

# 1700 PAVILION

265,898 SF

CLASS A OFFICE BUILDING  
IN DOWNTOWN SUMMERLIN

1700 S PAVILION CENTER DR  
LAS VEGAS | NV 89135

Howard Hughes  
COMMUNITIES

DOWNTOWN  
SUMMERLIN®

CUSHMAN &  
WAKEFIELD



REDEFINING THE  
**CORNER OFFICE**

At 1700 Pavilion, enjoy a premier class-A experience located adjacent to the Las Vegas Ballpark and steps away from a diverse mix of retail and dining options. With ten stories of office space totaling 265,898 SF and just steps away from a diverse mix of retail amenities, achieving the optimal work-life balance has never been easier.



# WHERE IDEAS COME TO LIFE

Creativity flourishes without limits at 1700 Pavilion. With expansive floor plates stretching over 25,000 SF, a sleek exterior design and lush outdoor space, the building introduces a vibrant setting for collaboration along the community's skyline. The workspaces are flooded with natural light and 360-degree panoramic views of the mountains and the Strip to help promote wellness and further inspire innovation



265,898 SF  
CLASS A OFFICE BUILDING



LEED SILVER-CERTIFIED



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



3.5:1000  
PARKING RATIO



RFID MULTI-LEVEL  
PARKING GARAGE



AMPLE CUSTOMER PARKING  
LOCATED IN GARAGE



SUSTAINABLE BUILDING  
PRACTICES INTEGRATED  
THROUGHOUT



ENERGY-EFFICIENT  
AIR CONDITIONING



HVAC: MERV 8 FILTERS



LEASING RATES STARTING  
AT \$4.25-4.50/RSF/MO FSG



# REIMAGING THE WORKPLACE

- The Living Room - featuring communal working desks and seating areas plus a state of the art, 14-seat conference room featuring a large screen for presentations and a full markable wall for idea sharing
- Complimentary WIFI available in the Living Room
- Bike-to-Work capabilities with secure bike storage on-site
- Automated touchless building entry
- Bipolar ionization in to promote cleaner air in the common area spaces
- Destination Dispatch for the elevators (optimization technology to reduce wait times)
- On-site security guard and roving patrol
- On-site showers and locker room
- EV charging stations located in parking garage

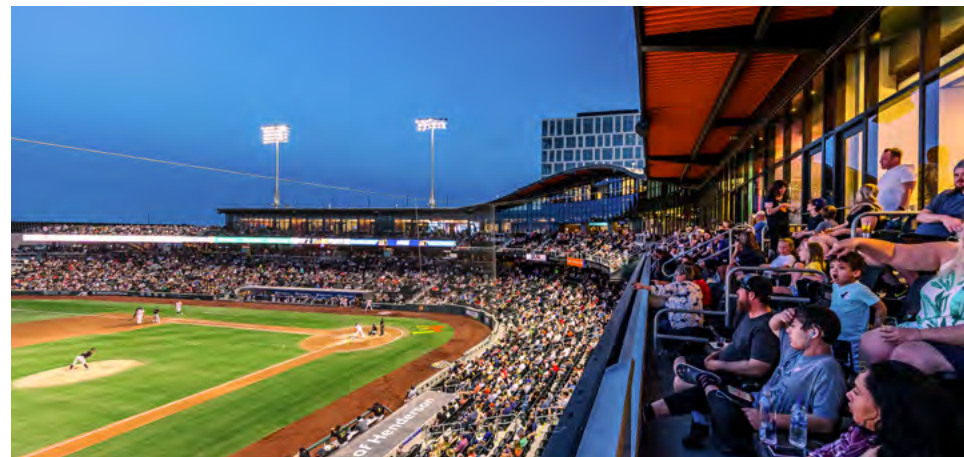
# WHERE YOU WORK IS THE ULTIMATE PERK

## HOWARD HUGHES DIFFERENCE

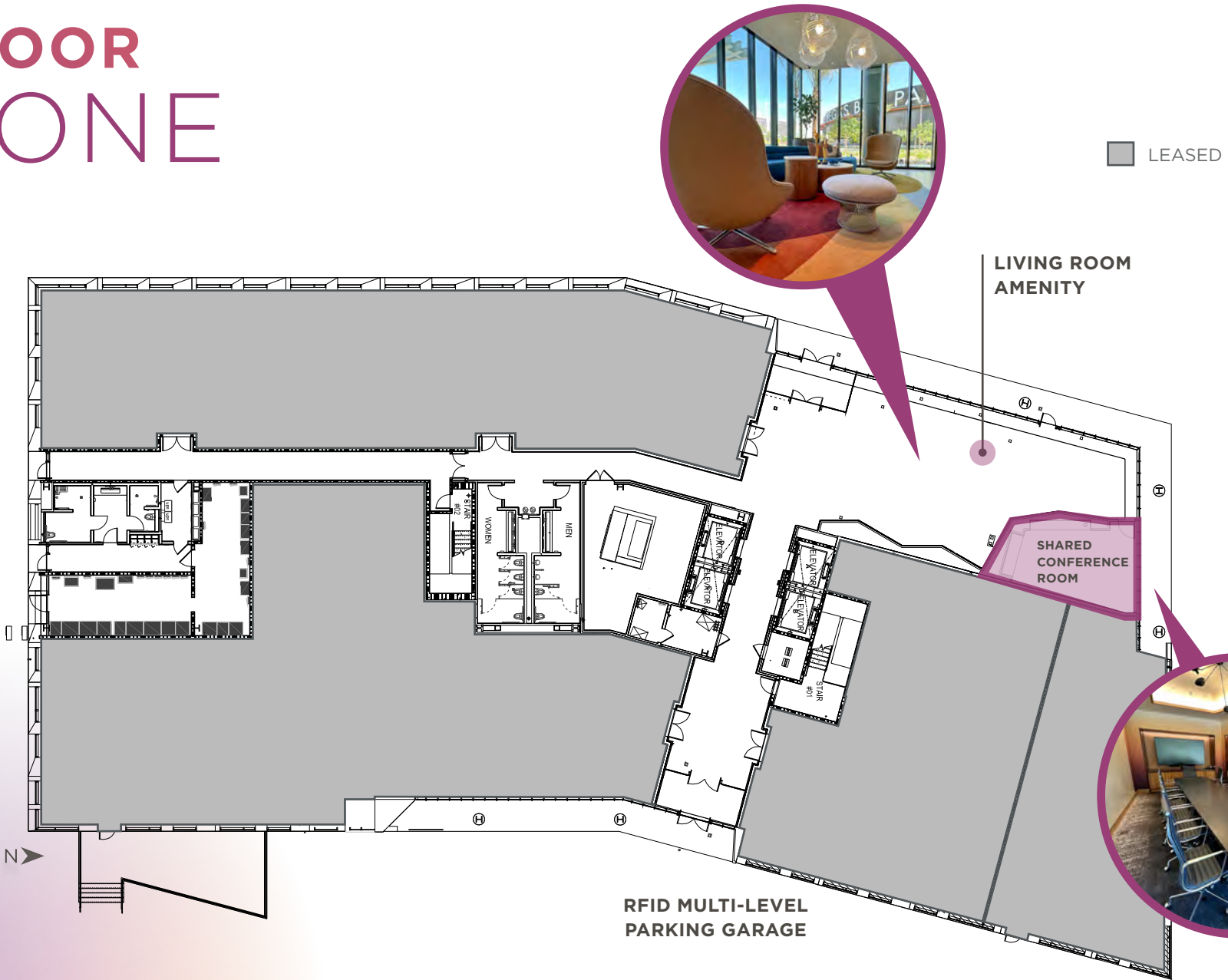
- Exclusive Tenant Appreciation Events
- Tenant Surprise & Delights
- Exclusive Office Tenant SMS Text Perk Program
- Office Beat Newsletters
- Personalized Offers & Giveaways
- Vast Social Media Network & Digital Opportunities
- And More!

## DOWNTOWN SUMMERLIN VIP CONCIERGE SERVICES

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

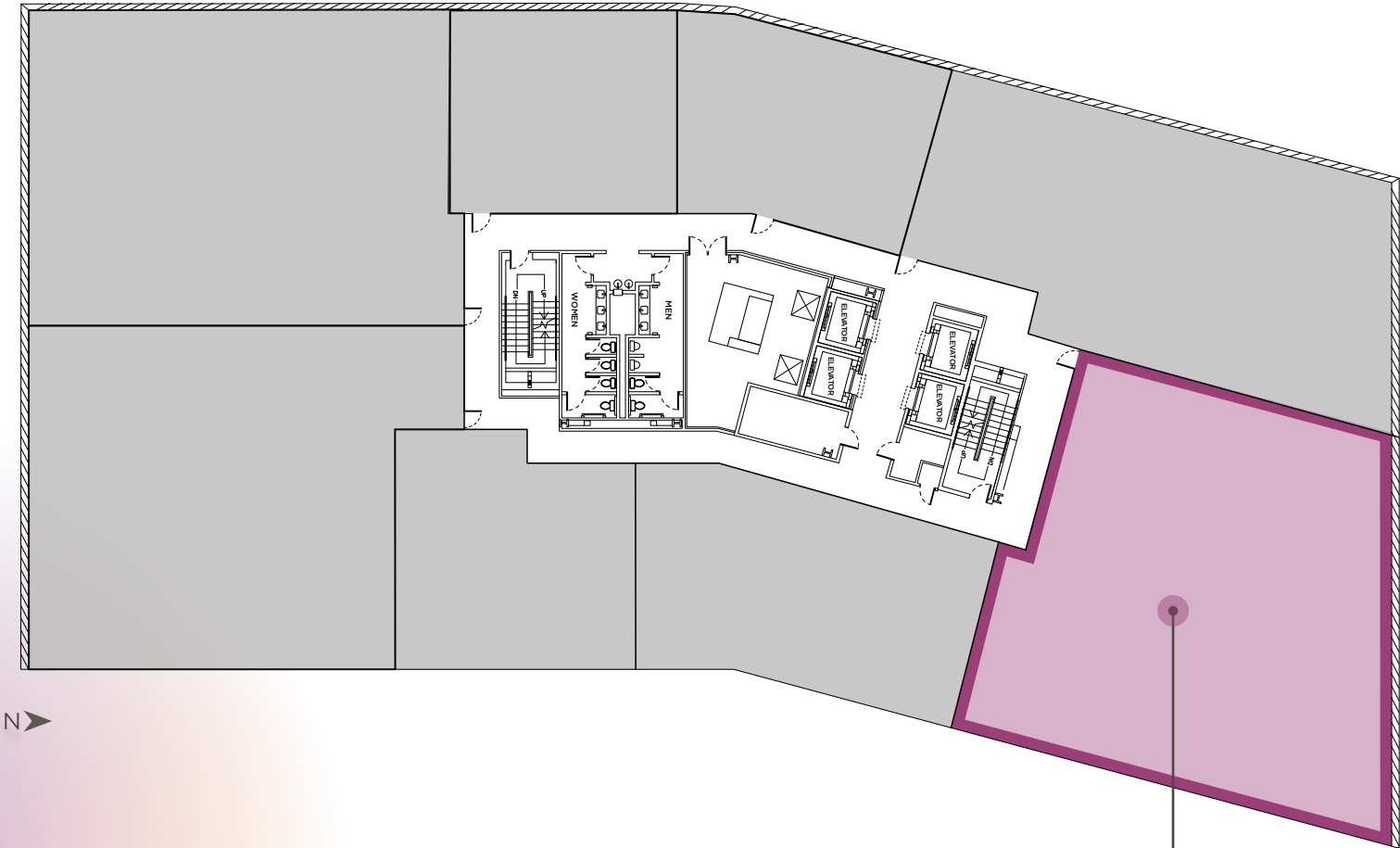


# FLOOR ONE



# FLOOR THREE

- AVAILABLE
- LEASED



**SUITE 360**  
±4,770 USF  
±5,718 RSF



# WHERE BUSINESS MEETS WALKABLE CONVENIENCE



## NEARBY AMENITIES

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

# 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-The Resort at Summerlin
- 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

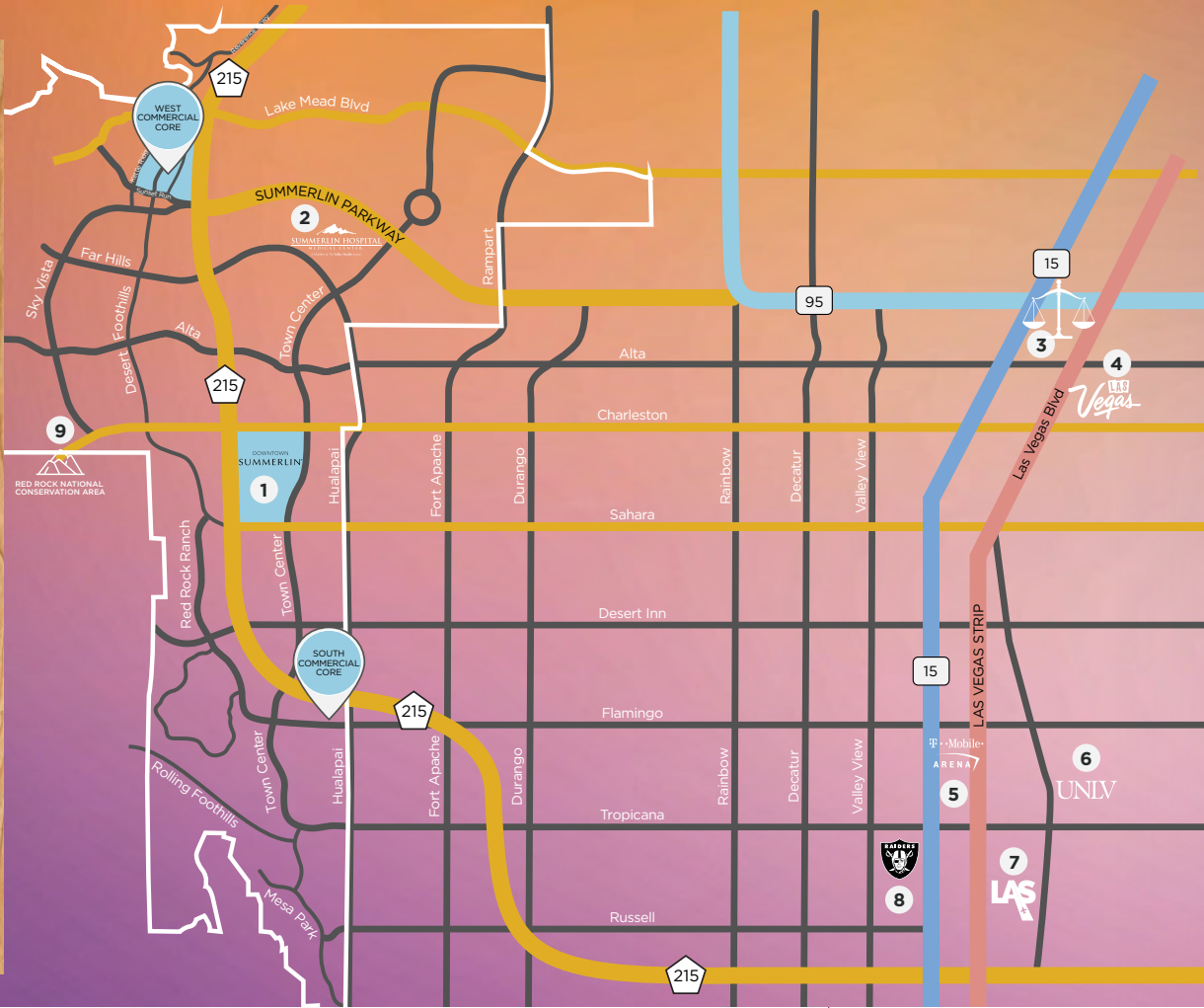
CITY NATIONAL BANK

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



- 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

**2.4M** POPULATION    **28%** with College Degrees    **\$84K** Median HH Income

DOWNTOWN SUMMERLIN PRIMARY TRADE AREA | 20 MIN DRIVE TIME

**112K** POPULATION    **50%** with College Degrees    **\$119K** Median HH Income

Per LVGEA.org/data-portal/location-comparison  
Source: Applied Analysis, Environics 2026



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