

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

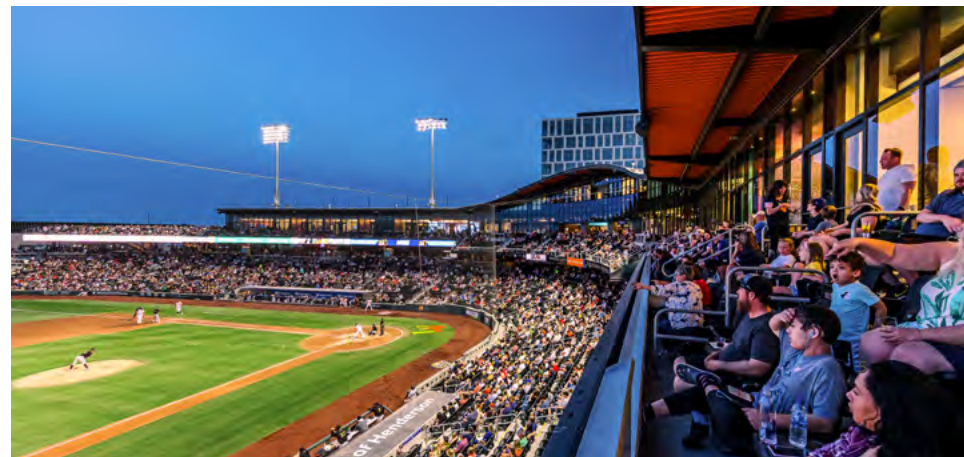
WHERE YOU WORK IS THE ULTIMATE PERK

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

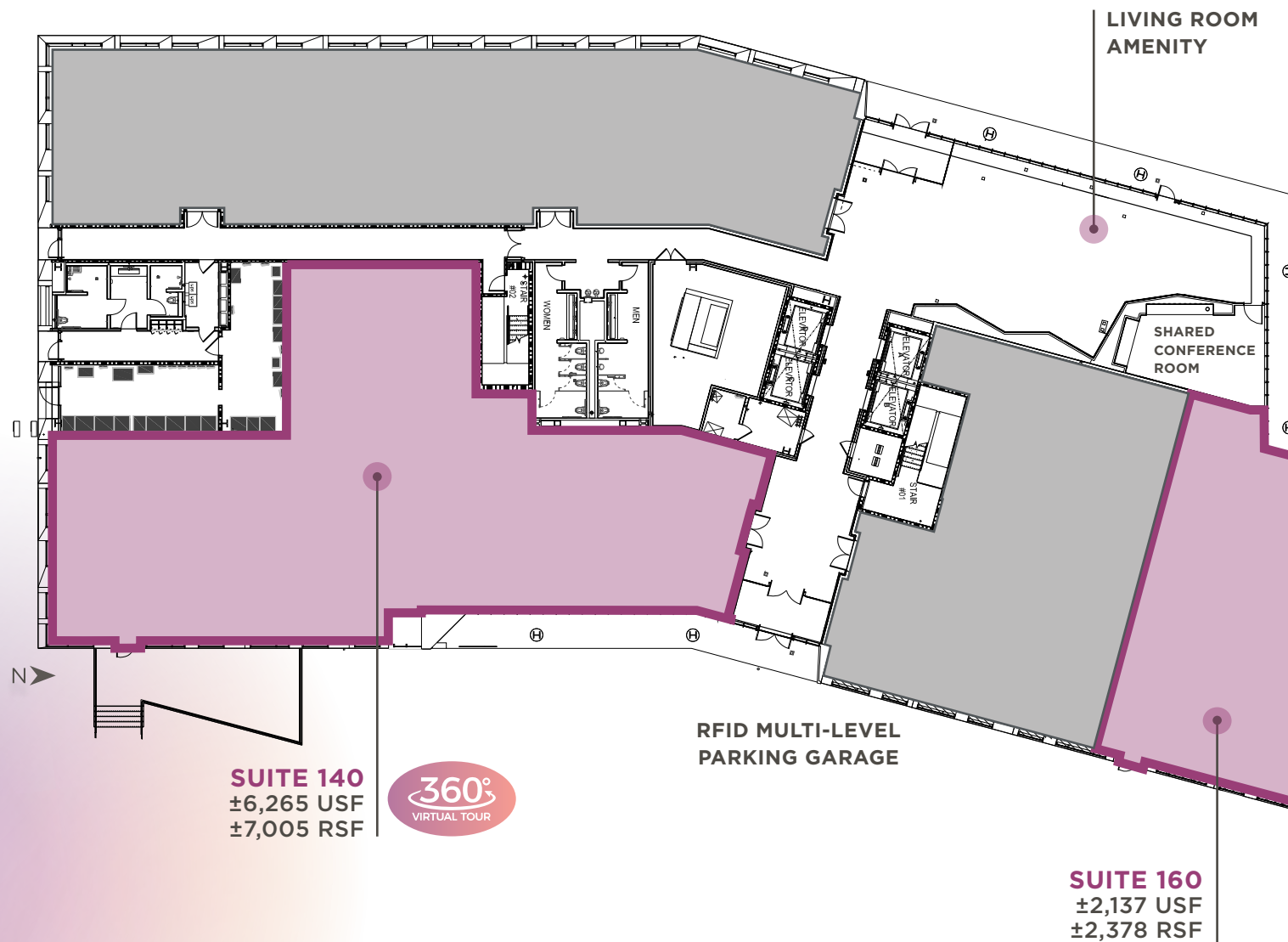
- Trained Hospitality Professionals
- Restaurant Reservations
- Directions and Maps
- Transportation



FLOOR ONE

AVAILABLE

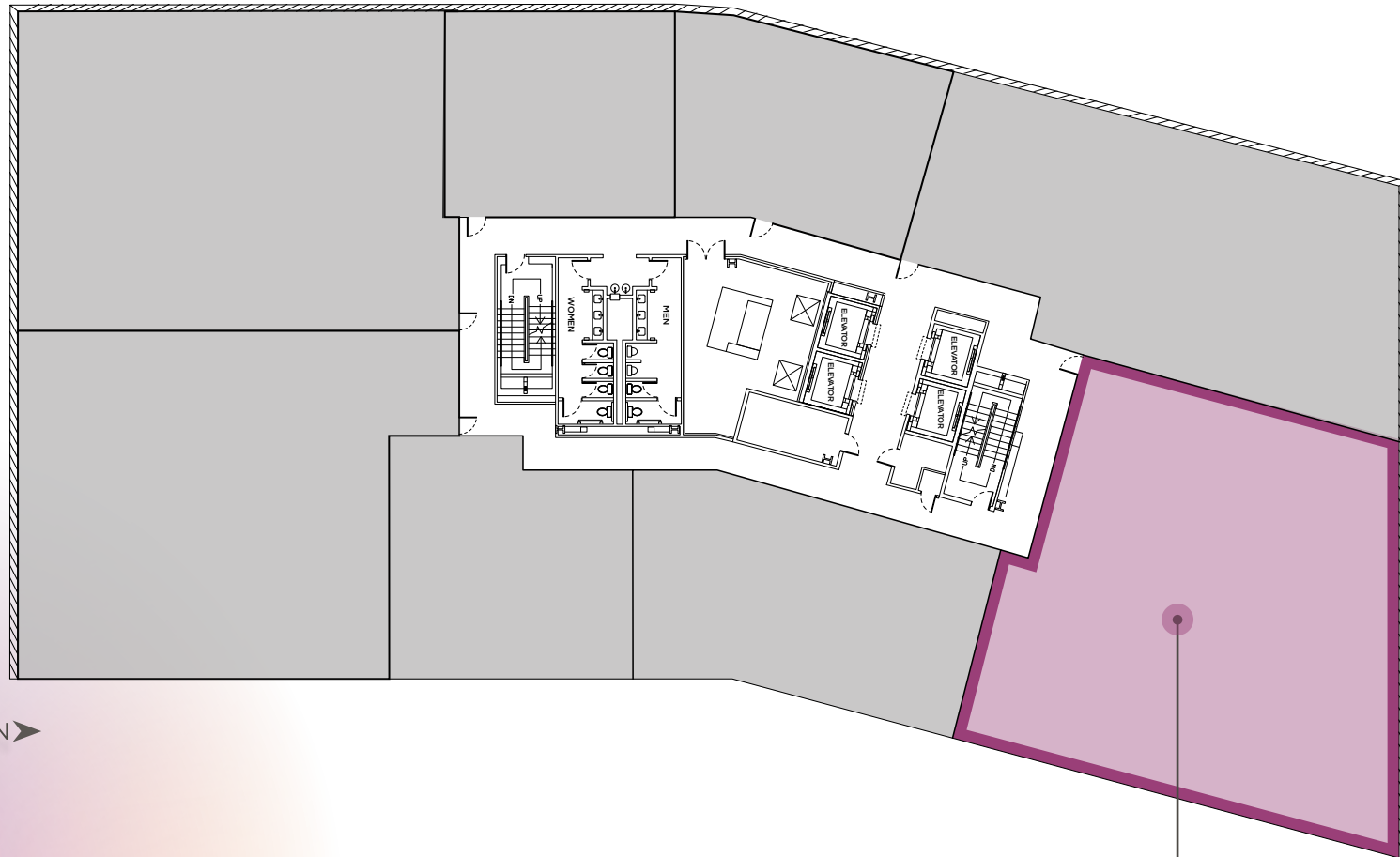
LEASED



FLOOR THREE

AVAILABLE

LEASED



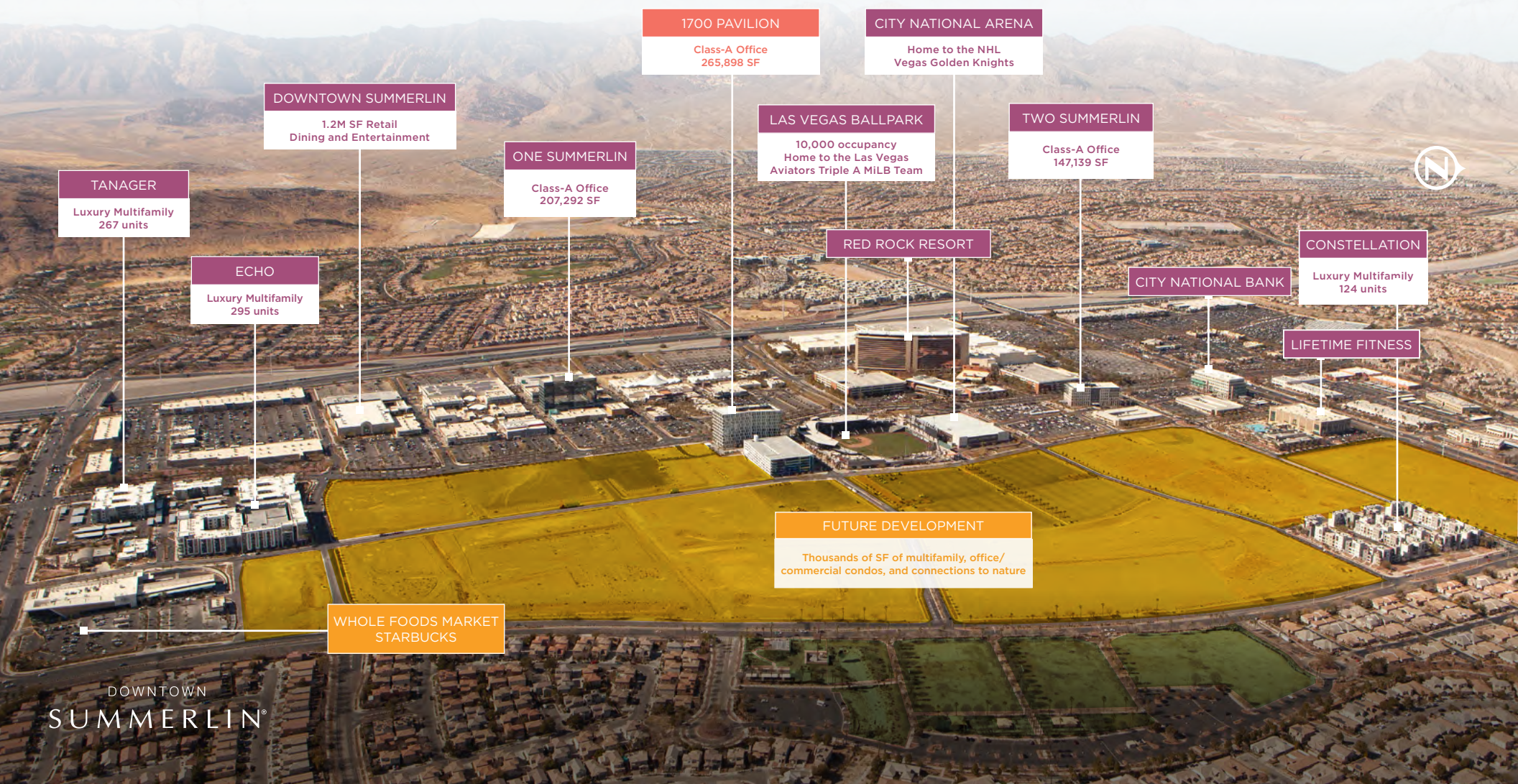
SUITE 360
±4,770 USF
±5,718 RSF



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
- 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

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

ONE SUMMERLIN

Class-A Office
207,292 SF

ECHO

Luxury Multifamily
295 units

RED ROCK RESORT

CITY NATIONAL BANK

CONSTELLATION

Luxury Multifamily
124 units

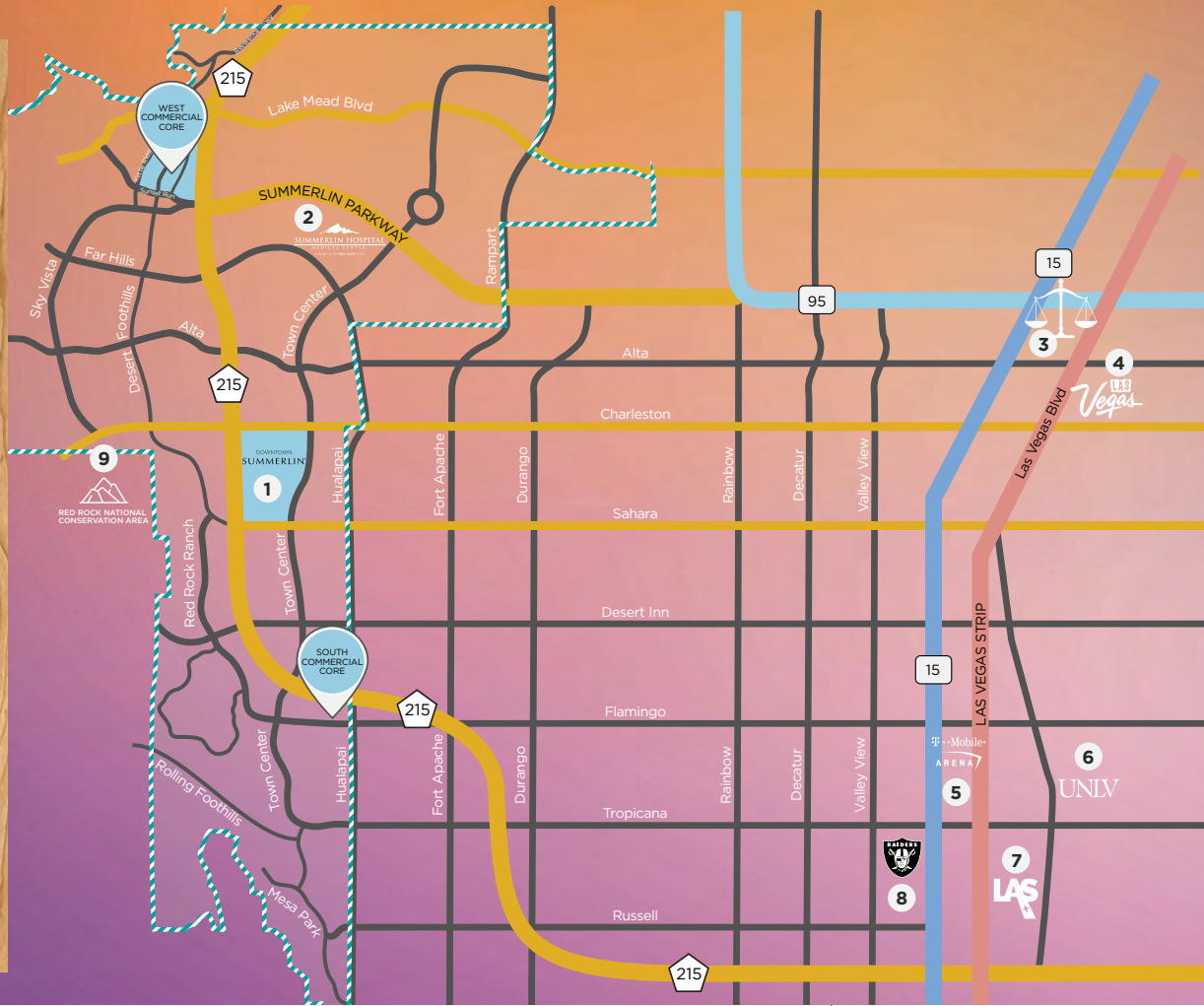
LIFETIME FITNESS

FUTURE DEVELOPMENT

Thousands of SF of multifamily, office/
commercial condos, and connections to nature

WHOLE FOODS MARKET
STARBUCKS

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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LAS VEGAS | NV 89135

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SUMMERLIN®

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