

Meridian



Howard Hughes
COMMUNITIES

 CUSHMAN &
WAKEFIELD

1 Meridian Vista Drive / Las Vegas, NV 89135

Exactly Where You Want to Be

WELCOME TO MERIDIAN,

a brand-new destination workplace where modern, flexible workspace is only the beginning! Located in the bustling Southwest submarket, Meridian puts your business in the heart of an ever-growing, amenity-rich environment where work and life mingle. Being here gives both employees and visitors an experience to look forward to, with a diverse, world-class mix of shops, restaurants, entertainment venues, and programmed events right outside your front door.



3-Story Class A
Office Building



147,602
Total SF



Excellent Access &
Visibility to & from I-215



Rate \$3.70 / RSF /
Month MG



Ample Parking
& EV Charging
Stations



LEED Silver
Certified



Expandable 4:1000
Parking Ratio



Signage
Opportunities



Ready for Tenant
Improvements

me • rid • i • an | /mə'ridēən/

a pathway along which vital energy flows



WHY SUMMERLIN

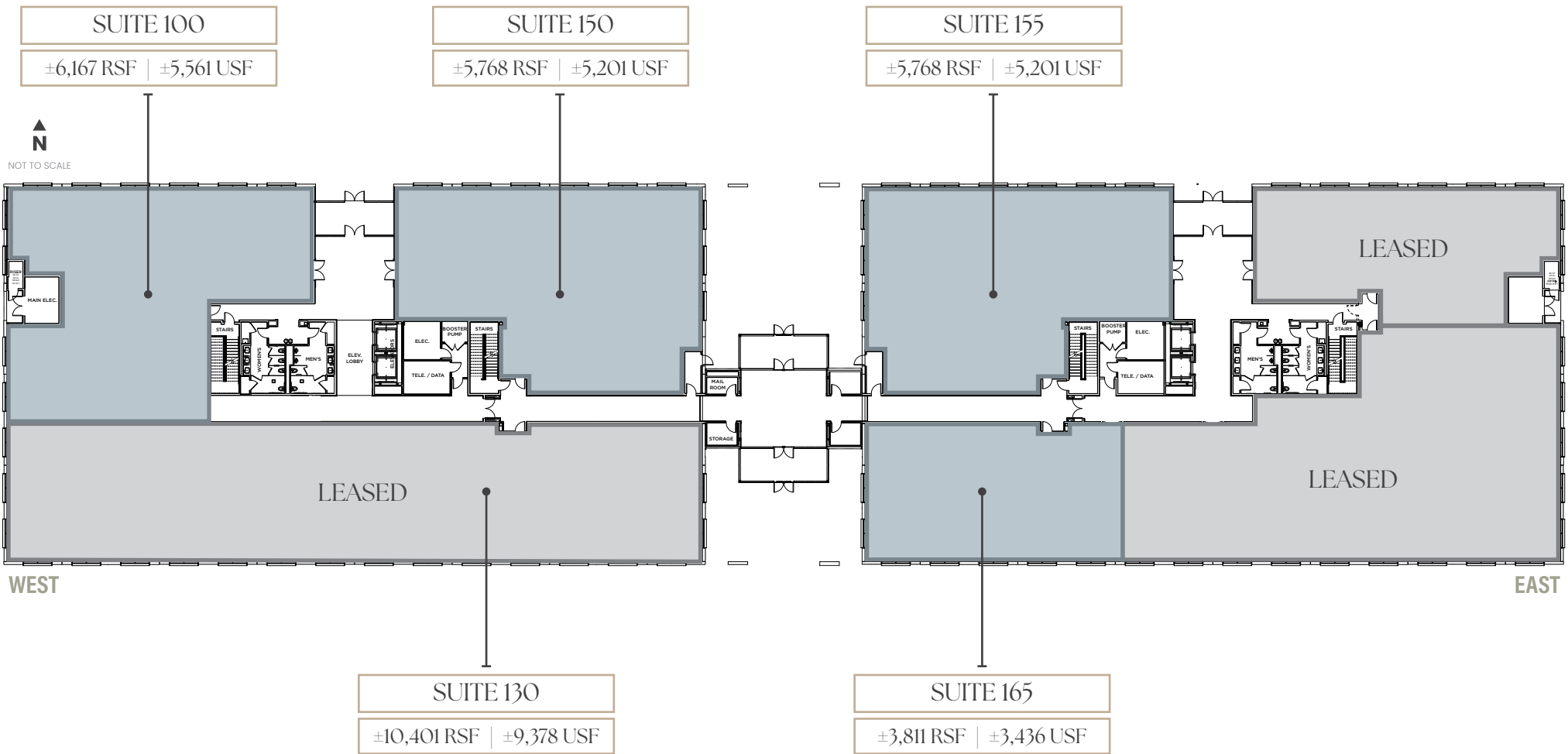


An Innovative Campus Environment

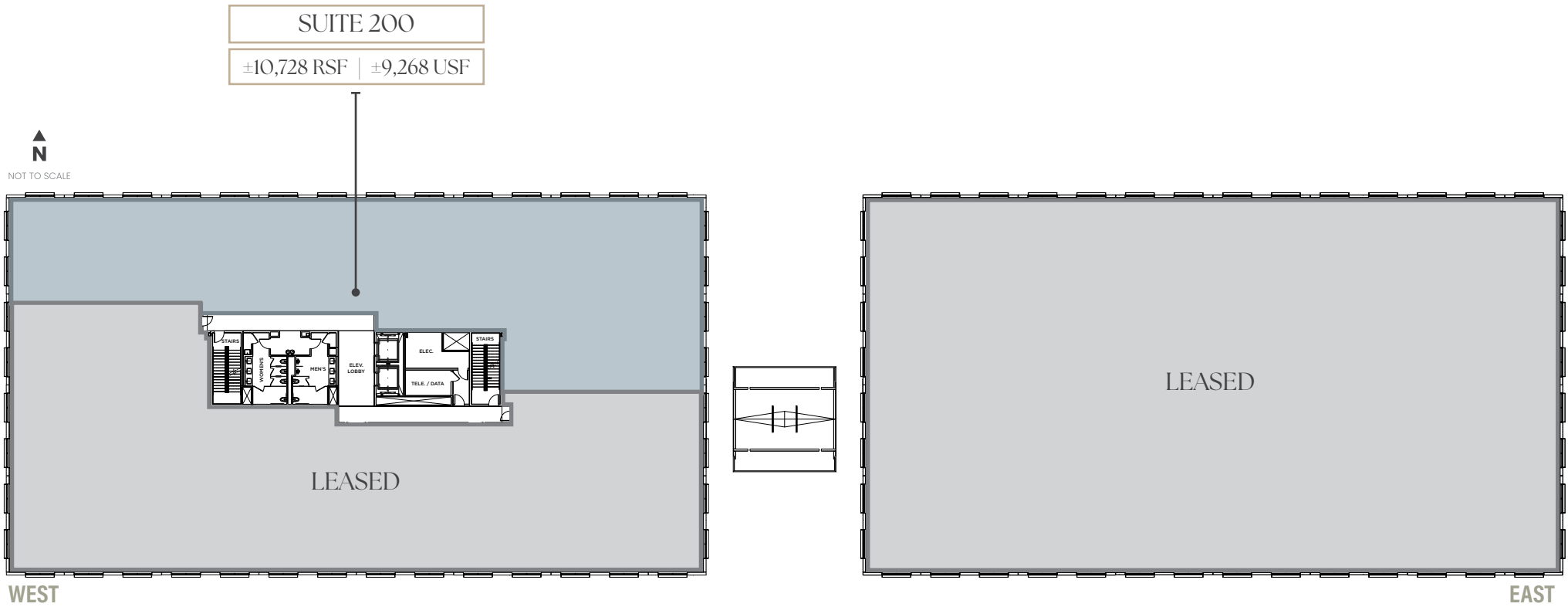


Modern architectural design, excellent visibility and signage opportunities along the I-215 beltway, ample parking, and flexibility to accommodate growth – all located here, at the core of our growing community.

Floor Plan Meridian - Floor 1



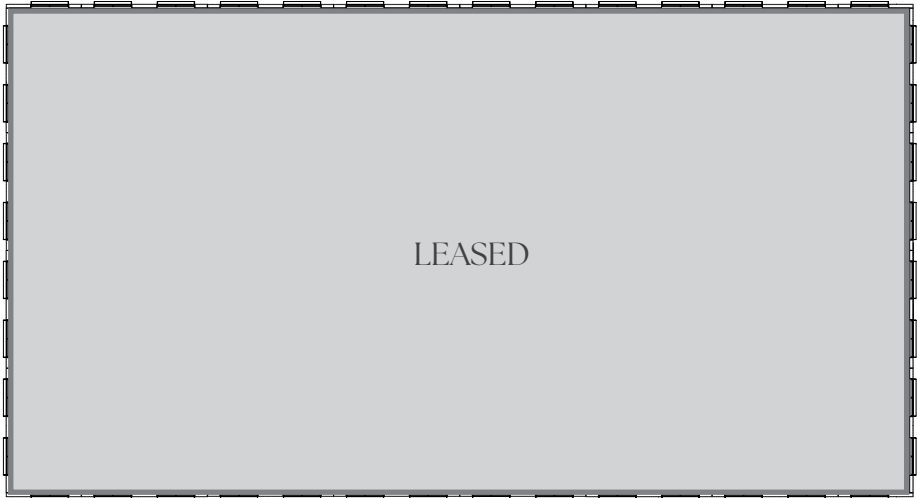
Floor Plan Meridian - Floor 2



Floor Plan Meridian - Floor 3



▲
N
NOT TO SCALE



WEST



EAST

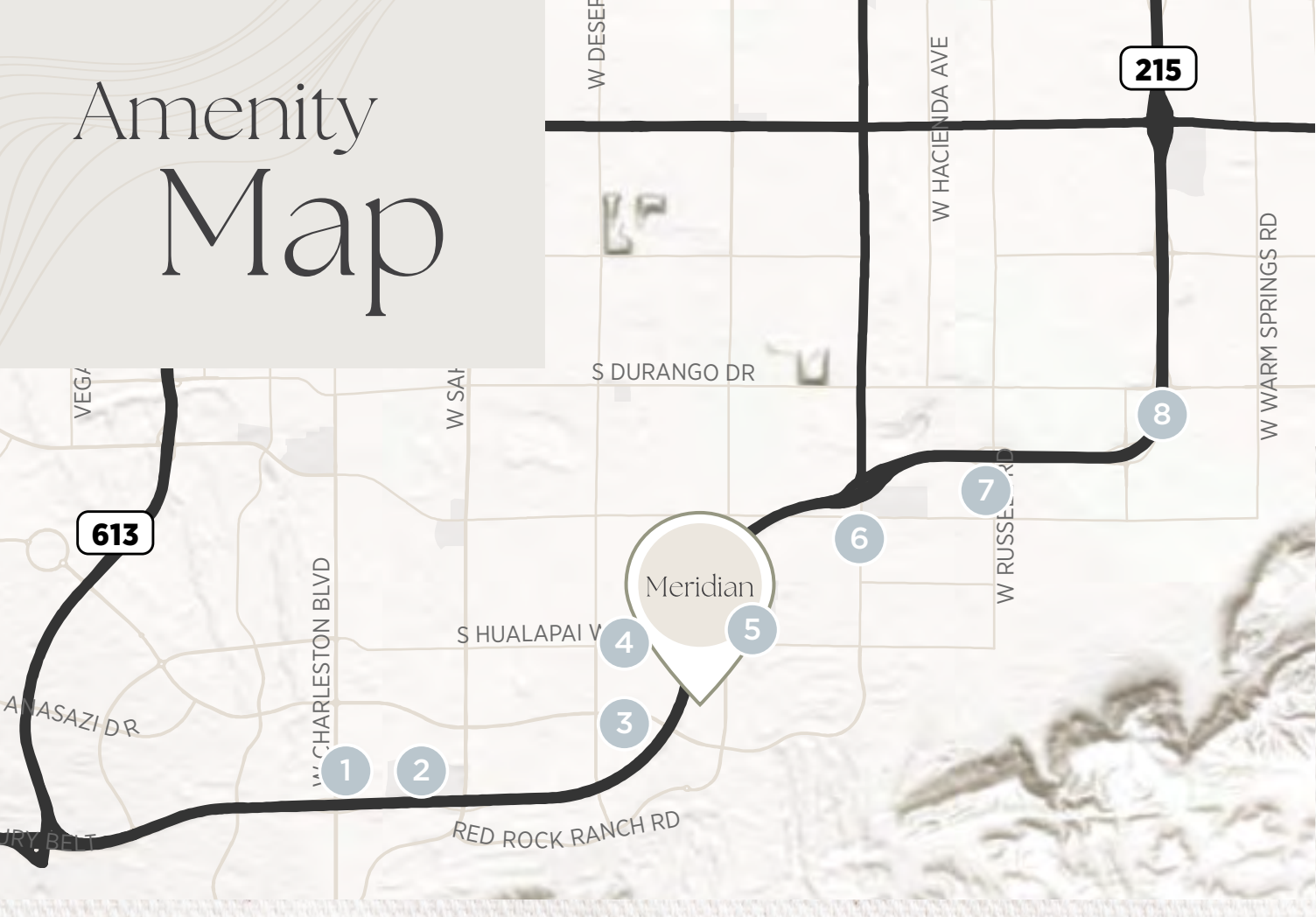
Building on the Momentum...

Additional nearby mixed-use developments are currently planned and in progress, placing Meridian in the heart of Las Vegas' most vibrant lifestyle offerings.



*This is a conceptual plan for illustrative purposes only. The above sites are in the beginning stages of planning and are subject to change.

Amenity Map



- 1 Red Rock Casino, Resort & Spa
Yard House
Lucille's Smokehouse BBQ
Lotus of Siam
Hearthstone Kitchen & Cellar
T-Bones Chophouse
Naxos Taverna
Starbucks
BJ's Restaurant & Brewhouse
Lifetime Fitness
Costco

- 2 Downtown Summerlin
Lazy Dog Restaurant & Bar
Harlo Steakhouse & Bar
La Neta Cocina y Lounge
California Pizza Kitchen
Maggiano's Little Italy
Mothership Coffee
Makers & Finders
Grape Street Cafe & Wine Bar
True Food Kitchen
Trader Joe's
Dave & Buster's

- JING
Fine Company
Pancho's Mexican Restaurant
Paris Baguette
Red Robin Gourmet Burgers & Brews
Shake Shack
TruFusion
Pure Barre
The Great Greek Mediterranean Grill
Whole Foods Market
Starbucks

- 3 The Coffee Bean & Tea Leaf
La Strega
Block 9 Thai Street Eats
Element by Westin

- 4 Mastrioni's
Rachel's Kitchen
Starbucks
Subway
Roberto's Taco Shop
US Bank

- 5 Ohjah Japanese Steakhouse
Lindo Michoacan
Rollin Smoke Barbeque
The Coffee Bean & Tea Leaf
Greens and Proteins
Rise & Shine A Steak and Egg Place
Starbucks
The Protein Source
Tropical Smoothie Cafe
Las Vegas Athletic Clubs
Hampton Inn & Suites

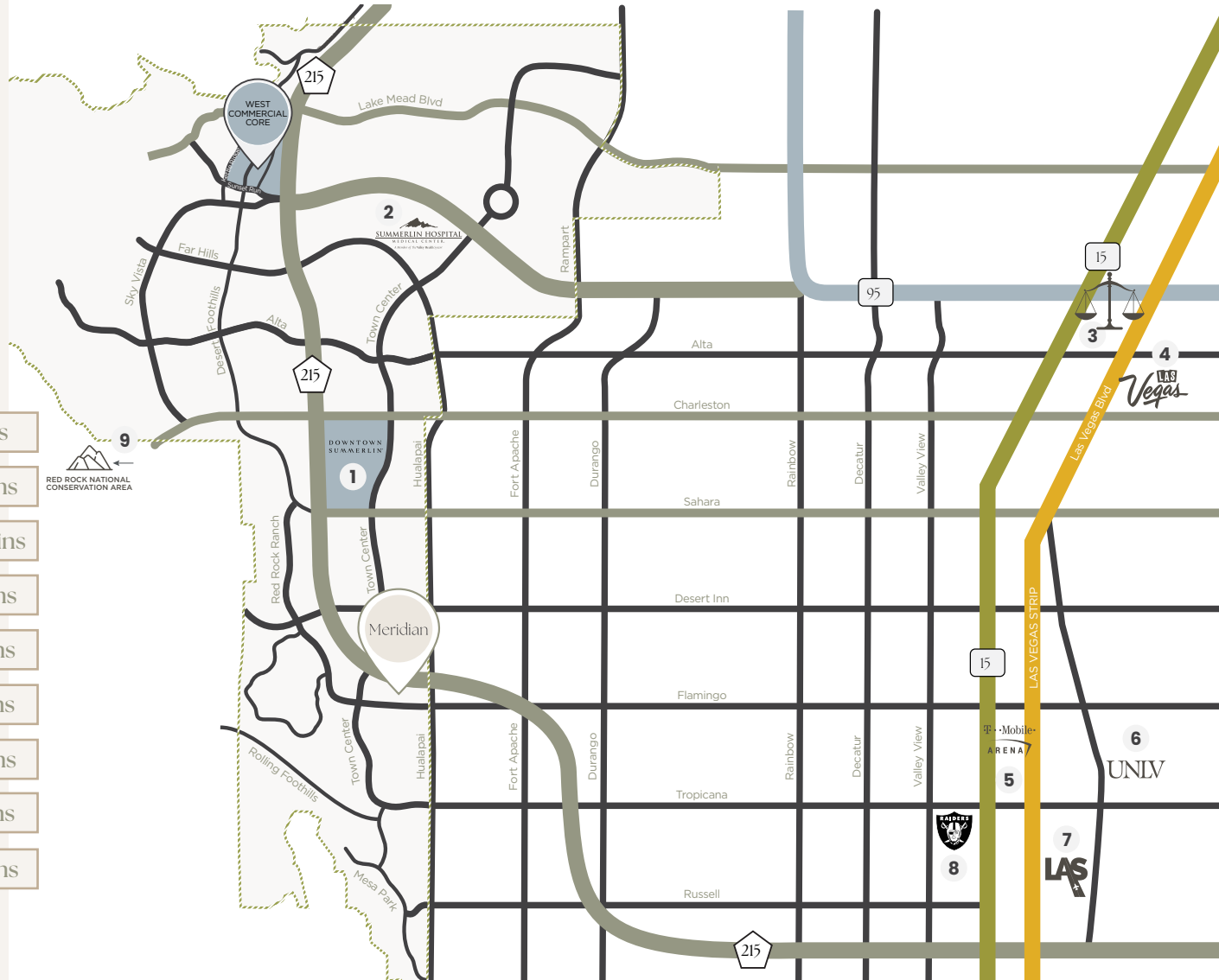
- 6 Dutch Bros Coffee
Juan's Flamingajitas & Cantina

- 7 Pinches Tacos
Anima by EDO

- 8 Durango Casino and Resort
Eat Your Heart Out
The George Sportsmen's Lounge
Nicco's Prime Cuts & Fresh Fish
Mijo Modern Mexican Restaurant
Summer House
Bel-Aire Lounge
Vesta Coffee Roasters
Urth Caffe
Starbucks
Dutch Bros Coffee

All Roads Lead Here

- 1 Downtown Summerlin® — 2 mi. | 6 mins
- 2 Summerlin Hospital — 7.5 mi. | 13 mins
- 3 Regional Justice Center — 18.6 mi. | 25 mins
- 4 Downtown Las Vegas — 19 mi. | 23 mins
- 5 T-Mobile Arena — 14 mi. | 19 mins
- 6 UNLV — 11 mi. | 24 mins
- 7 Harry Reid Int'l Airport — 13 mi. | 20 mins
- 8 Allegiant Stadium — 13 mi. | 18 mins
- 9 Red Rock National Conservation Area — 5.3 mi. | 10 mins



LAS VEGAS VALLEY AREA DEMOGRAPHICS

2.4M

Population

28%

with College Degrees

\$84K

Median HH Income



SUMMERLIN DEMOGRAPHICS

112K

Population

50%

with College Degrees

\$119K

Median HH Income

Per LVGEA.org/data-portal/location-comparison Source: Applied Analysis, Envirionics 2026

Premium Perks, PREMIUM EXPERIENCES

Meridian offers excellent proximity to Downtown Summerlin®, where Tenants can enjoy select food & beverage and retail discounts. Here, fashionistas, foodies, sports fans, and funseekers all gather on the bustling city blocks, where the lines between work and play are beautifully blurred.

Providing an unbeatable Southwest location at far more favorable rates, while offering tailored perks and discounts; Meridian presents to you:

The Howard Hughes Difference

- Exclusive tenant appreciation events
- Surprises & delights
- Exclusive office tenant SMS text perk program
- Office beat newsletters
- Personalized offers & giveaways
- Vast social media network & digital opportunities
- And more!

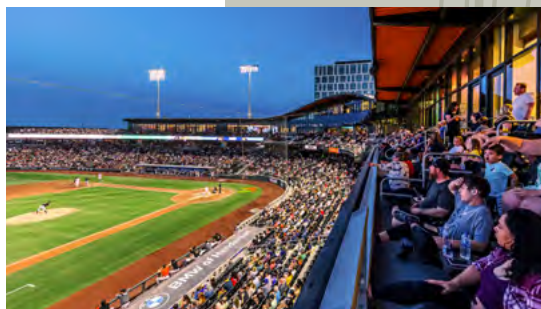


PAT RAMSEY

**BOARD OF DIRECTOR ARISTOCRAT
TECHNOLOGIES**

"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 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."

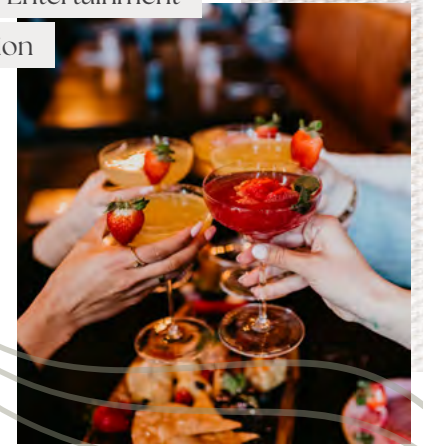
-Summerlin Testimonial, 2021



SUMMERLIN® Lifestyle



Premier Lifestyle



Dining & Entertainment

Destination

Abundant Housing



Enviably Retail



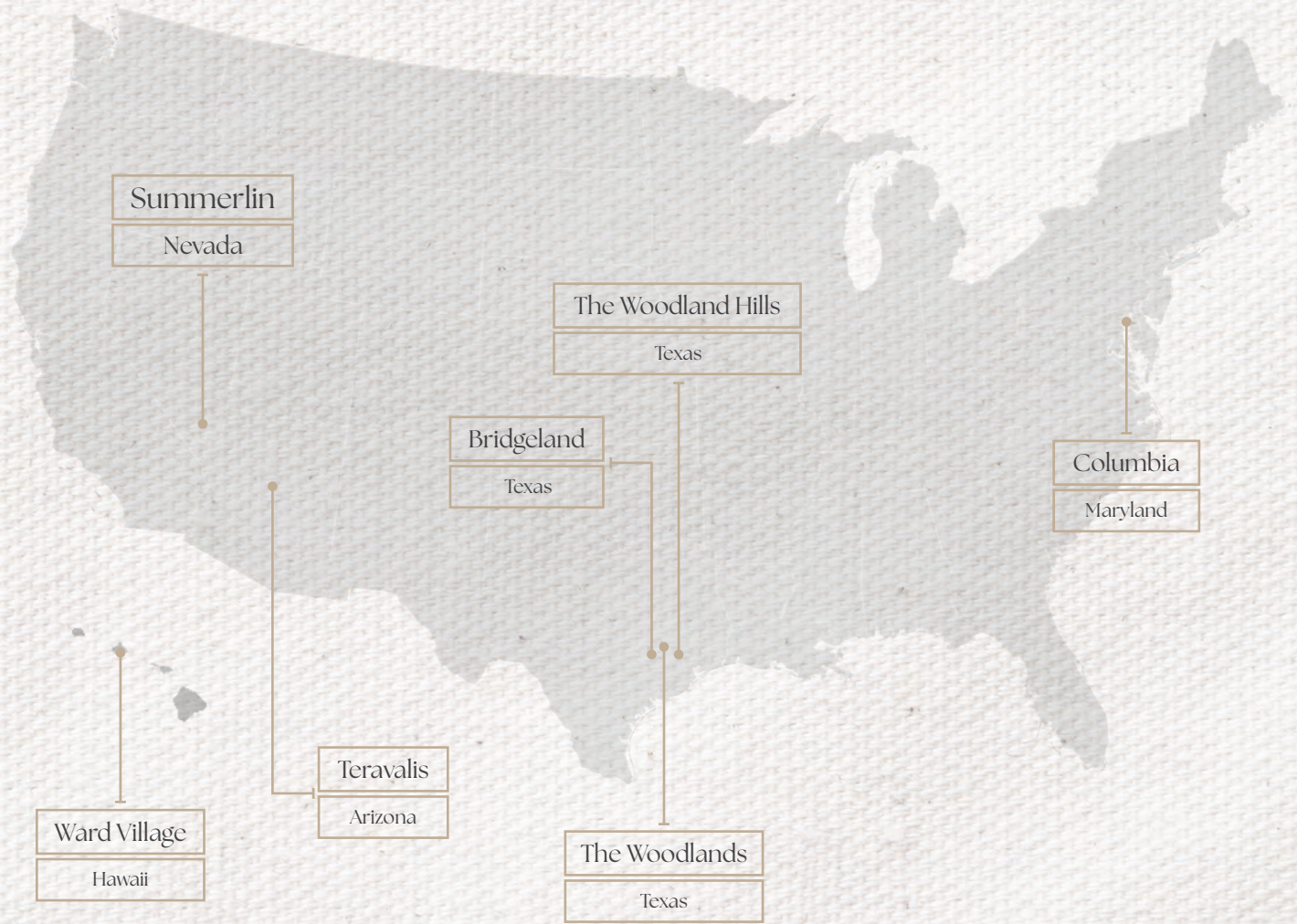
Community Engagement



With Over 100,000 Acres Across Five States

As a community developer, Howard Hughes is strategically positioned to meet and accelerate development based on market demand, resulting in one of the strongest real estate platforms in the country. Dedicated to innovative placemaking, the company is recognized for its ongoing commitment to design excellence and to the cultural life of its communities.

Howard Hughes are community stewards, including all desired services and thoughtfully inspired amenities, retail and restaurants, building communities where people love to live, work and play.



Meridian

For more information, please contact:

CHARLES VAN GEEL

Senior Director
+1 702 688 6966
charles.vangeel@cushwake.com
LIC #BS.044616

AMY LANCE

Director
+1 702 688 6872
amy.lance@cushwake.com
LIC #S.0051283

TROY LANCE

Senior Associate
+1 702 680 0051
troy.lance@cushwake.com
LIC #S.0200618

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-06.4.2026

