

SYMPHONY PARK DISTRICT

Prime retail and restaurant opportunities
in the heart of Las Vegas





SYMPHONY PARK

Located on 61 acres in the heart of downtown Las Vegas, Symphony Park is the city of Las Vegas' premier development that is home to arts, culture, science and medicine. It offers one of the city's most exciting and prime opportunities for retail, restaurant or mixed-use development. Located adjacent to World Market Center

Las Vegas and its upcoming expansion; Las Vegas North Premium Outlets, a highly-trafficked outlet shopping mall; and Molasky Corporate Center, a Class-A LEED certified office tower, Symphony Park is centrally located with easy access to U.S. 95 and Interstate 15.

SYMPHONY PARK EXISTING BUSINESSES

CLEVELAND CLINIC LOU RUVO CENTER FOR BRAIN HEALTH

- Housed in iconic Frank Gehry-designed landmark building, staff is engaged in cutting-edge research, clinical trials and treatment programs

THE SMITH CENTER FOR THE PERFORMING ARTS

- Opened in 2012, more than two million tickets sold to date

DISCOVERY CHILDREN'S MUSEUM

- Fun-filled, interactive museum, more than 1.1 million patron visits since 2013

LAS VEGAS METRO CHAMBER OF COMMERCE

- The voice of Southern Nevada business, housed at The Smith Center for the Performing Arts

DOWNTOWN RESIDENTIAL PROJECTS IN THE PIPELINE

There are 2,000+ newly completed or under development, multifamily residential units in the downtown area.

SYMPHONY PARK

Symphony Park retail and restaurants are key amenities that will service the development's primary anchors, including The Smith Center for the Performing Arts, DISCOVERY Children's Museum, Cleveland Clinic Lou Ruvo Center for Brain Health, the future AC by Marriott Hotel and more than 600 residential units currently under

development in two separate planned mid-rise towers. Neighboring businesses, including those from Molasky Corporate Center, Las Vegas Premium Outlets North and the future Expo at World Market Center, a new 315,000-square-foot exhibition facility, will also benefit from these services.

SYMPHONY PARK RESIDENTIAL PROJECTS

Recent development activity has been strong with two mixed-use projects planned to break ground in spring 2019. The first project features 320 multifamily residential units with ground floor retail, and the second project encompasses 290 units with 4,000 square feet of retail.

CONVENTION HOTEL – AC HOTEL BY MARRIOTT

- 400 high quality rooms
- 20,000 square feet flexible ballroom and meeting space
- Ground floor retail/restaurant
- Scheduled to open fall 2021

URBAN FLAGSHIP RETAIL AND RESTAURANT OFFERINGS

- Flagship retail and restaurant opportunities with outdoor patio seating available
- Signature restaurant opportunities with outdoor patio seating available
- City-owned and operated parking garage - nearly 700 spaces
- Space turnover estimated Q4 2019
- Tenant improvement allowance negotiable

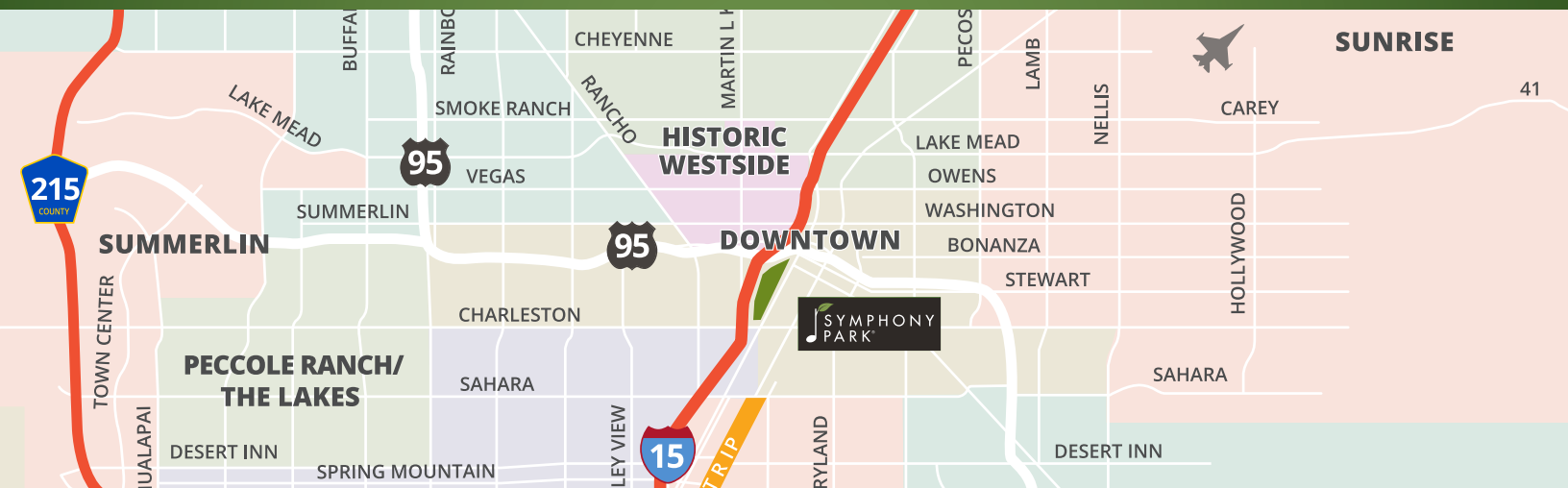




GROUND LEVEL COMMERCIAL OFFERINGS:

- B1 +/- 15,536 sq. ft. urban grocery or food hall
- B2 +/- 4,360 sq. ft. restaurant space
- B3 +/- 3,451 sq. ft. restaurant space
- Estimated patio dining available: seating for 36

Garage houses nearly 700 parking stalls on four levels and is accessible from Grand Central Parkway.



SYMPHONY PARK

Symphony Park is within the Las Vegas Redevelopment Area right in the heart of downtown Las Vegas. Las Vegas valley's second largest employment center, Downtown Las Vegas, boasts a major hospitality district comprised of nearly a dozen hotel/casinos with landmark museums and attractions such as Fremont Street Experience. Combined, these entities employ thousands and draw more than 24 million annual tourists to the area.

FOR MORE INFORMATION:

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Actual development may vary. No guarantee can be made that development will proceed as described. Any artist renderings are for illustration purposes only, based upon current development concepts, which are subject to change without notice.