

1700 PAVILION

265,898 SF

CLASS A OFFICE BUILDING
IN DOWNTOWN SUMMERLIN

— 1700 S PAVILION CENTER DR —
LAS VEGAS | NV 89135

Howard Hughes
COMMUNITIES

 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



REIMAGINING 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

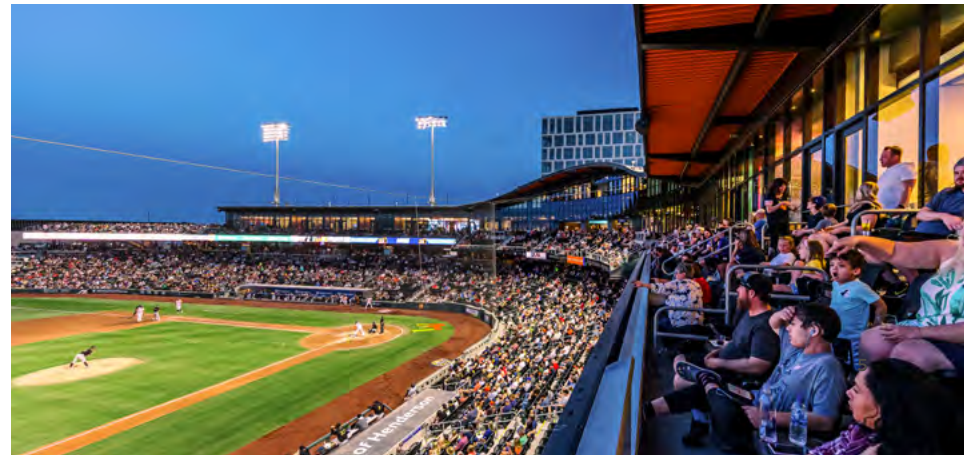
WHERE YOU WORK IS THE ULTIMATE PERK

HOWARD HUGHES DIFFERENCE

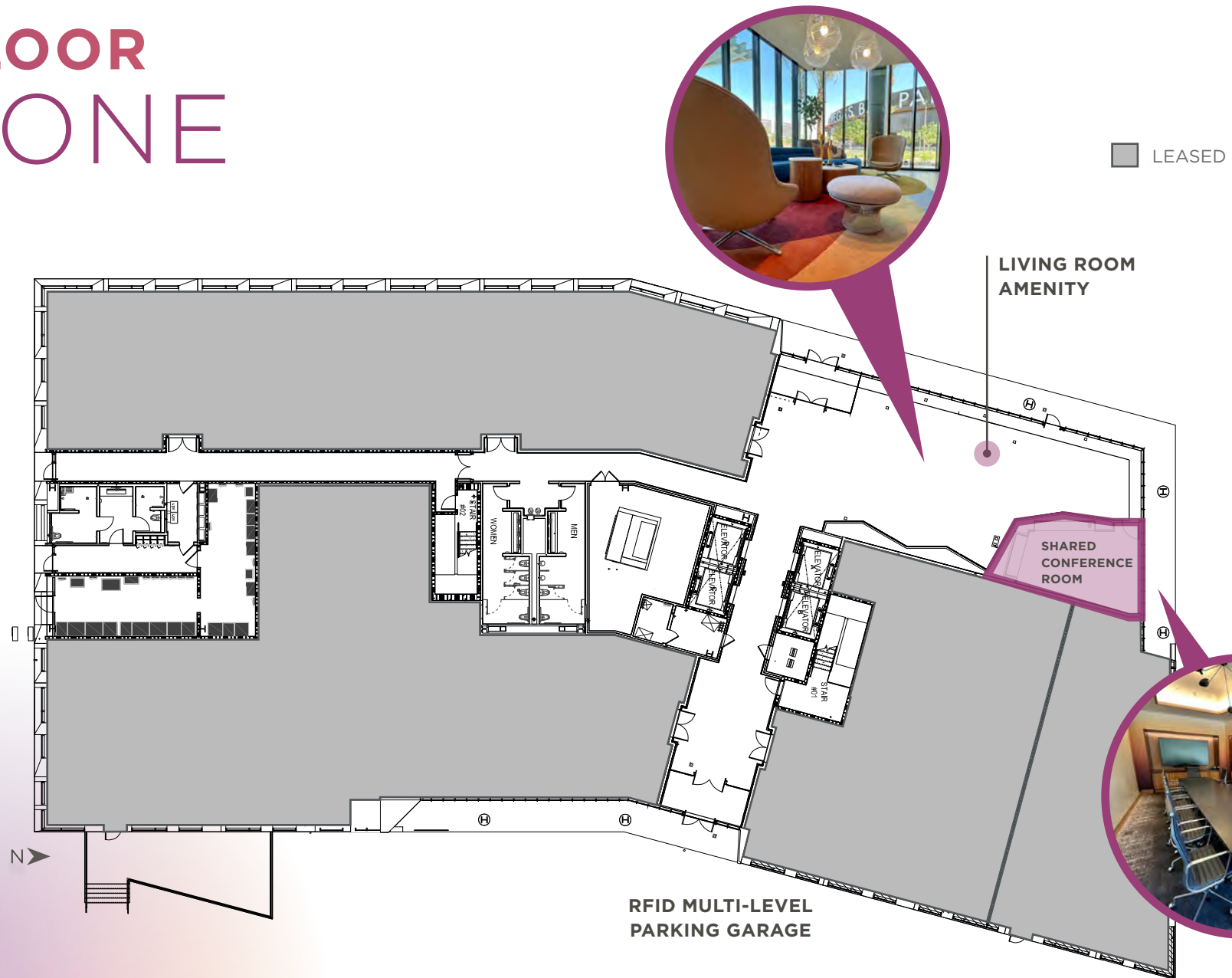
- Exclusive Tenant Appreciation Events
- Tenant Surprise & Delights
- Exclusive Office Tenant SMS Text Perk Program
- Office Beat Newsletters
- Personalized Offers & Giveaways
- Vast Social Media Network & Digital Opportunities
- And More!

DOWNTOWN SUMMERLIN VIP CONCIERGE SERVICES

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

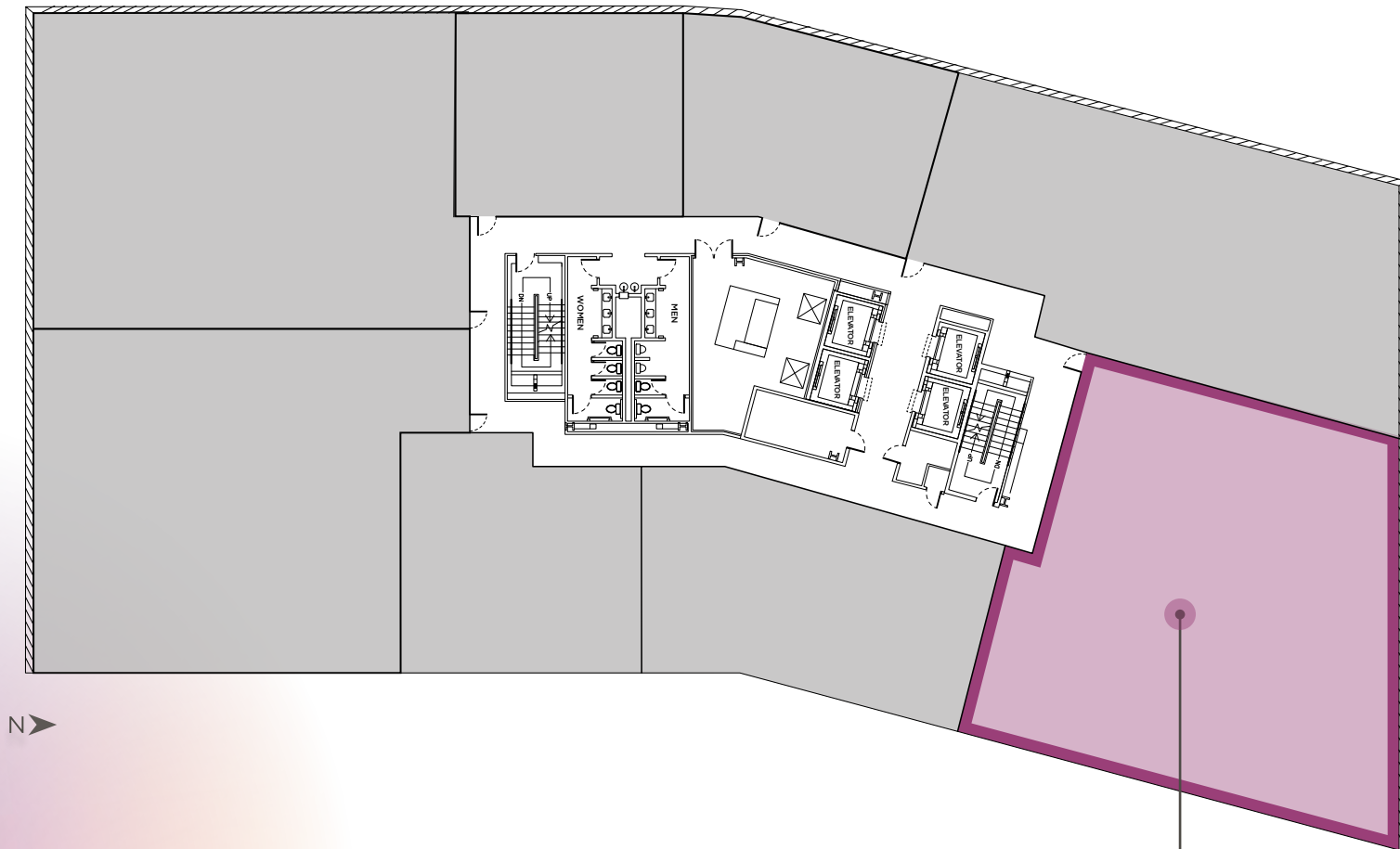


FLOOR ONE



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

TANAGER

Luxury Multifamily
267 units

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

RED ROCK RESORT

CITY NATIONAL BANK

CONSTELLATION

Luxury Multifamily
124 units

ECHO

Luxury Multifamily
295 units

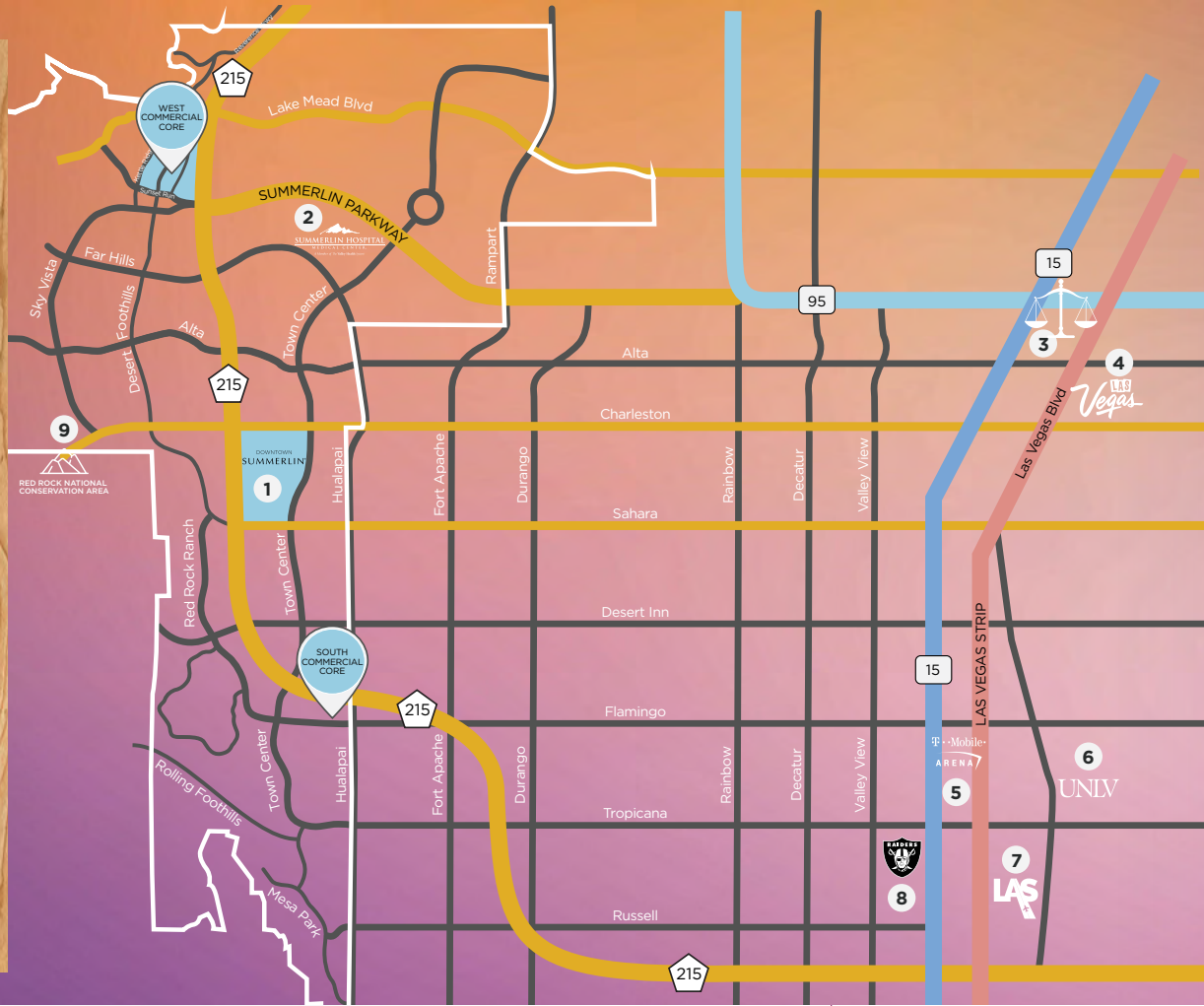
LIFETIME FITNESS

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

DOWNTOWN 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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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


SUMMERLIN®

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