

ONE SUMMERLIN®

1980 FESTIVAL PLAZA DR
LAS VEGAS | NV 89135

207,292 SF

CLASS A OFFICE BUILDING
IN DOWNTOWN SUMMERLIN



Howard Hughes
COMMUNITIES

**CUSHMAN &
WAKEFIELD**

A large glass skyscraper at night, reflecting the city lights and the surrounding landscape. The building's facade is composed of many vertical glass panels, creating a grid-like pattern. The reflection on the glass shows a cityscape with lights and a mountain range in the background. The sky is dark blue, and the building's interior lights are visible through the glass.

WHERE BUSINESS MEETS **THE BREATHTAKING**

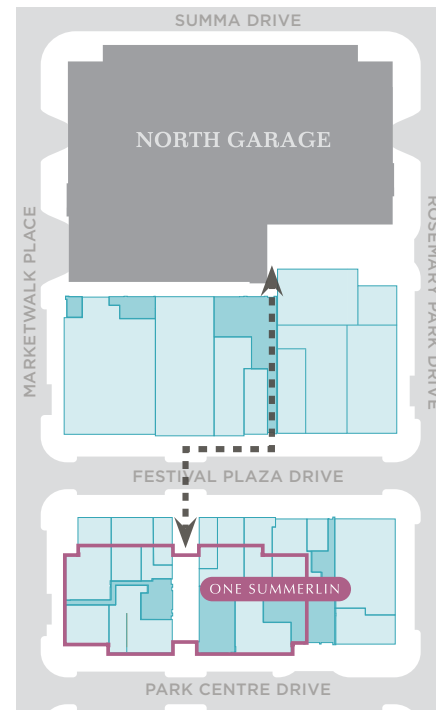
Your premier office destination located in the heart of Downtown Summerlin. One Summerlin is a 9-story, Class-A office building comprised of approximately 207,292 SF, sitting atop a wide variety of curated, ground-level retail amenities. Here, the lines between work and play are beautifully blurred.



WHY SUMMERLIN

A BUSINESS HUB WITH PANORAMIC INSPIRATION

Designed with expansive 25,000+ SF floor plates, One Summerlin provides an environment that fosters collaboration within a unified space. The building's sleek exterior introduces state-of-the-art design to the vibrant community skyline. An abundance of natural light further amplifies the building's appeal, providing tenants with 360-degree panoramic mountain and strip views.



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



207,292 SF
CLASS A OFFICE BUILDING



LEED SILVER-CERTIFIED



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



3.5:1000
PARKING RATIO



RESERVED, COVERED
PARKING IN MULTI-LEVEL
GARAGE



AMPLE SURFACE AND
CUSTOMER PARKING



SUSTAINABLE BUILDING
PRACTICES INTEGRATED
THROUGHOUT



ENERGY-EFFICIENT
AIR CONDITIONING



HVAC: MERV 8 FILTERS



LEASING RATES STARTING
AT \$4.20-\$4.30/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

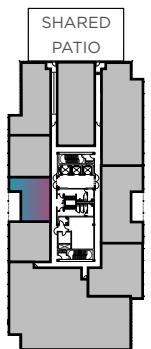
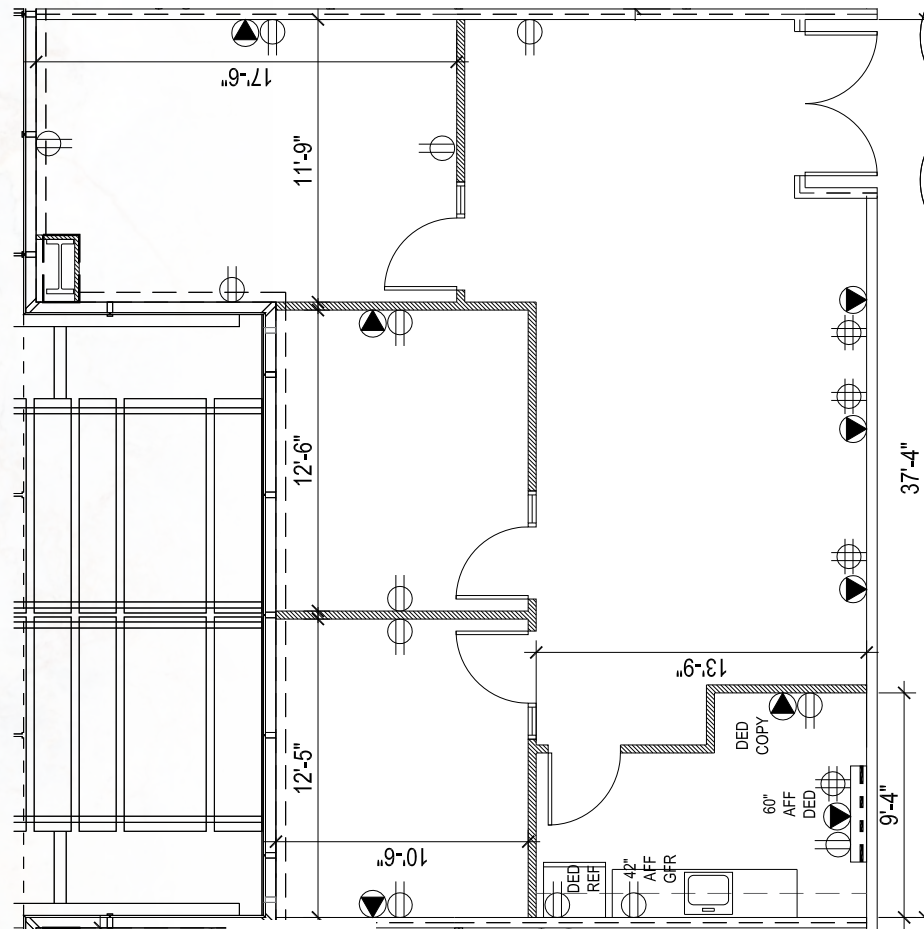
- Trained Hospitality Professionals
- Restaurant Reservations
- Directions and Maps
- Transportation



SUITE 200

1,348 RSF

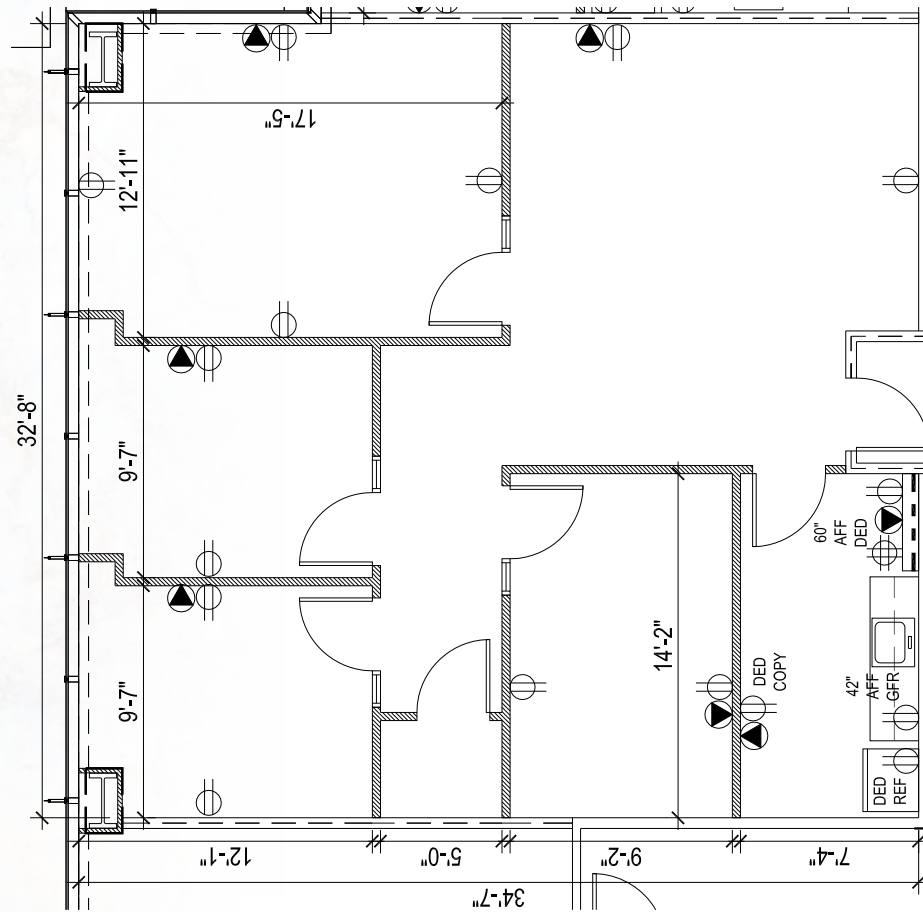
- Available 6/1/2026
- Off Lobby Entrance
- Reception/Waiting Area
- 3 Private Offices
- Break Room
- Small Open Bullpen Area



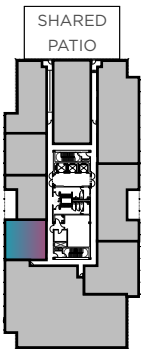
SUITE 210

1,462 RSF

- Available 8/1/2026
- Reception/Waiting Area
- 4 Private Offices
- Break Room
- Storage Room
- Small Open Bullpen Area



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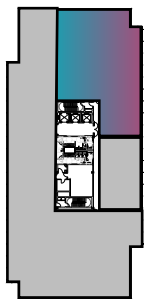
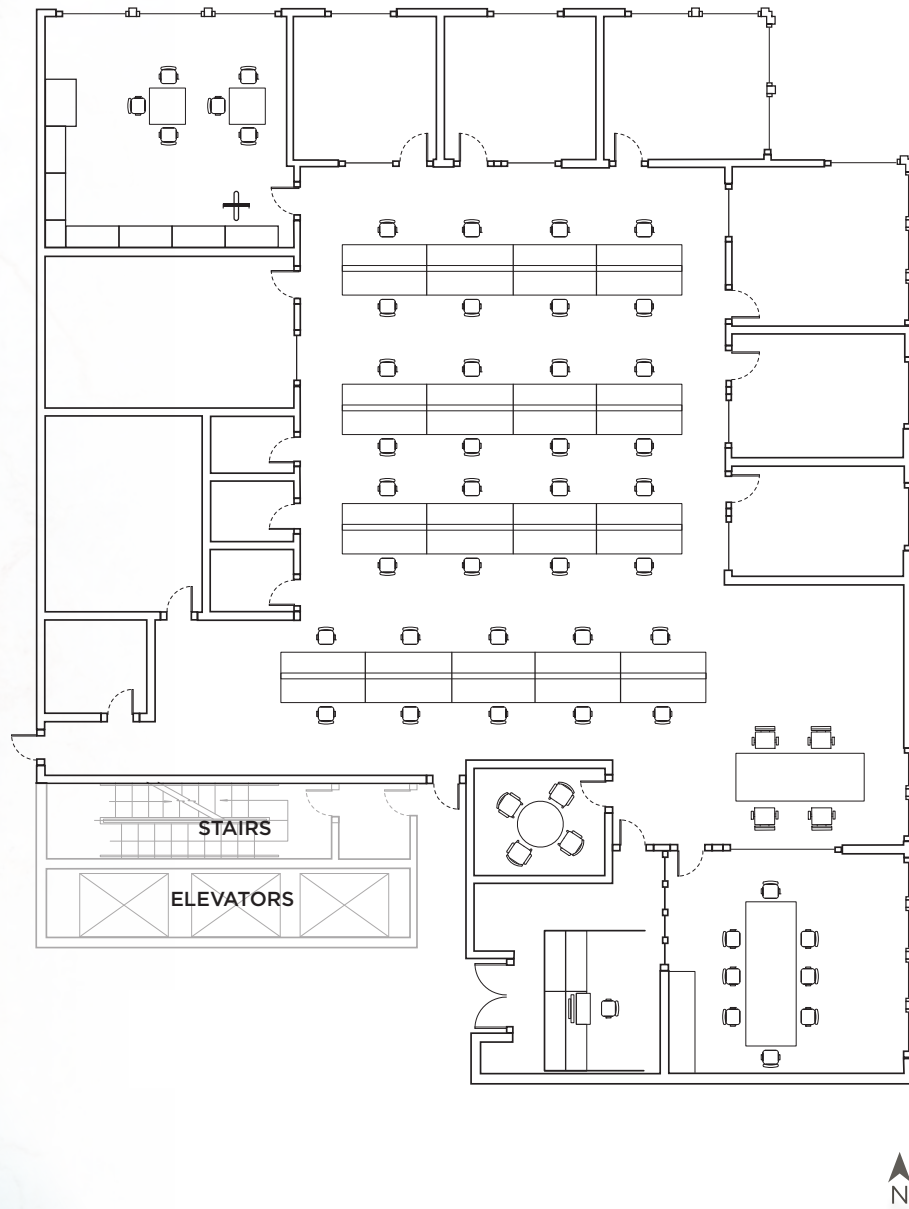


SUITE 340



7,501 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 6 Private Offices
- Training Room
- Work Room
- Break Room
- Storage/IT Room
- Small Open Bullpen Area

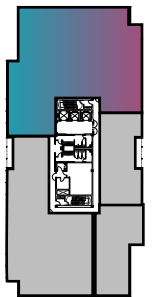
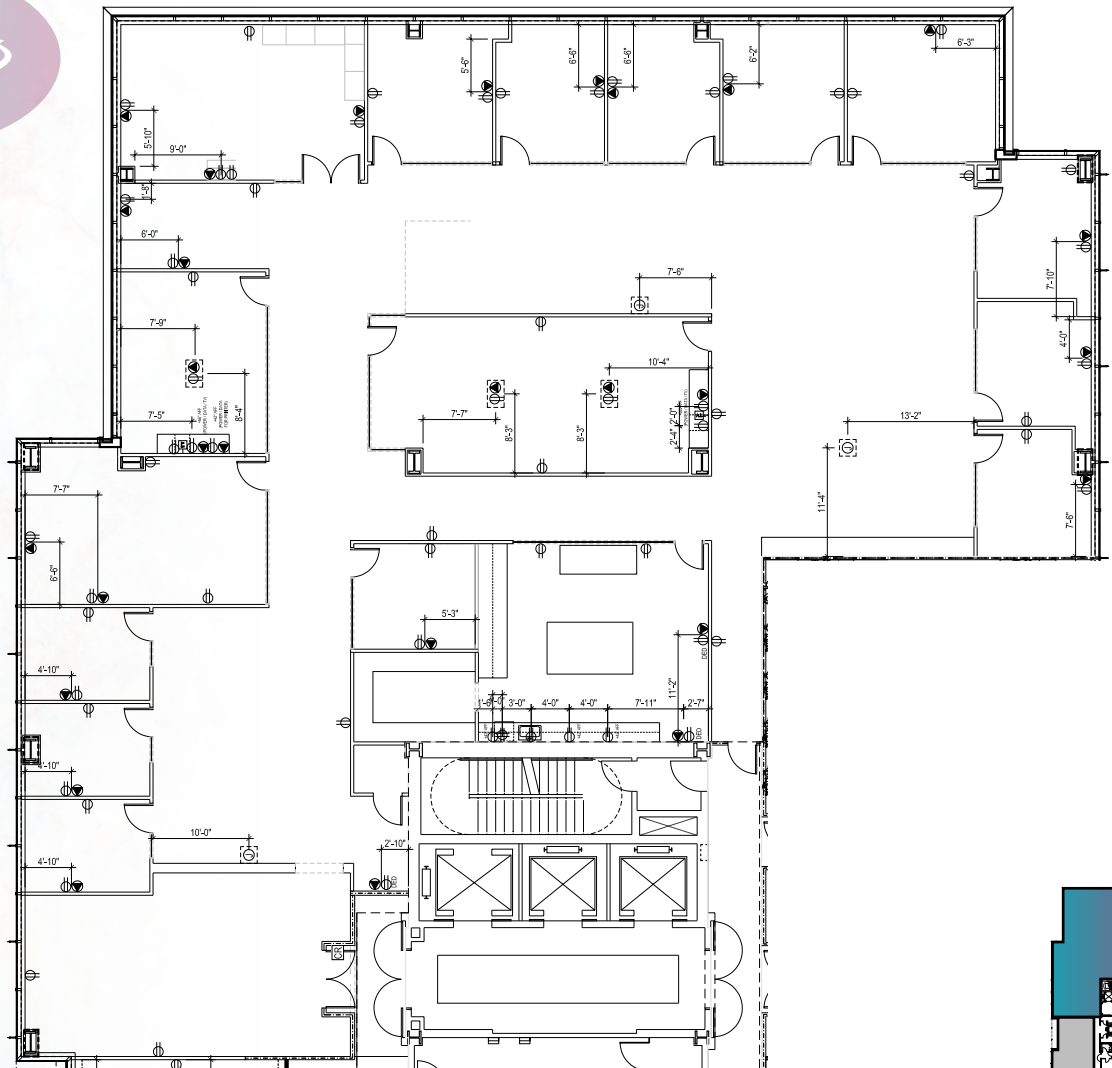


SUITE 500



10,108 RSF

- Off Lobby Entrance
- Reception/Waiting Area
- Conference Room
- Huddle Room
- 2 Executive Offices
- 12 Private Offices
- IT Room
- Break/Work Room
- Small Open Bullpen Area

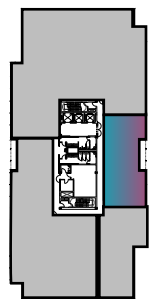
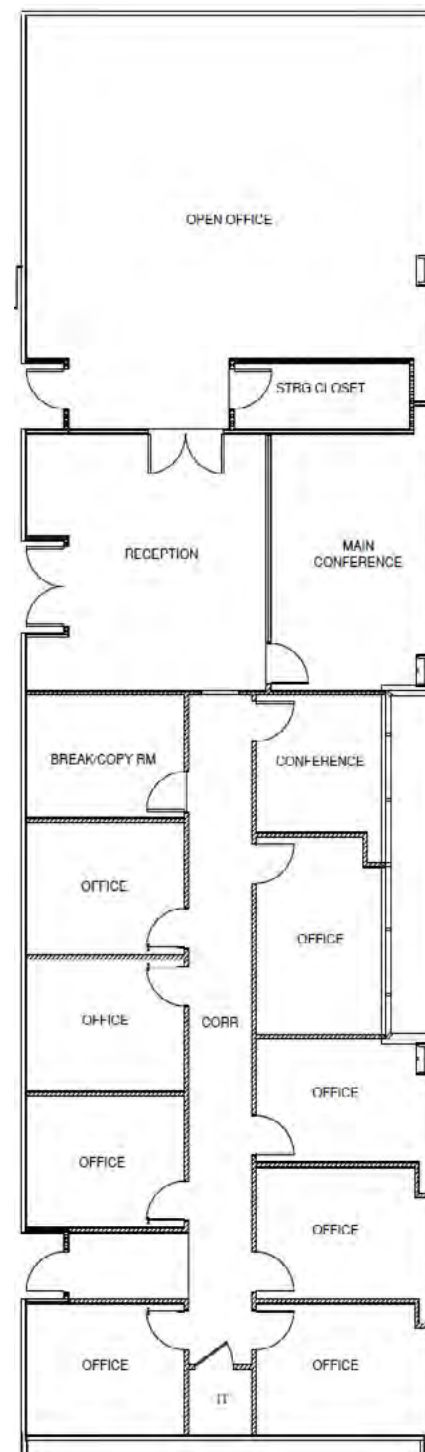


SUITE 550



4,393 RSF

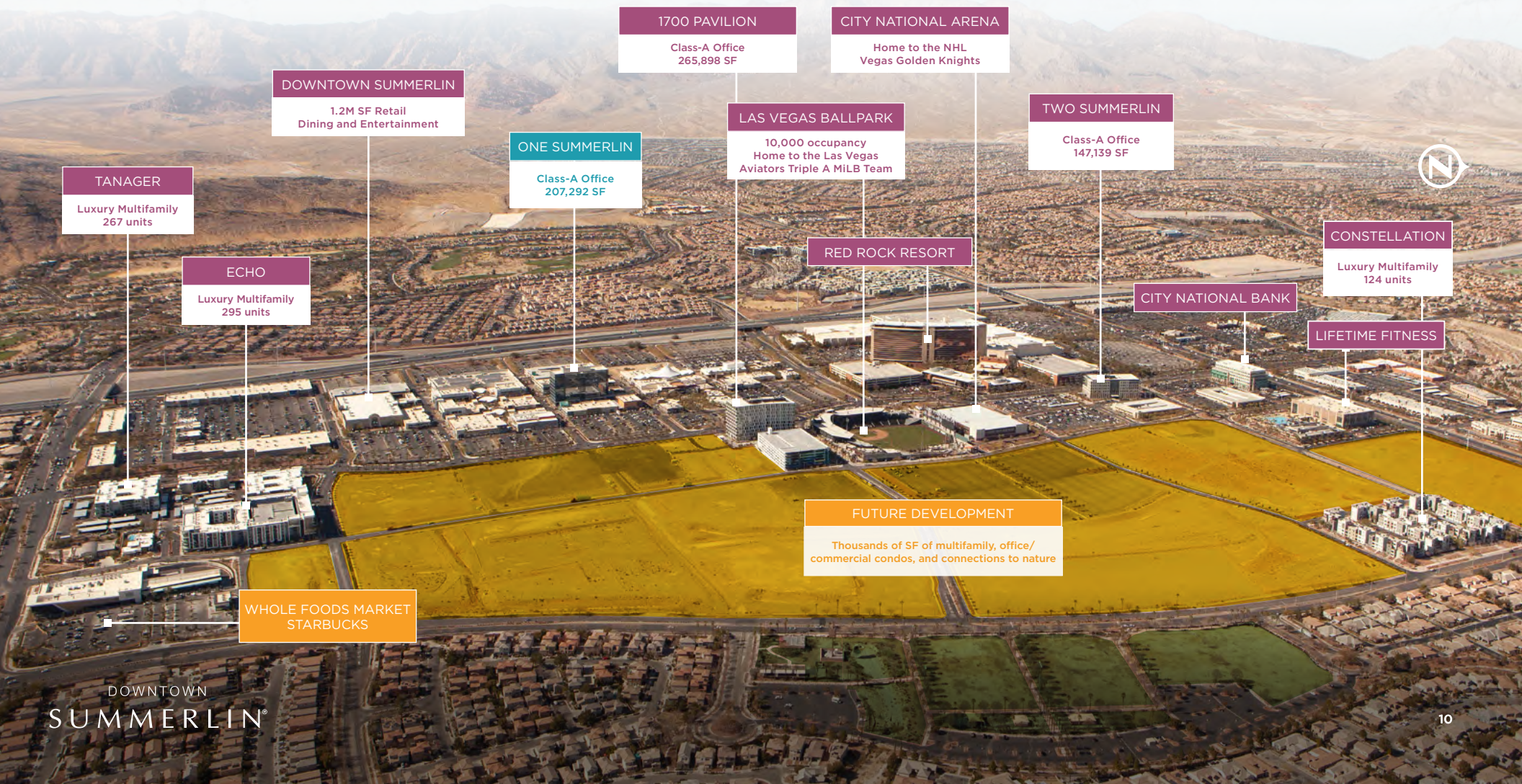
- Off Lobby Entrance
- Reception/Waiting Area
- 2 Conference Rooms
- 8 Private Offices
- Training Room
- IT Room
- Break/Copy Room

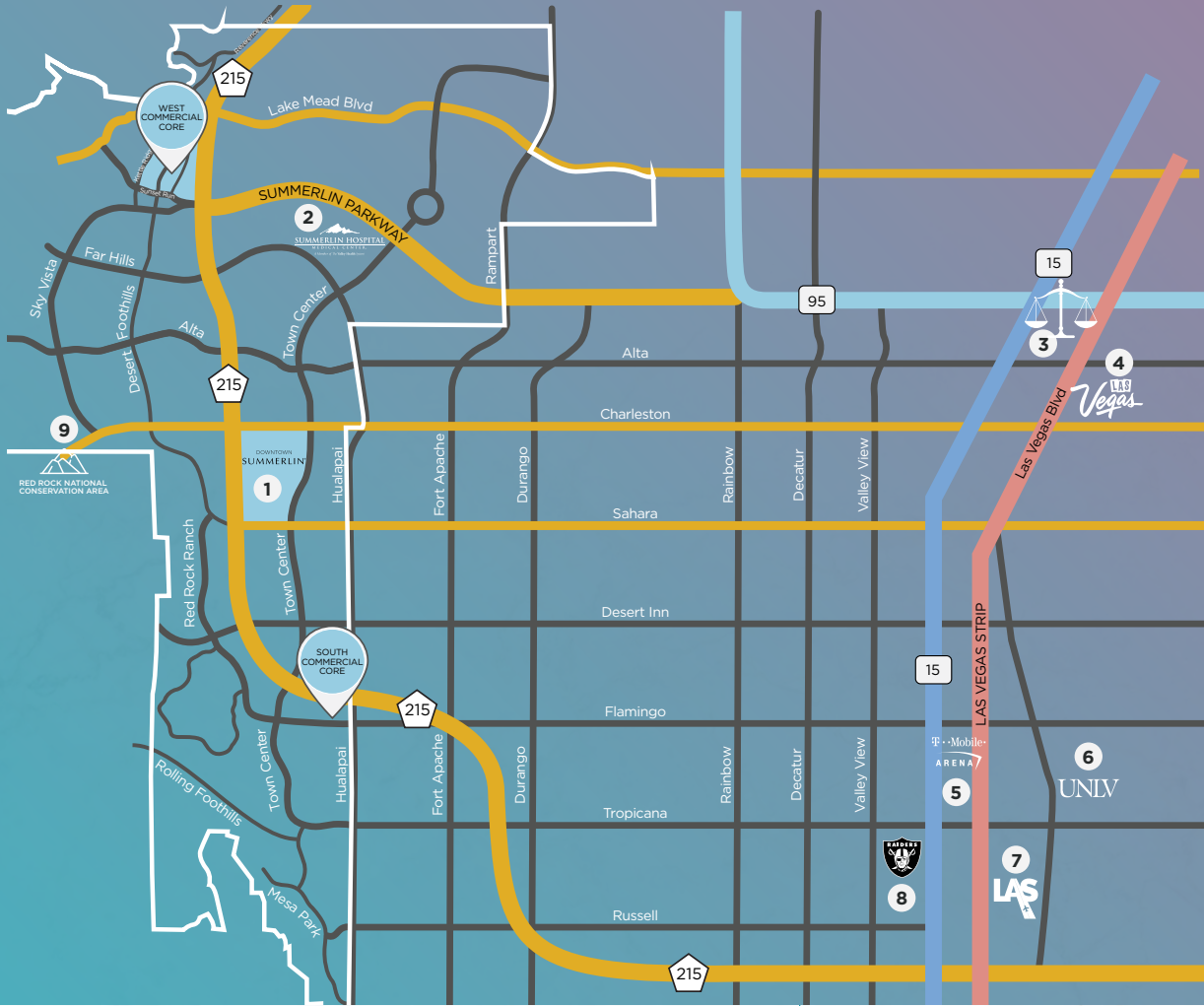


IT'S ALL HAPPENING HERE IN SUMMERLIN

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





- 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

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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