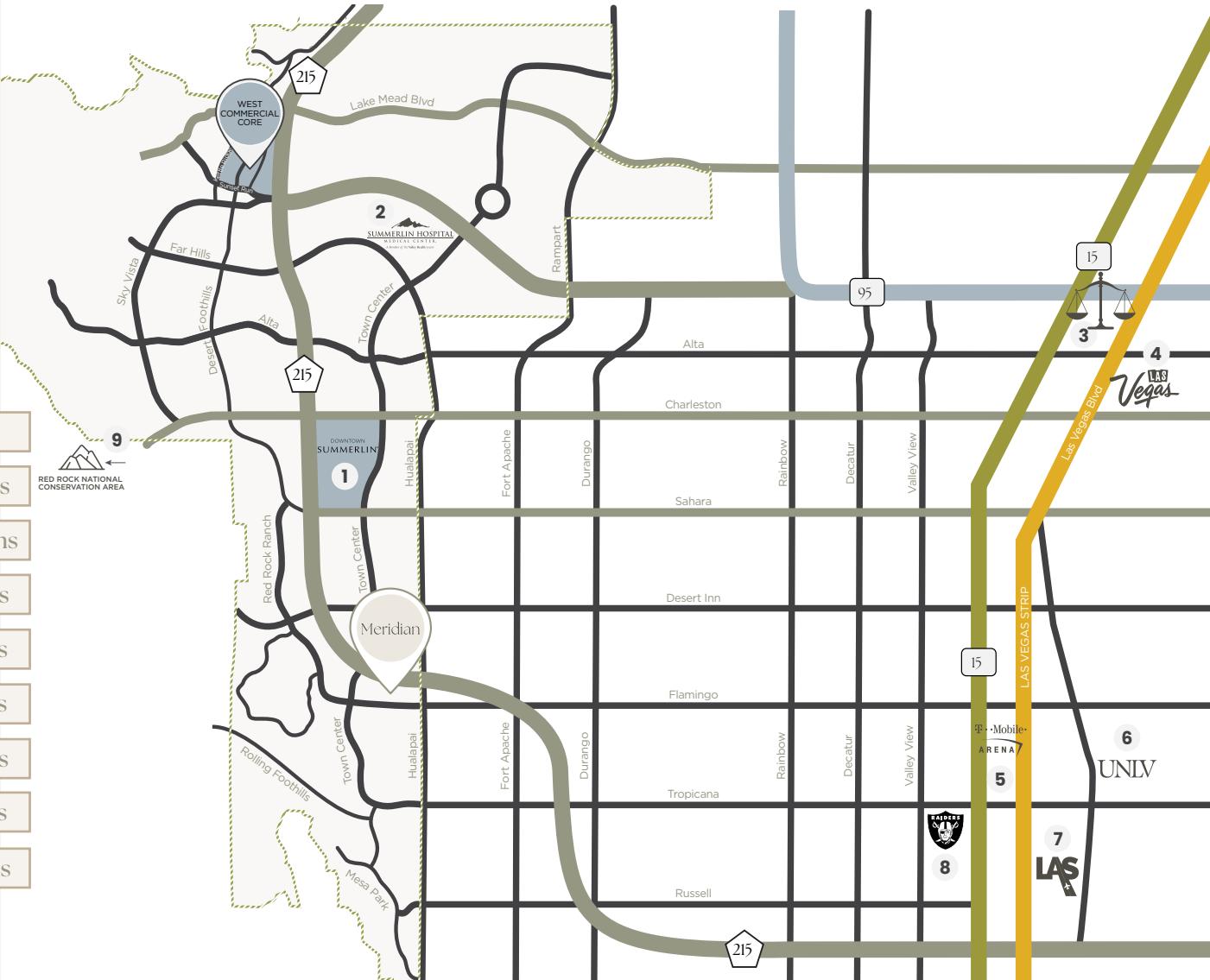
6 Dutch Bros Coffee
 Juan's Flaming Fajitas & Cantina

7 Pinches Tacos
 Anima by EDO

8 Durango Casino and Resort
 Eat Your Heart Out
 The George Sportsmen's Lounge
 Nicco's Prime Cuts & Fresh Fish
 Mijo Modern Mexican Restaurant
 Summer House
 Bel-Aire Lounge
 Vesta Coffee Roasters
 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 DEMOGRAPHICS

2.3M
Population

25%
with College
Degrees

46%
of Households Earning
Greater than \$75K



SUMMERLIN DEMOGRAPHICS

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

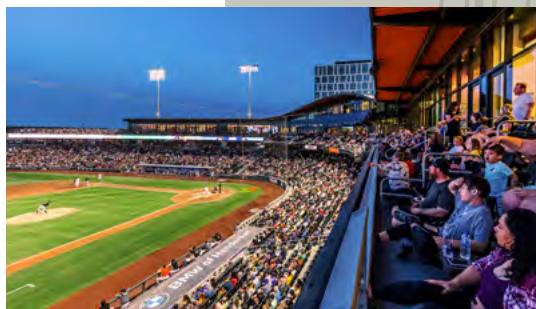
Premium Perks, PREMIUM EXPERIENCES

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

Dining & Entertainment

Destination



Abundant Housing



Enviable Retail



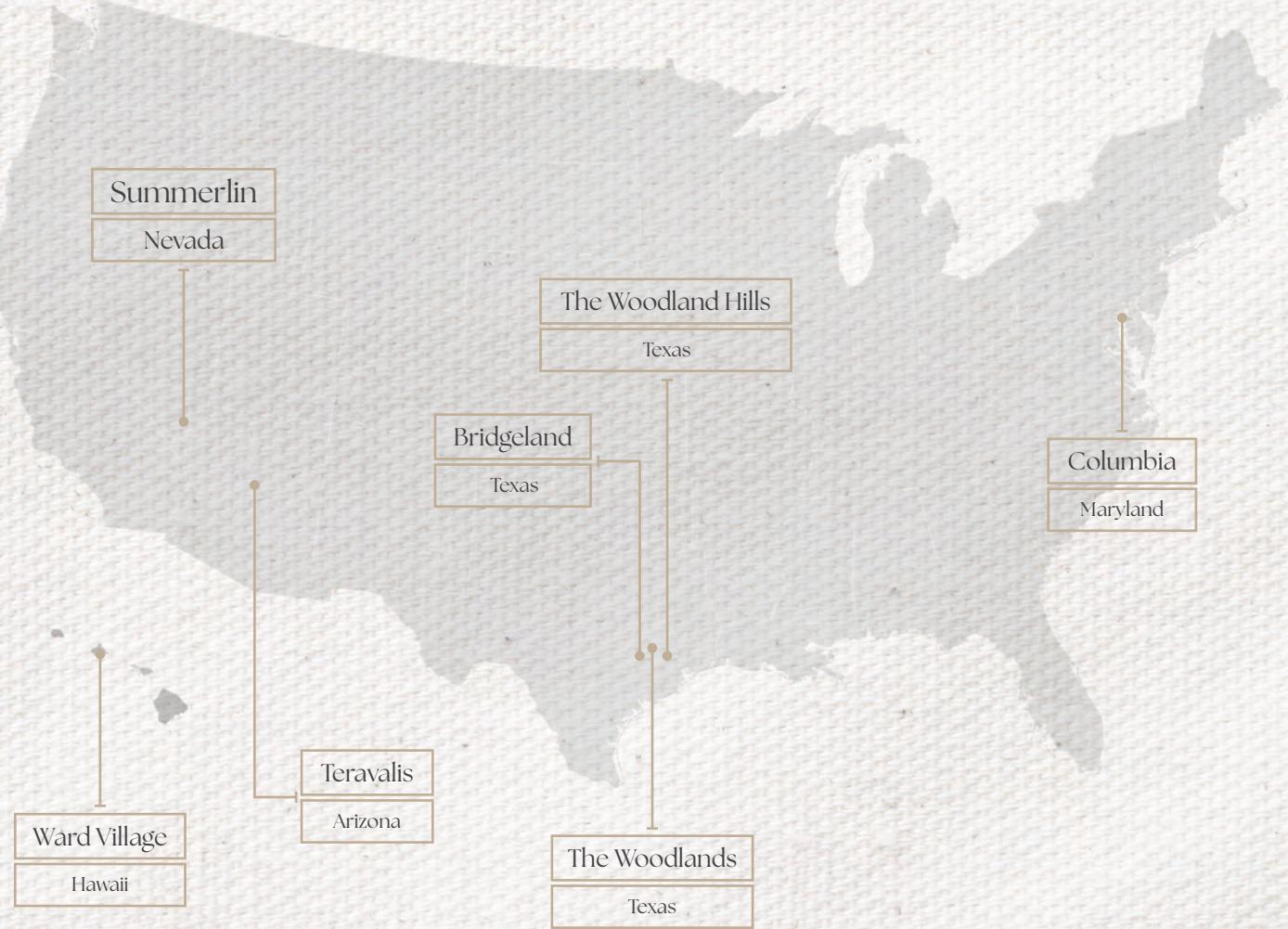
Community Engagement



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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