



CLASS A OFFICE SUITE
FOR SUBLEASE

ONE SUMMERLIN

IN DOWNTOWN SUMMERLIN

1980 Festival Plaza Drive, Suite 850, Las Vegas, NV 89135

±12,688 SF
AVAILABLE

Stacy Shapiro, CCIM

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License # NV-S.0170030.PLLC

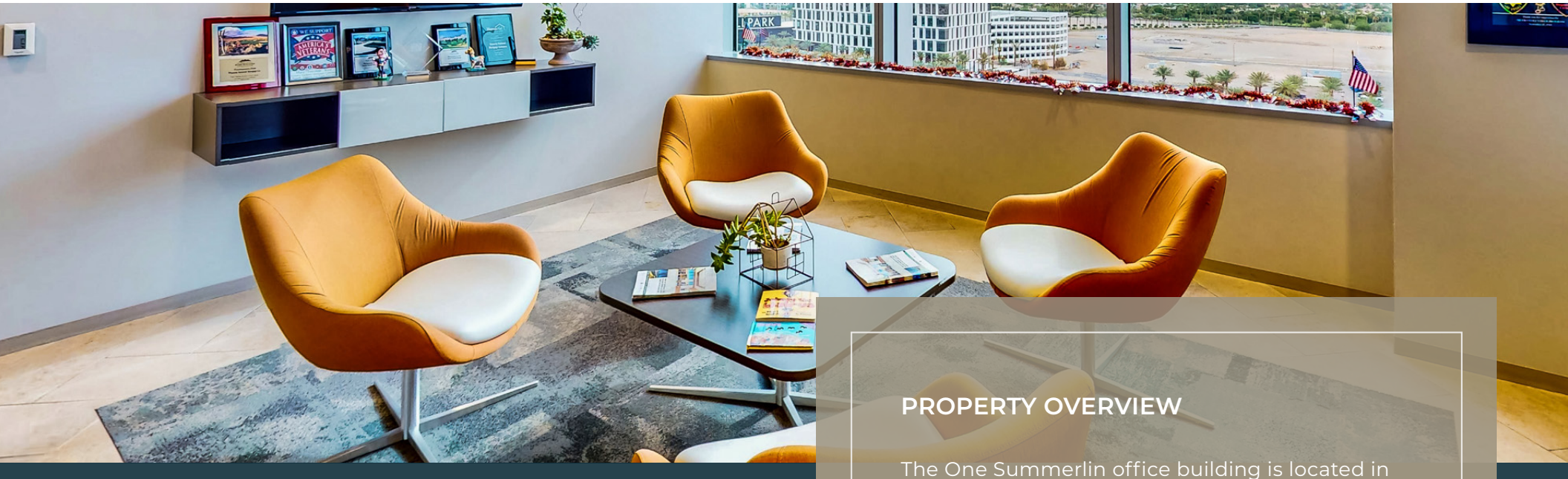


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SPACE DESCRIPTION

Rare opportunity to sublease prime office space located in the heart of Downtown Summerlin with high-end finishes and layout conducive to many uses. The suite is located on the 8th floor with unobstructed view of The Strip and south facing views. The suite contains a formal reception area, large off reception conference room, 22 private offices, 2 break rooms, 1 lounge, data room, copy room, storage and 2 bullpen areas. Furniture is negotiable.

 [VIRTUAL TOUR](#)

PROPERTY OVERVIEW

The One Summerlin office building is located in the heart of Downtown Summerlin in the west Las Vegas submarket. Downtown Summerlin is conveniently located off the 215 beltway and just south of Summerlin Pkwy., offering convenient access from all areas of the Las Vegas valley. The project features over 125 different restaurants and shops, the Golden Knights practice arena, and The Ballpark, home of the Las Vegas Aviators and is adjacent to Red Rock Resort & Casino. This is Las Vegas' premier mixed-use shopping center and Class A office project.

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Property Details

Building Name:	One Summerlin in Downtown Summerlin
Product Type:	Class A Office
Suite Size:	±12,688 SF
Master Lease Expiration:	March 31, 2027
Zoning:	MLZ – Multi-Layer Zoning (Las Vegas)
Parking Ratio:	3.5/1000 parking ratio, 38 spaces total consisting of: <ul style="list-style-type: none">- 21 unreserved covered or rooftop spaces in parking garage at \$45/permit/month (\$945/month)- 6 reserved Building basement level parking spaces at \$75/permit/month (\$450/month)- 11 unreserved surface parking spaces at \$0
Building Hours:	Mon-Sat 7:00am–6:00pm, Saturday 8:00–1:00pm, closed Sunday (excluding holidays). <i>After hours HVAC charge = \$45/hour</i>
Load Factor:	17.5%

Lease Rate: \$3.55 PSF, FSG



Property Features

- LEED Certified Silver, core and shell.
- Green building initiatives throughout, including high-efficiency air conditioning to reduce energy consumption, waste management and more.
- Secured covered reserved parking is available in a multi level parking structure along with abundant surface and customer parking.
- Lumen is available in the building providing symmetrical, dedicated Internet access with speeds up to 1 Gig, as well as cloud services .
- Cox Communications fiber is available in the building with all their related services.

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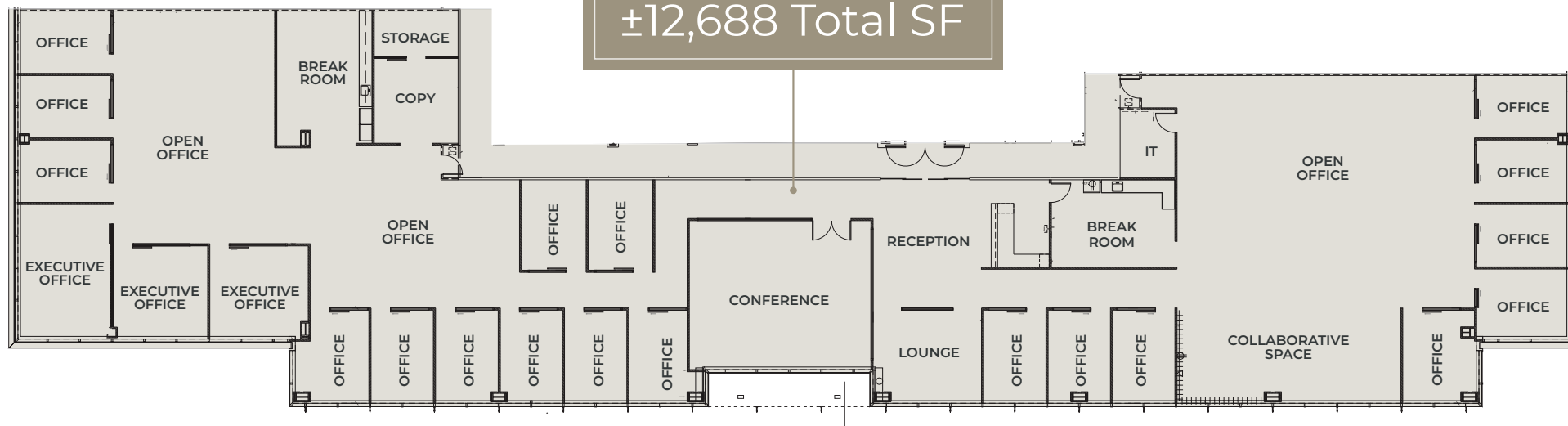
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Suite 850

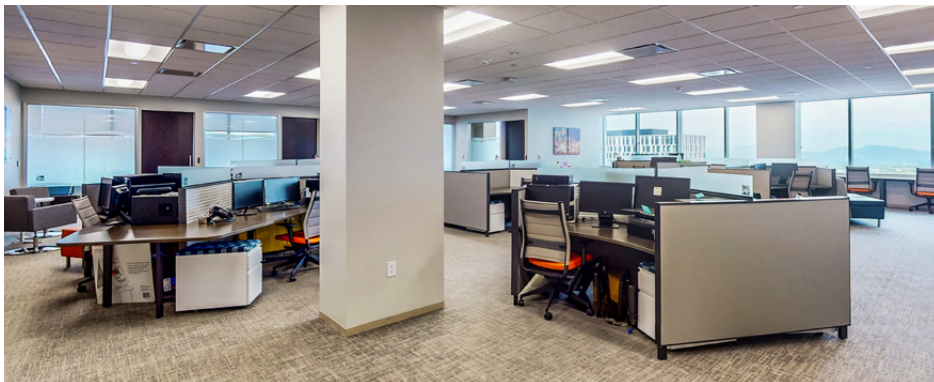
Not To Scale. For Illustration Purposes Only. 

±12,688 Total SF



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