

The Suites at Sage Park

2115 FESTIVAL PLAZA DR
LAS VEGAS | NV 89135

OFFICE ABOVE RETAIL
IN DOWNTOWN SUMMERLIN



Howard Hughes
COMMUNITIES

DOWNTOWN
SUMMERLIN®

 CUSHMAN &
WAKEFIELD



WHY SUMMERLIN

ELEVATE YOUR BUSINESS ABOVE THE REST

In the heart of a bustling master planned community, nestled above the vibrant hum of retail activity, lies a sanctuary of productivity and innovation - The Suites at Sage Park. Located above national retail Tenants Kay Jewelers and Sephora, one leaves behind the lively rhythm of consumerism, entering a realm where the ambiance shifts to one of focused determination and entrepreneurial spirit.



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



BUILDING ACCESS VIA SAGE PARK DR.



AMPLE SURFACE AND CUSTOMER PARKING



LEED SILVER-CERTIFIED



SUSTAINABLE BUILDING PRACTICES INTEGRATED THROUGHOUT



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



ENERGY-EFFICIENT AIR CONDITIONING



3.5:1000 PARKING RATIO



LEASING RATES STARTING AT \$3.30/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

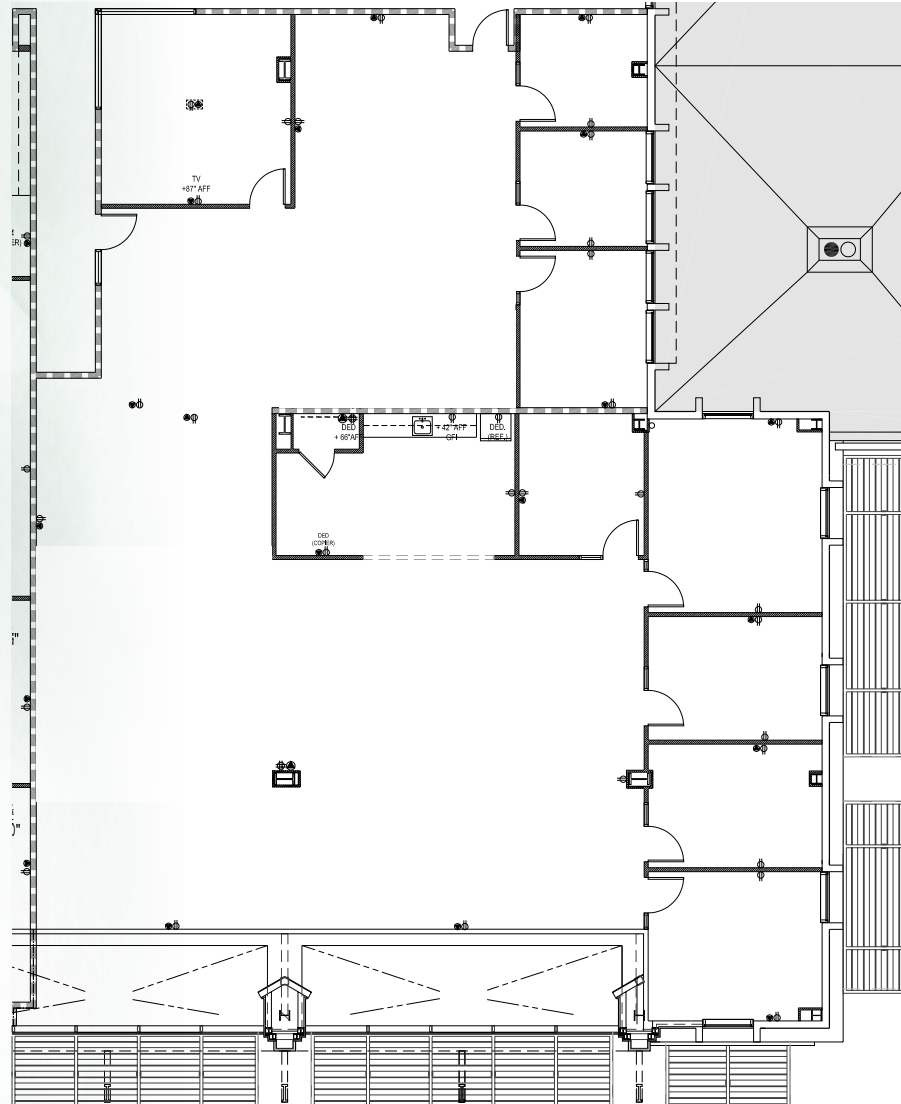
- Trained Hospitality Professionals
- Restaurant Reservations
- Directions and Maps
- Transportation



SUITE N2500 SUBLEASE

5,562 RSF

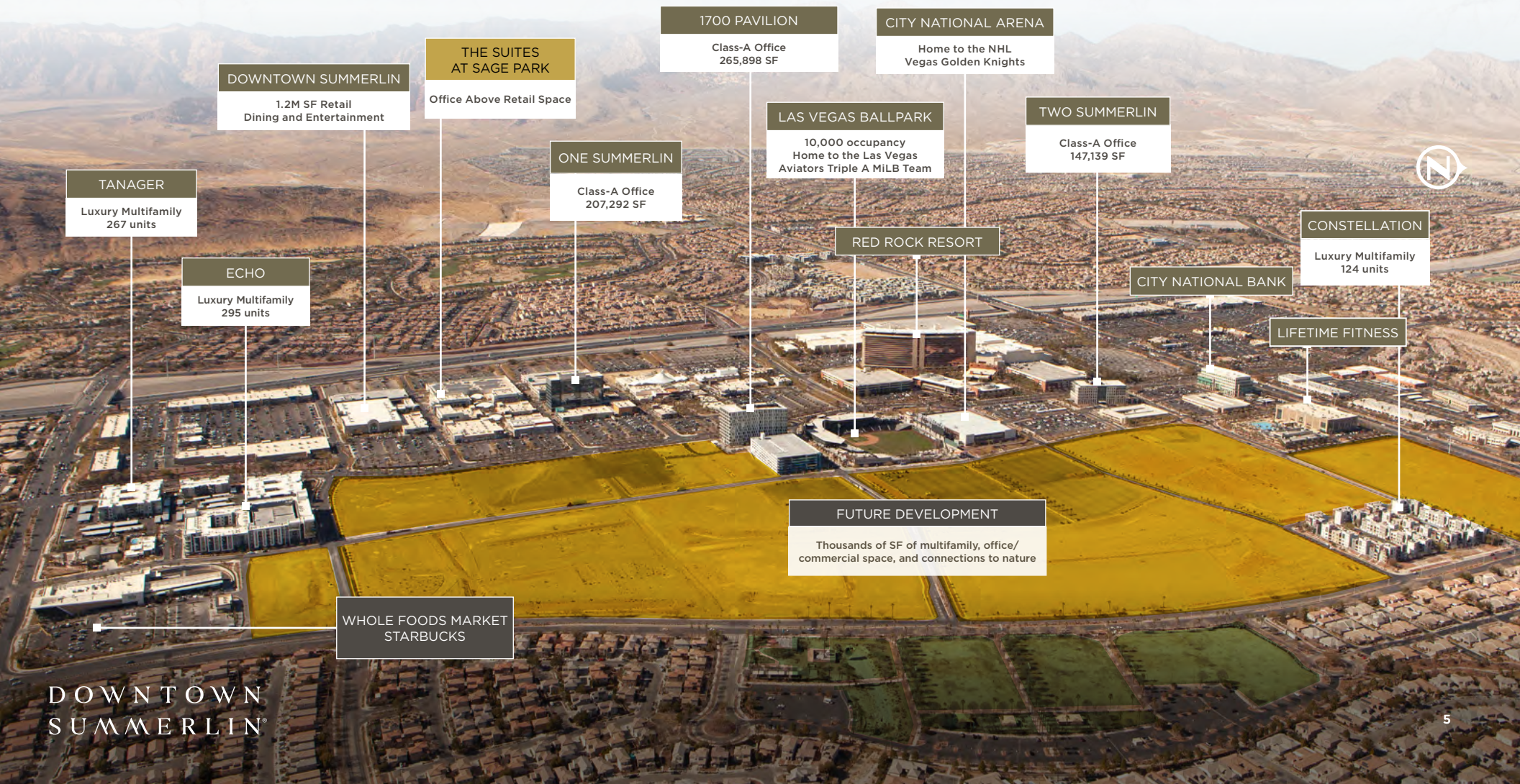
- Expires 6/30/2027
- Reception Area
- Conference Room
- 8 Private Offices
- Storage / IT Closet
- Break Room
- Open Bullpen Area



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



TANAGER
Luxury Multifamily
267 units

ECHO
Luxury Multifamily
295 units

DOWNTOWN SUMMERLIN
1.2M SF Retail
Dining and Entertainment

**THE SUITES
AT SAGE PARK**
Office Above Retail Space

ONE SUMMERLIN
Class-A Office
207,292 SF

1700 PAVILION
Class-A Office
265,898 SF

LAS VEGAS BALLPARK
10,000 occupancy
Home to the Las Vegas
Aviators Triple A MiLB Team

CITY NATIONAL ARENA
Home to the NHL
Vegas Golden Knights

RED ROCK RESORT

TWO SUMMERLIN
Class-A Office
147,139 SF

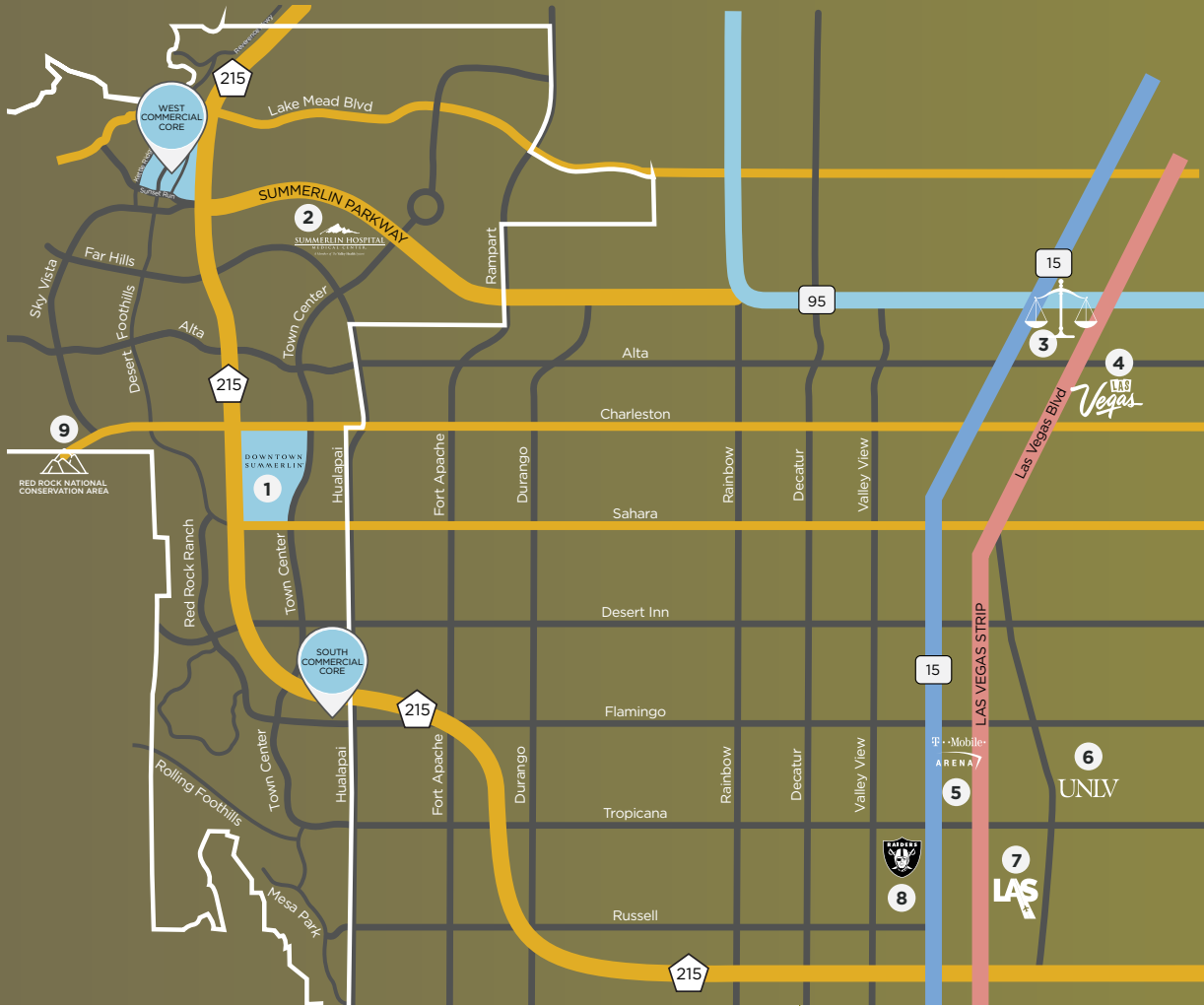
CITY NATIONAL BANK

CONSTELLATION
Luxury Multifamily
124 units

LIFETIME FITNESS

FUTURE DEVELOPMENT
Thousands of SF of multifamily, office/
commercial space, 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

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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FOR MORE INFORMATION, PLEASE CONTACT:

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