

1700 PAVILION

THE INTERSECTION OF PEOPLE, PLACES AND BEAUTIFUL MOMENTS



09.19.2023

Howard Hughes



DOWNTOWN
SUMMERLIN®

DOWN TOWN SUMMERLIN

Fashionistas, foodies, sports fans, fitness junkies and fun seekers all gather on the bustling city blocks of Downtown Summerlin®. Here, the lines between work and play are beautifully blurred. Home to 1.2 million square feet of retail and dining offerings, four Class-A office buildings, nearly 700 posh rental residences at Constellation, Tanager and Echo, 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. The Downtown Summerlin area hosts more than 300 special event activation days a year bringing energetic experiences to the community.

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 LEED Silver-certified creating 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 the use of low-toxicity and low VOC materials.

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LEED Silver-certified



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:
\$4.00-\$4.30/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



1700 PAVILION

THE POWER OF CONNECTIVITY

400 ACRE

WALKABLE URBAN CORE

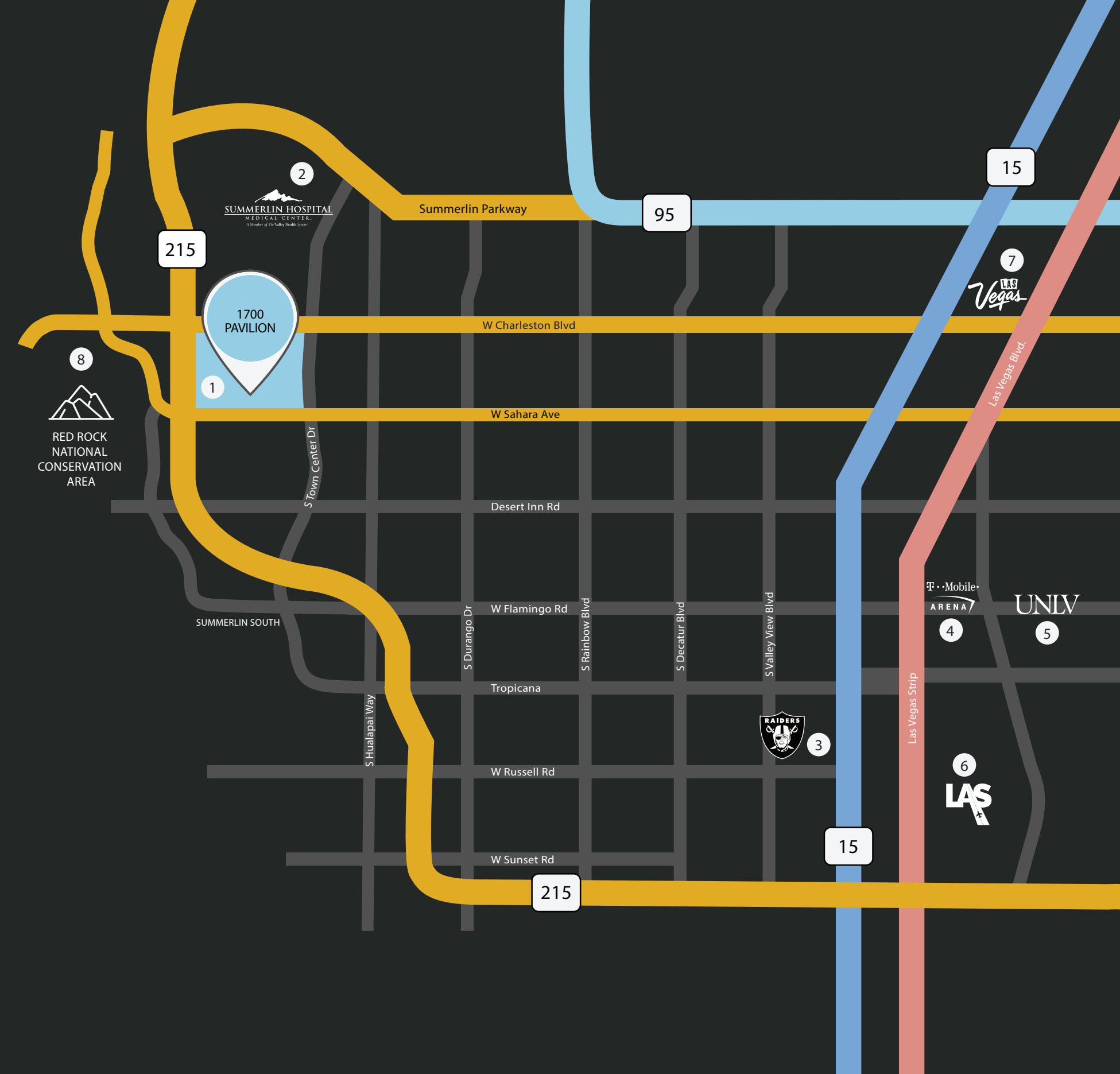
30+ EATERIES,

NUMEROUS OUTDOOR, AND PRIVATE DINING OPTIONS

100+

NATIONAL AND LOCAL RETAIL
BRANDS AND SERVICES

- 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.

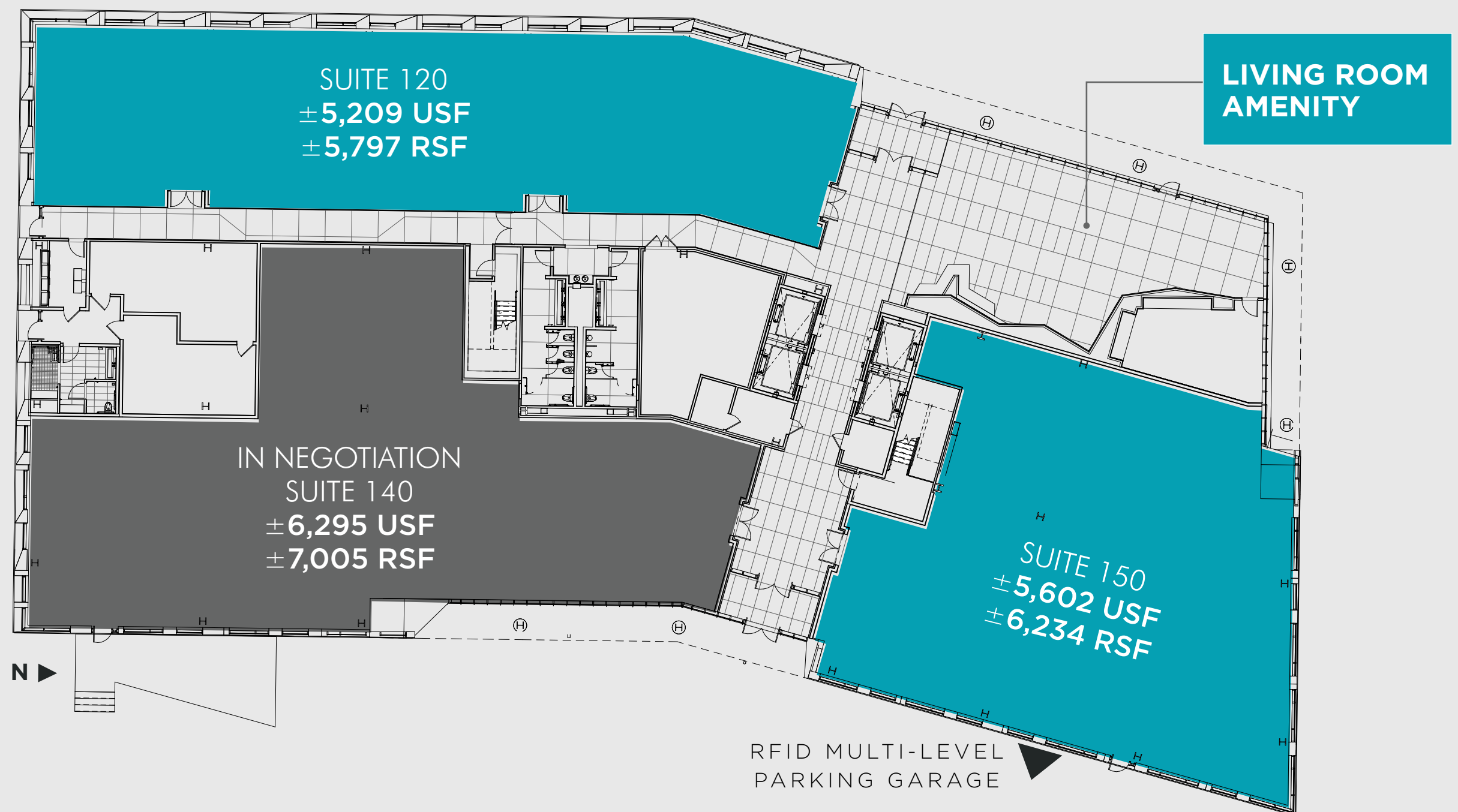
- | | | |
|---|-------------------------------------|-----------------------------|
| 1 | 1700 PAVILION | |
| 2 | SUMMERLIN HOSPITAL | → 4.69 MILES
8 MINUTES |
| 3 | ALLEGiant STADIUM | → 16.7 MILES
19 MINUTES |
| 4 | T-MOBILE ARENA | → 16.8 MILES
19 MINUTES |
| 5 | UNLV | → 19.13 MILES
20 MINUTES |
| 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

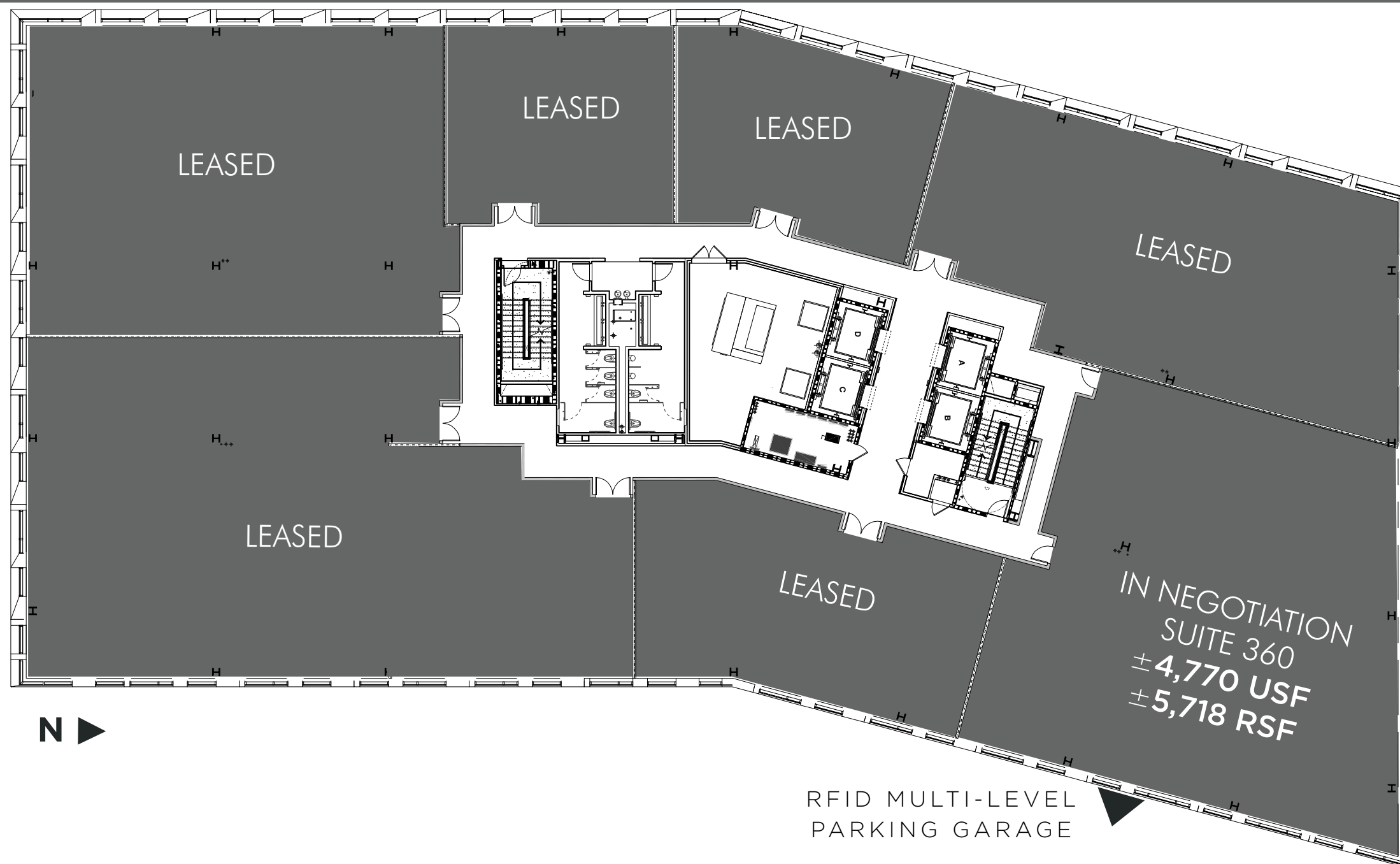


LUXURY

— NEVER LOOKED —

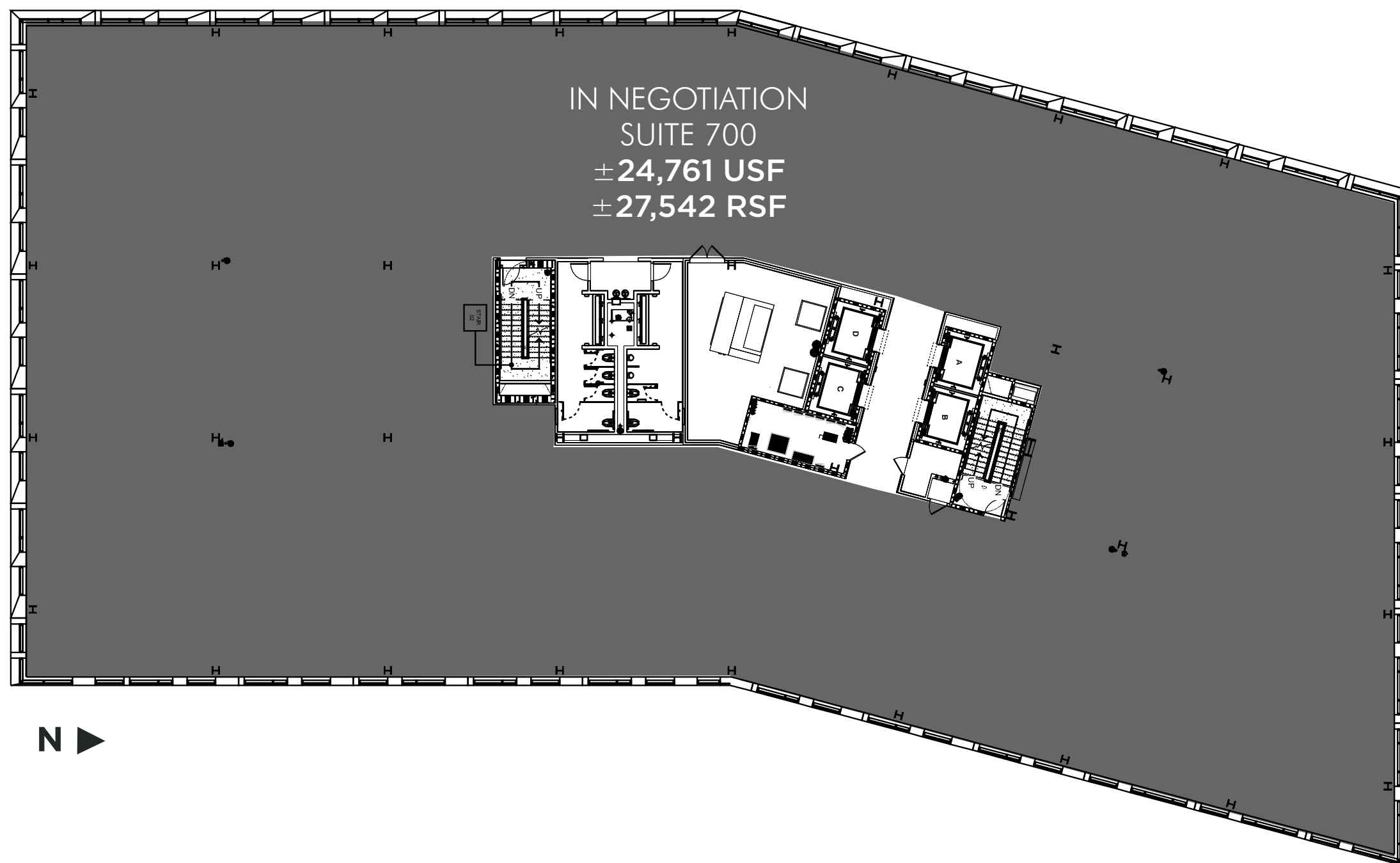
SO GOOD

FLOOR 3



AN OFFICE WITH A VIEW

FLOOR 7



AN OFFICE WITH A VIEW

FLOOR 9





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

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- 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

Bagel Nook
 Beer Zombies
 Benyeh
 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
 IT'SUGAR
 JING
 La Neta Cocina y Lounge
 Lazy Dog Restaurant and Bar
 Maggiano's Little Italy
 Makers & Finders
 Menchie's
 Mora Iced Creamery
 Mothership Coffee Roasters
 Nekter Juice Bar
 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
 Wetzel's Pretzels



RED ROCK CASINO RESORT & SPA

LIFE TIME FITNESS

CONSTELLATION

CITY NATIONAL ARENA

TWO SUMMERLIN

LAS VEGAS BALLPARK

1700 PAVILION

PURE BARRE
TRUFUSION

APPLE

ONE SUMMERLIN

MACY'S

DILLARD'S

TANAGER

FIVE GUYS

AMERICAN FIRST
CREDIT UNION

NEVADA STATE BANK

UPS STORE

TRADER JOE'S

W SAHARA AVE

I-215

W CHARLESTON BLVD

S HUALAPAI WAY

S TOWN CENTER DR

CHARLESTON

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

120K

POPULATION

\$142,942

AVERAGE HHI

\$721,990

Median New
Home Price
(year end 2022)

\$605,000

Median
Resale Price
(year end 2022)

49%

College
Educated

31%

Households
with Children

Source: Applied Analysis, Envirionics 01.2023

HOME TO

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

MOST EDUCATIONAL CHOICE

26 PUBLIC AND PRIVATE K-12 + 3 HIGHER
LEARNING INSTITUTIONS

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 Ninth 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.



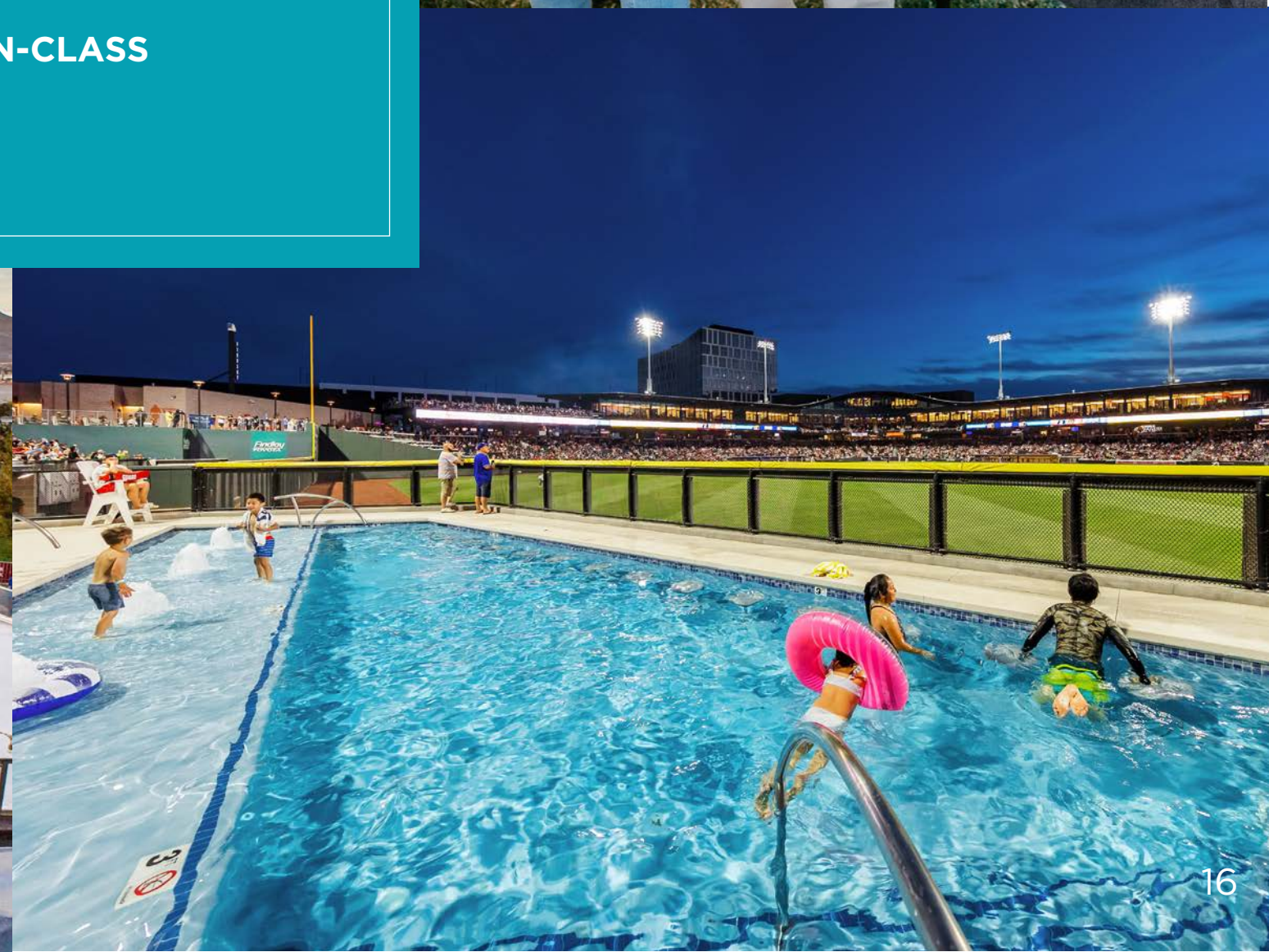
PREMIER LIFESTYLE
MOST AMENITIZED AND
HOUSING OPTIONS



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COMMUNITY ENGAGEMENT
BEST-IN-CLASS





RESTAURANT
AND ENTERTAINMENT
DESTINATION

THRIVING DINING SCENE



Inspiration Everywhere 2



Downtown Summerlin 4



10 Leading Builders



9 Education, Taken Higher



Top 10 Reasons
TO MOVE TO SUMMERLIN



Business is Easier 3



Location, Location, Location 1



5 The Cool Factor (Literally)



Well-Being 6



8 FOMO



7 Sustainability



"The land that they have out there and the development they have out there with the views back into the valley is pretty unbelievable," Kaval said. "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." —*LAS VEGAS REVIEW-JOURNAL, JULY 2021*

DAVE KAVAL, OAKLAND ATHLETICS TEAM PRESIDENT

"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." —*LAS VEGAS SUN, 2018*

REILLY SMITH, VEGAS GOLDEN KNIGHTS RIGHT WING

"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."

—*INTERVIEW WITH FOLEY FAMILY WINES, 2018*

WOLFGANG PUCK

"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." —*USA TODAY, 2018*

JONATHAN MARCHESSAULT, VEGAS GOLDEN KNIGHTS CENTER

"So, to be able to give my kids a better life and follow and pursue their dreams... We came here (Summerlin) to just kind of give ourselves a new look, a fresh start for the kids, and there's a lot of opportunity here. I'm really excited about the future."

—*CNN, 2022*

MARK WAHLBERG

"I was actually taken aback about how vibrant it (business and tech community) is here and it continues to grow. You need that, it takes a village and it's good to know that we're in great company because there are so many good companies. The other thing is just how robust the talent pool is. Hearing from the state treasurer about the amount of engineering talent that UNLV and other great institutions are producing is a really great thing." —*VEGAS TECH SUMMIT, LAS VEGAS REVIEW-JOURNAL, SEPT 2022*

DAVID YEOM, CO-FOUNDER AND CEO OF EVITE

In order to recruit employees, it's actually quite easy. Employees come here and visit and realize there's so much more than The Strip and it's a great place to live with families. We've had a lot of success bringing in more diversity with the economy and technology jobs. Once our employees get here, they love being here and being part of the community and what the Las Vegas area has to offer." —*SUMMERLIN TESTIMONIAL, 2021*

PAT RAMSEY, BOARD OF DIRECTOR ARISTOCRAT TECHNOLOGIES

"Establishing 1700 Pavilion as the address for our new WDD innovation center is precedent-setting in Las Vegas in terms of the quality-of-life benefits it offers our team, and how it minimizes the environmental impacts of commuting. With over 70% of our team living on the west side of the valley, we'll be reducing our collective commuting distance by over 160,000 miles annually. WDD's new home in Downtown Summerlin reaffirms Wynn Resorts' commitment to Las Vegas by cementing its corporate presence here as one of the world's most preeminent hospitality and entertainment brands." —*THE HOWARD HUGHES COMPANY PRESS RELEASE*

TODD AVERY LENAHAN, PRESIDENT AND CHIEF CREATIVE OFFICER, WYNN DESIGN AND DEVELOPMENT

"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."

—*DOWNTOWN SUMMERLIN GRAND OPENING, 2014*

BRIAN SANDOVAL, (FORMER) GOVERNOR OF NEVADA

SUMMERLIN

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Howard Hughes
CBRE

**FOR MORE INFORMATION
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**1700
PAVILION**
— A Howard Hughes Property —

LIVE — YOUR — MOMENT

1700
PAVILION
— A Howard Hughes Property —
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.