

1700 PAVILION

THE INTERSECTION OF PEOPLE, PLACES AND BEAUTIFUL MOMENTS

OPENING OCTOBER 2022



Howard Hughes



DOWN TOWN SUMMERLIN

Fashionistas, foodies, sports fans, fitness junkies and funseekers all gather on the bustling city blocks of Downtown Summerlin®. Here, the lines between work and play are beautifully blurred. The Downtown Summerlin area is home to three Class A towers, nearly 400 luxury rental residences at Constellation and Tanager, Red Rock Casino Resort & Spa, City National Arena- practice facility for the National Hockey League's Vegas Golden Knights and Las Vegas Ballpark®- a 10,000-capacity Triple-A baseball Stadium home to the Las Vegas Aviators which hosts more than 100 events annually.

DOWNTOWN
SUMMERLIN®

YOUR CORNER OFFICE SUITE

— WITH A —
BALLPARK VIEW

Ten stories of sleek, professional Class A office space sits atop Summerlin's vibrant, ever-growing community with endless business opportunities. 1700 Pavilion will boast unparalleled views with unlimited potential, against the perfect boardroom backdrop - from Red Rock Canyon to the Las Vegas Strip.

1700 Pavilion is targeting LEED Silver certification to create a healthy, sustainable and energy efficient building. The building's green initiatives include highly-efficient air conditioning, light fixtures and plumbing fixtures to reduce both energy and water consumption, a waste management and recycling program, and the use of low-toxicity and low VOC materials.



CLASS A OFFICE
BUILDING CONSISTING
OF APPROXIMATELY
265,899 RSF



RFID MULTI-LEVEL
PARKING GARAGE WITH
A PARKING RATIO OF
APPROXIMATELY 3.5:1000



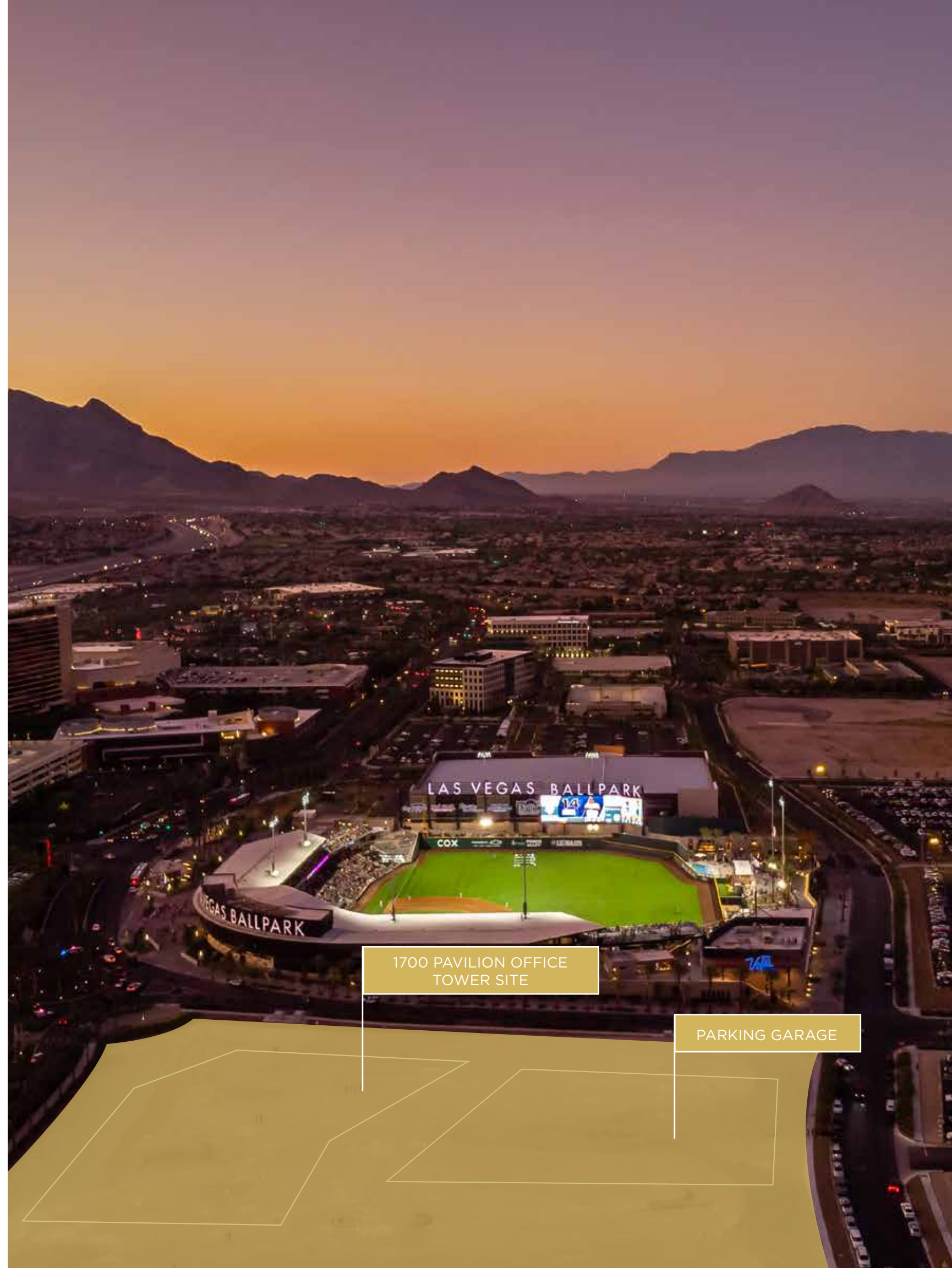
LEASING RATE:
\$3.70-\$3.90/RSF/MONTH, FSG



GREEN BUILDING
INITIATIVES THROUGHOUT



CONVENIENT ACCESS
to the I-215 Beltway via
W. Charleston Blvd. and
W. Sahara Blvd.



1700 PAVILION OFFICE
TOWER SITE

PARKING GARAGE



THE POWER OF CONNECTIVITY

400 ACRE

WALKABLE URBAN CORE

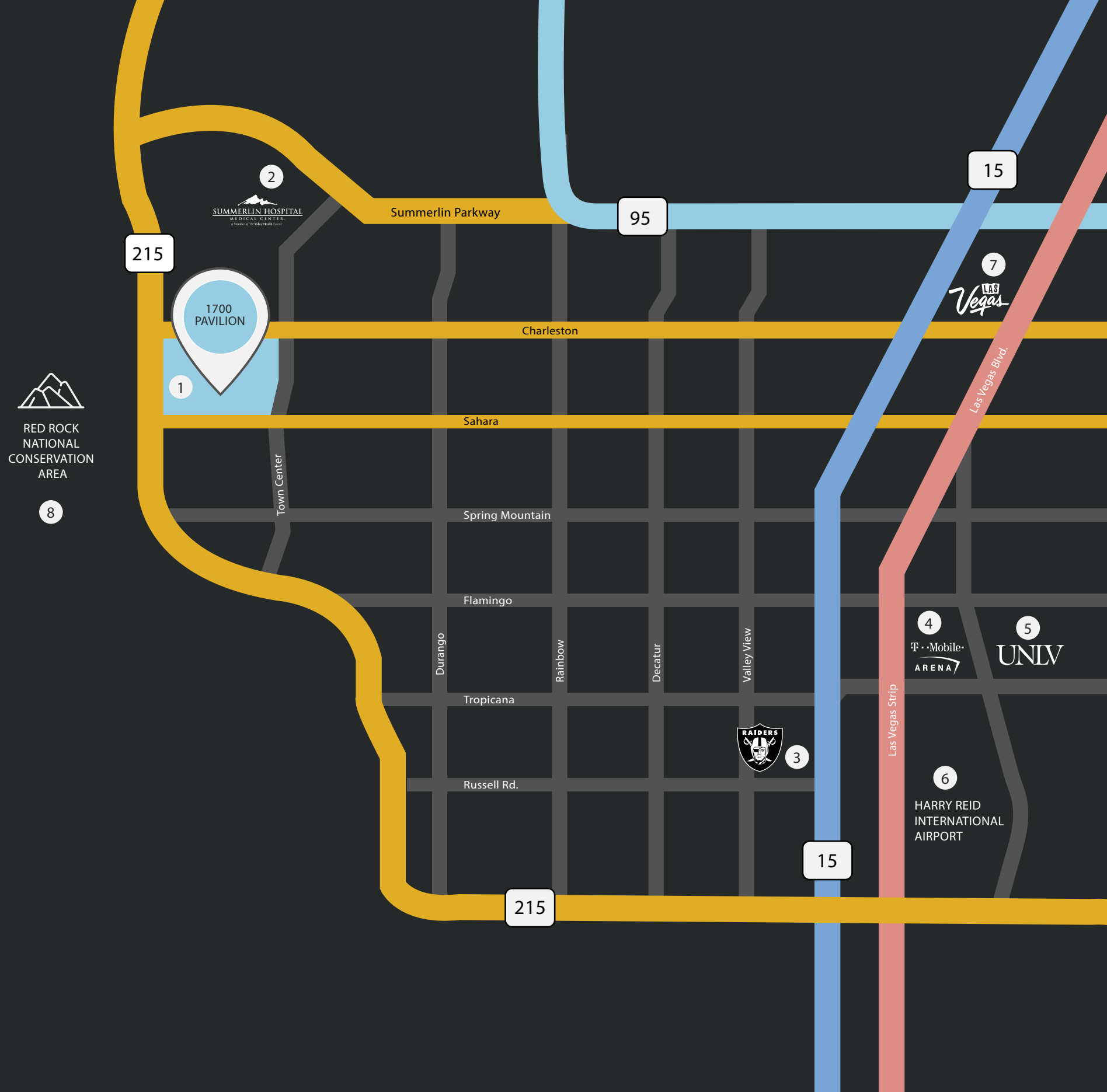
30+ EATERIES

AND NUMEROUS OUTDOOR DINING OPTIONS

100+

NATIONAL AND LOCAL BRANDS

- HOME TO LIFETIME FITNESS, TRUFUSION, PURE BARRE AND UNLIMITED OUTDOOR FITNESS OPPORTUNITIES
- EASE OF ACCESS TO ENDLESS SERVICES SUCH AS BANKS, SALONS TO DOCTORS, SPAS AND SO MUCH MORE



ALL ROADS LEAD HERE.

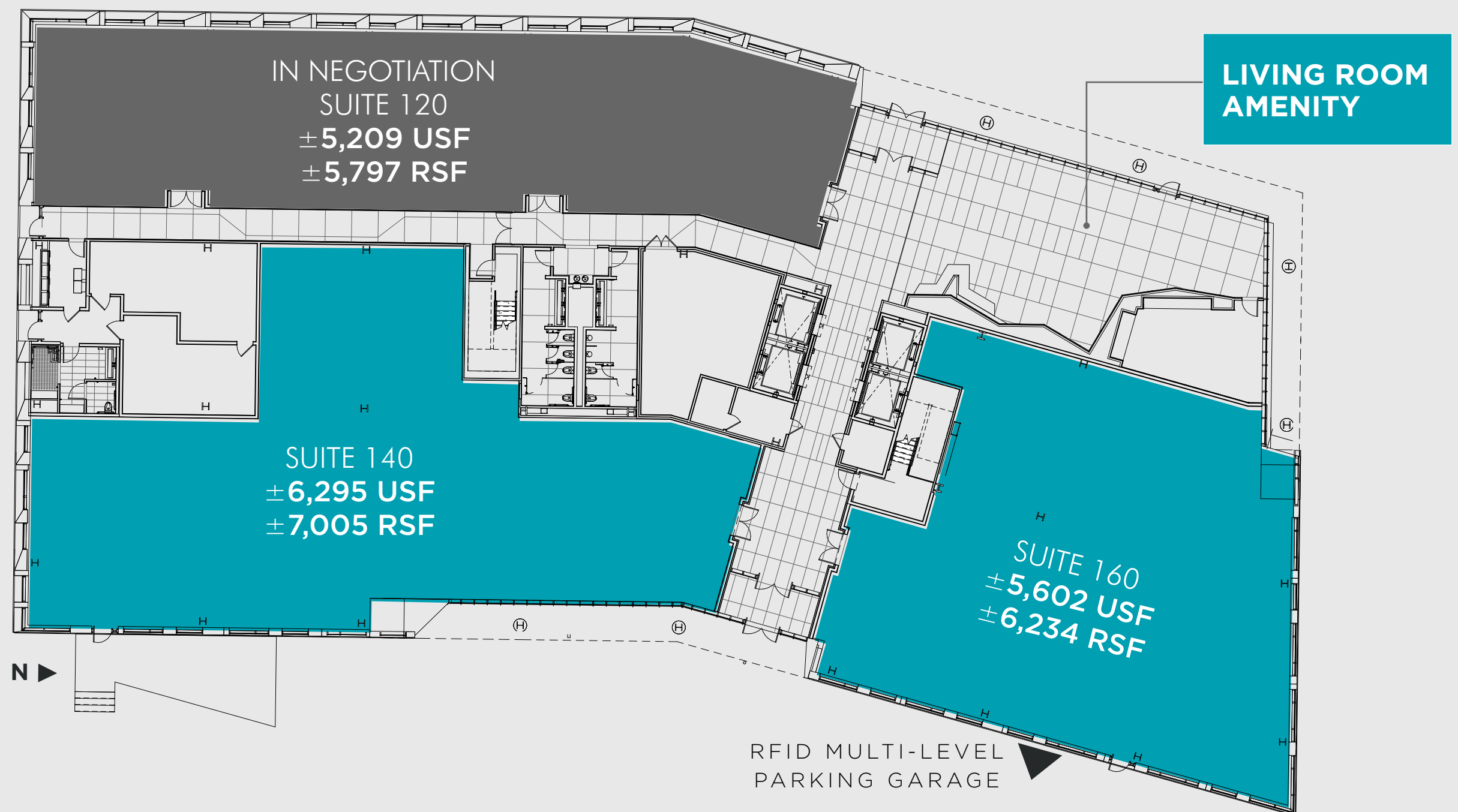
- | | | |
|---|-------------------------------------|-----------------------------|
| 1 | 1700 PAVILION | |
| 2 | SUMMERLIN HOSPITAL | → 4.69 MILES
8 MINUTES |
| 3 | ALLEGIANT STADIUM | → 16.7 MILES
19 MINUTES |
| 4 | T-MOBILE ARENA | → 16.8 MILES
19 MINUTES |
| 5 | UNLV | → 19.13 MILES
20 MINUTES |
| 6 | HARRY REID INTERNATIONAL AIRPORT | → 17.89 MILES
17 MINUTES |
| 7 | DOWNTOWN LAS VEGAS | → 15.4 MILES
20 MINUTES |
| 8 | RED ROCK NATIONAL CONSERVATION AREA | → 2.2 MILES
6 MINUTES |

MULTIPOINT FREEWAY AND MAJOR ARTERIAL ACCESS
#4 IN THE U.S. FOR THE LEAST TRAFFIC CONGESTION AND QUALITY INFRASTRUCTURE

1700 PAVILION

MEET | COLLABORATE | RELAX | RE-CHARGE

FLOOR 1



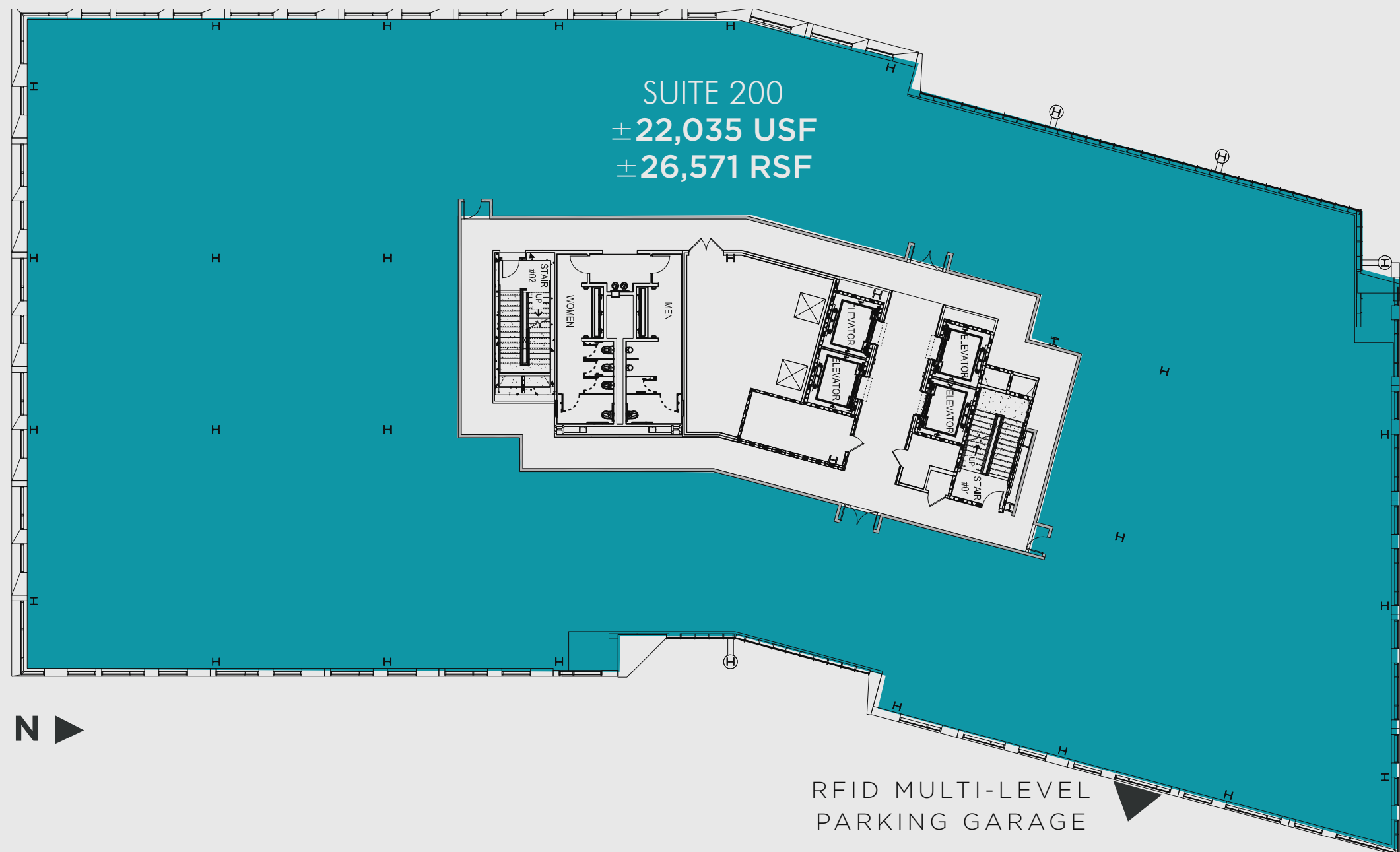


LUXURY

— NEVER LOOKED —

SO GOOD

FLOOR 2

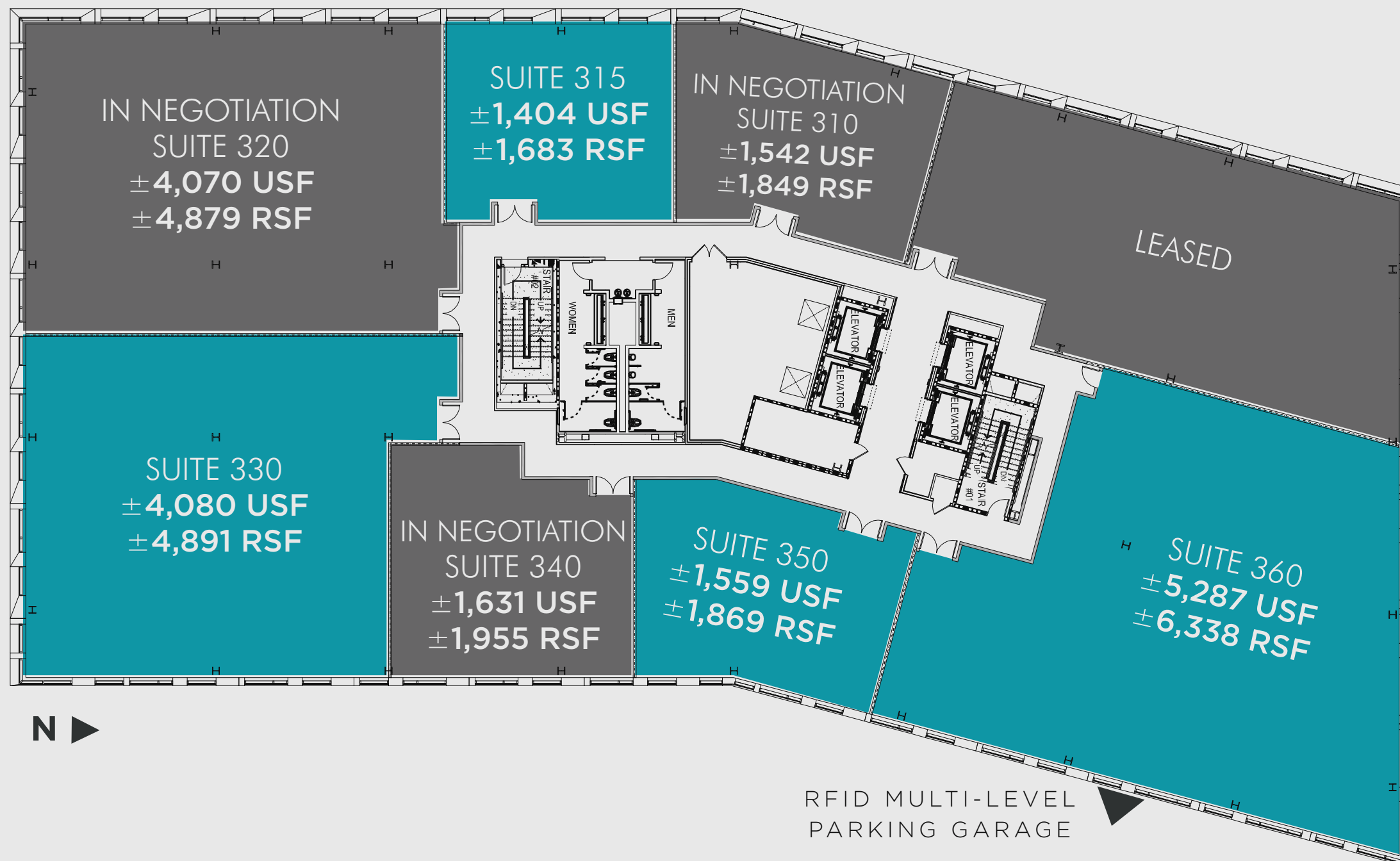


LUXURY

— NEVER LOOKED —

SO GOOD

FLOOR 3

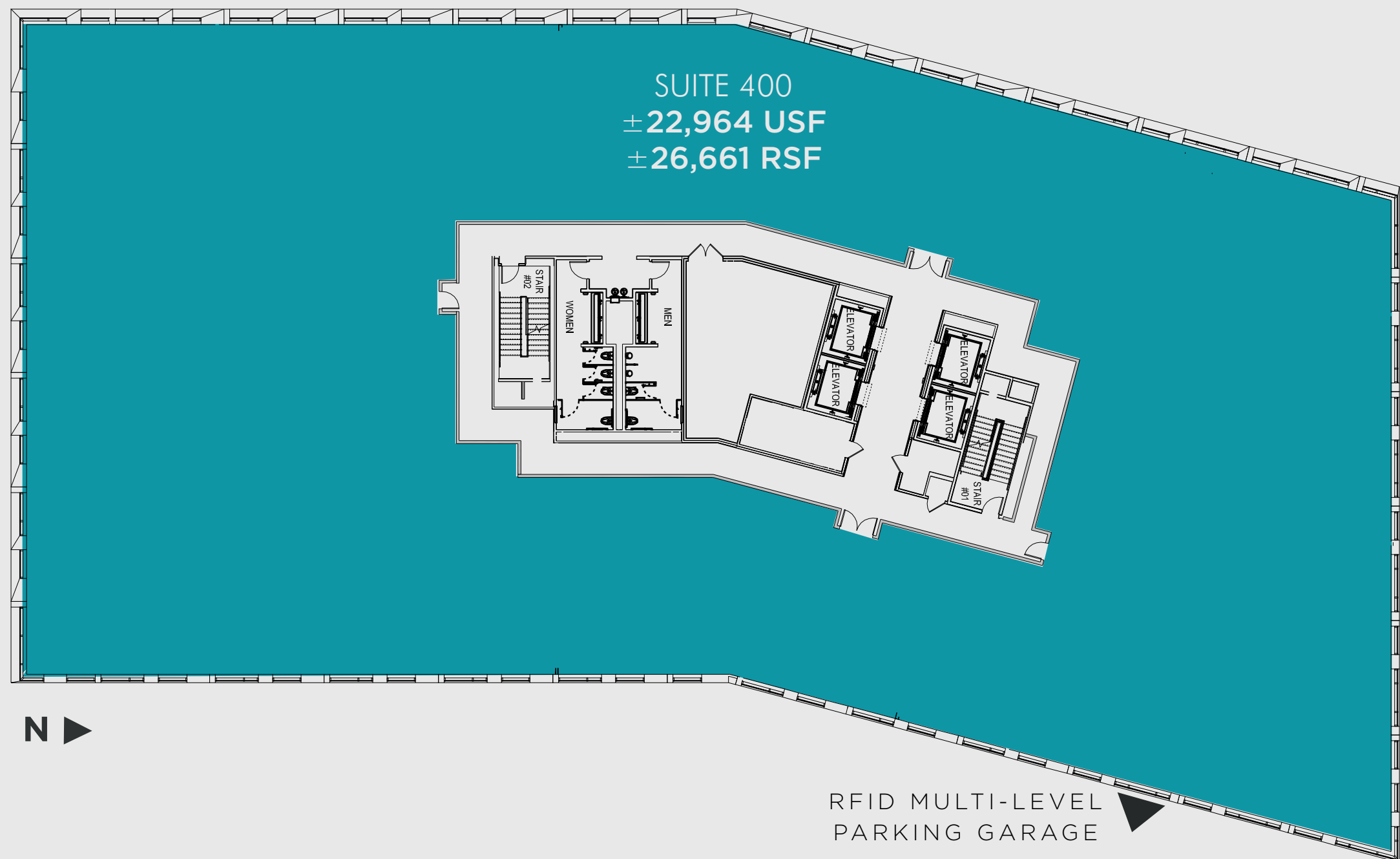


LUXURY

— NEVER LOOKED —

SO GOOD

FLOOR 4



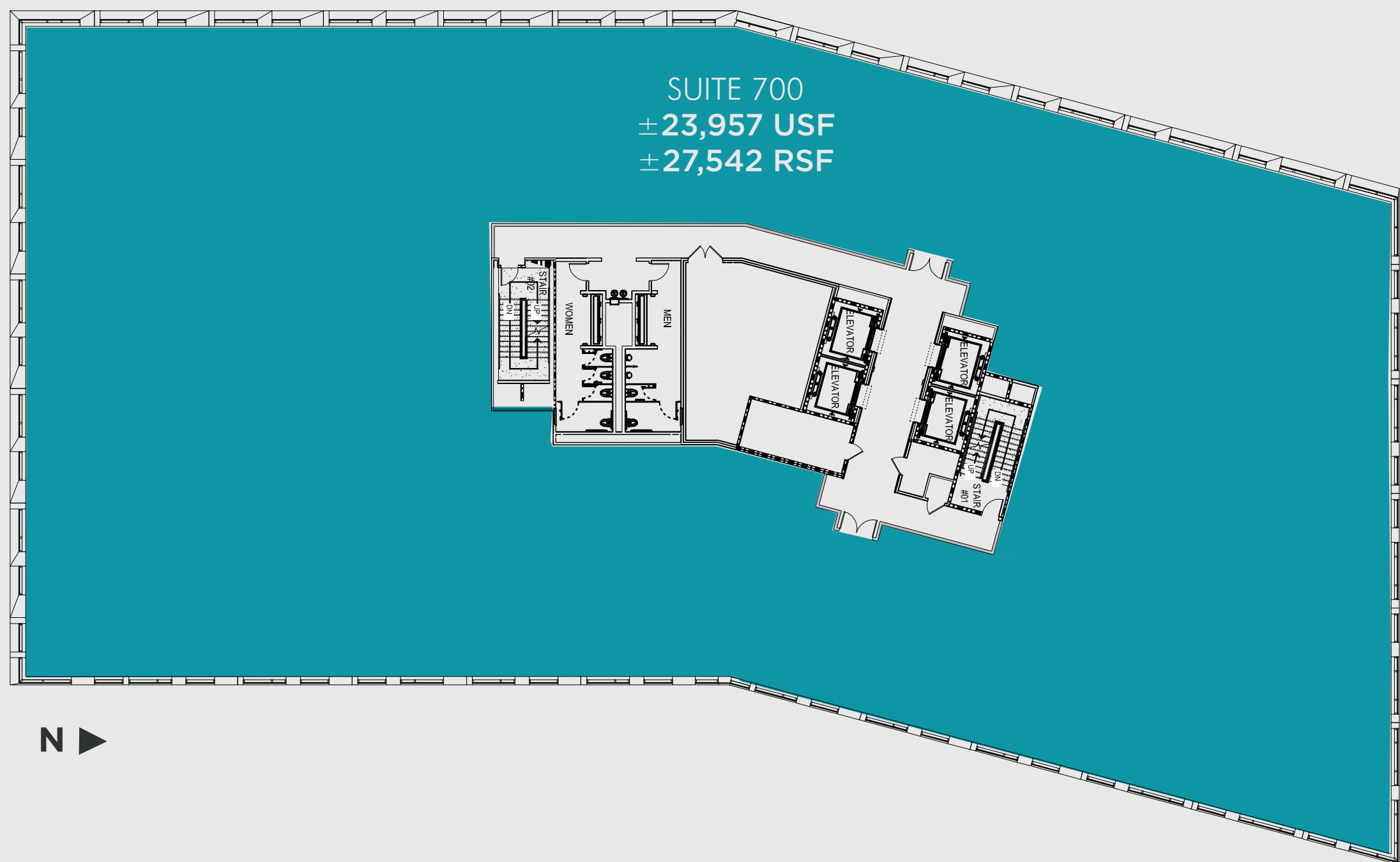
AN OFFICE WITH A VIEW

FLOOR 6



AN OFFICE WITH A VIEW

FLOOR 7



AN OFFICE WITH A VIEW

FLOOR 9





WHERE YOU WORK
— IS THE —
**ULTIMATE
PERK**

- 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.
- Automated touchless building entry.
- In the heart of Downtown Summerlin's urban core and steps away from retail, dining, entertainment and natural open space.
- Bike-to-Work capabilities with secure bike storage on-site.
- Bipolar ionization in common spaces to promote cleaner air in the common area spaces.
- Destination Dispatch for the elevators (optimization technology to reduce wait times).

DOWNTOWN SUMMERLIN RESTAURANTS

Beer Zombies
Bonanno's New York Pizzeria
California Pizza Kitchen
Capriotti's Sandwich Shop
Crazy Pita Rotisserie & Grill
Dave & Buster's
Earl of Sandwich
Five Guys Burgers & Fries
Frankie's Uptown
Grape Street Café & Wine Bar
Harlo Steakhouse & Bar
JING
La Neta Cocina y Lounge
Lazy Dog Restaurant and Bar
Maggiano's Little Italy
Makers & Finders
MTO Café
Ori'Zaba's Scratch Mexican Grill
Pancho's Mexican Restaurant
Panda Express
Pieology Pizzeria
Public School 702
Red Robin Gourmet Burgers and Brews
Shake Shack
SkinnyFATS
Sushi Loca
Trattoria Reggiano
True Food Kitchen
Wolfgang Puck Players Locker

DOWNTOWN
SUMMERLIN®



SUMMERLIN

AN AWARD-WINNING COMMUNITY BUILT FROM A BIG VISION

200+ MILES

OF AWARD WINNING TRAILS

22,500

TOTAL ACREAGE OF THE COMMUNITY

250+

NEIGHBORHOOD PARKS

10

GOLF COURSES

116K

POPULATION

\$144,692

AVERAGE HHI

\$672,793

Median New
Home Price

\$525,000

Median
Resale Price

47%

College
Educated

30%

Households
with Children

Source: Applied Analysis, Envirionics 2022

HOME TO

LAS VEGAS AVIATORS,
VEGAS GOLDEN KNIGHTS,
NEVADA BALLET THEATRE,
TPC SUMMERLIN

**NEVADA HAS THE 5TH BEST
TAX CLIMATE IN THE U.S.**

5

RESIDENT AND
COMMUNITY
POOLS

6

RESIDENT AND
PUBLIC COMMUNITY
CENTERS

1 WATER PARK, 1 LIBRARY, 3 RESORTS, 1 HOSPITAL,
14 HOUSES OF WORSHIP



Summerlin is the top selling MPC
in Las Vegas and Third Bestselling
MPC in the country.



MOST EDUCATIONAL CHOICE

Summerlin is home to more than two-dozen schools, including 10 nationally-recognized private schools and 16 public schools. The community's many educational amenities have a well-established track record of academic accomplishments, athletic victories and cultural accolades.

Simply put, Summerlin is the smartest address in town.




PREMIER LIFESTYLE
MOST AMENITIZED AND
HOUSING OPTIONS





COMMUNITY ENGAGEMENT
BEST-IN-CLASS





“When I got transferred to Las Vegas, I was worried about traffic. But that’s the great thing about the city, and especially Summerlin, where everything is close. I have a short 5-7 minute drive to City National Arena from home. Having an extra 30 minutes in the morning to sleep is a bonus.”
VIA LAS VEGAS SUN

REILLEY SMITH
VEGAS GOLDEN KNIGHTS FORWARD

“Downtown Summerlin is a town center. Our cities are so spread out - Las Vegas, Phoenix, Los Angeles, so you don’t really have a community. A town center. That’s why I think it’s great to have the restaurant here and also events like the ice rink where the Knights play and train and also for the public. It’s amazing and creates a community.”

WOLFGANG PUCK

“The land that they have out there and the development they have out there with the views back into the valley is pretty unbelievable. So, I think that location was really spectacular and really an iconic location potentially for a ballpark. I think that was something that was a big takeaway.”

DAVE KAVAL
OAKLAND ATHLETICS TEAM PRESIDENT

“Like everybody you think of The Strip, you think of all the nightlife and everything but there’s a lot more,” Marchessault said. “There’s actually a lot of people living here and the community where we live (Summerlin), it’s unbelievable. The people are nice and respectful. I’ve been in a few cities in my career and this is definitely one of the classiest places.”

VIA USA TODAY

JONATHAN MARCHESSAULT
VEGAS GOLDEN KNIGHTS CENTER

“The Howard Hughes Corporation has built an amazing Ballpark with an incredible kitchen!”

GIADA DE LAURENTIIS

“The Howard Hughes Corporation has made a destination like no other in the country. With its grand opening this month, all roads in Nevada lead to Downtown Summerlin.”

BRIAN SANDOVAL
(FORMER) GOVERNOR OF NEVADA



1700 PAVILION

**FOR MORE INFORMATION
PLEASE CONTACT**

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Howard Hughes

CBRE

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LIVE — YOUR — MOMENT

1700 PAVILION
FUTURE.SUMMERLIN.COM

The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-used real estate throughout the U.S. It's award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: the Seaport District in New York; Columbia, Maryland; The Woodlands®, Bridgeland® and The Woodland Hills in the Greater Houston, Texas area; Phoenix, Arizona; Summerlin®, Las Vegas; and Ward Village® in Honolulu, Hawai'i. The Howard Hughes Corporation is traded on the New York Stock Exchange.

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