




FONTAINEBLEAU LAS VEGAS



“A
BACKDROP
TO
MAKE
THEM
FEEL
‘I REALLY
HAVE
ARRIVED.’”

— MORRIS LAPIDUS, FONTAINEBLEAU MIAMI BEACH'S LEGENDARY ARCHITECT





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F O N T A I N E B L E A U L A S V E G A S

FONTAINEBLEAU LAS VEGAS (OPEN IN FALL 2009), IS A SPECTACULAR DESTINATION CASINO RESORT WITH OVER 3,800 ROOMS, SUITES, CONDO/HOTEL UNITS AND PENTHOUSES. LOCATED ON THE LAS VEGAS STRIP, THE 63-STORY, 725-FOOT TOWER FEATURES A DRAMATIC LOBBY WITH SOARING CEILINGS, SIGNATURE RESTAURANTS, 60,000-SQUARE-FOOT SPA, 100,000-SQUARE-FOOT CASINO, 3,200-SEAT PERFORMING ARTS THEATER, TRENDSETTING RETAIL BOUTIQUES, 300,000 SQUARE FEET OF CONFERENCE AND EVENT SPACE, AND THE WORLD'S LARGEST ROOFTOP POOL AND CLUB SCENE WITH SWEEPING VIEWS OF THE CITY. THE PROJECT ENCOMPASSES 25 ACRES AND FEATURES TWO DYNAMIC ENTRANCE LOBBIES, ONE FOR DRIVE-IN GUESTS OFF THE STRIP AND ONE CONVENIENTLY SITUATED AT RIVERIA BOULEVARD NEAR LAS VEGAS CONVENTION CENTER. GROUNDBREAKING FOR THE PROJECT TOOK PLACE IN JANUARY 2007.





STRATOSPHERE

PROPOSED KERZNER/
MGM DEVELOPMENT

CIRCUS CIRCUS

BOYD ECHELON PROJECT

PROPOSED PLAZA
RESORT DEVELOPMENT

FASHION SHOW MALL

MIRAGE
CAESARS PALACE

BELLAGIO

MONTE CARLO

NEW YORK - NEW YORK
EXCALIBUR
LUXOR
MANDALAY BAY
FOUR SEASONS

SAHARA/NEW SBE DEVELOPMENT

F O N T A I N E B L E A U

RIVIERA

CONVENTION CENTER

WYNN RESORT
SANDS EXPO CENTER
VENETIAN
HARRAH'S
IMPERIAL PALACE
FLAMINGO

BALLY'S
PARIS
ALADDIN - PLANET HOLLYWOOD

MGM GRAND

TROPICANA

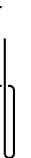
LAS VEGAS BOULEVARD
THE STRIP

MCCARRAN
INTERNATIONAL
AIRPORT

REINVENTING THE TIMELESS FONTAINEBLEAU BRAND, FONTAINEBLEAU LAS VEGAS IS THE FORERUNNER OF A NEW GENERATION OF PREFERRED INTERNATIONAL RESORTS. IT IS INSPIRED BY RENOWNED ARCHITECT MORRIS LAPIDUS, WHOSE DARING CURVILINEAR DESIGN HAS DEFINED FONTAINEBLEAU MIAMI BEACH FOR MORE THAN A HALF CENTURY. FONTAINEBLEAU LAS VEGAS WEAVES ITS BRANDMAKING ATTRIBUTES—STRIKING DESIGN, CONTEMPORARY ART, MUSIC, FASHION AND TECHNOLOGY— INTO A VIBRANT NEW KIND OF IMMERSIVE GUEST EXPERIENCE.

LOCATION

Fontainebleau Las Vegas is located on the north end of The Strip at the corner of Las Vegas and Riviera Boulevards. The resort is less than a half mile from the Las Vegas Convention Center, 1.25 miles from the Fashion Show Mall, 1.75 miles from the Sands Expo Center and 4.25 miles from McCarran International Airport.



TRANSFORM INTENSE ANTICIPATION INTO REALITY

OWNER

Fontainebleau Resorts, LLC

MANAGEMENT

FONTAINEBLEAU RESORTS

Jeffrey Soffer

Executive Chairman

Glenn Schaeffer

President and Chief Executive Officer

Howard Karawan

Chief Operating Officer

FONTAINEBLEAU LAS VEGAS

Audrey Oswell

President and Chief Operating Officer

Andrew Finn

Vice President of Sales and Marketing

DESIGN TEAM

Bergman Walls & Associates

Architect of Record

Zapata & Associates

Exterior Design Architect

Jeffrey Beers International

Poolscape and Interior Design

Illuminating Concepts

Exterior Lighting Design

Steelman Partners

Interior Design

James R. Rimelspach Architect, Ltd.

Interior Design

David Collins Studio

Lobby Concept/Restaurant Concept

David Rockwell

Restaurant Concept

Richardson Sadeki

Spa Concept

Arnell Group

Branding and Experience

Lifescapes International

Landscape Design

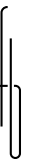
Ward & Howe

Back of House Design

Christian E. Klehm, Energy

and Environmental Solutions, Inc.

LEED



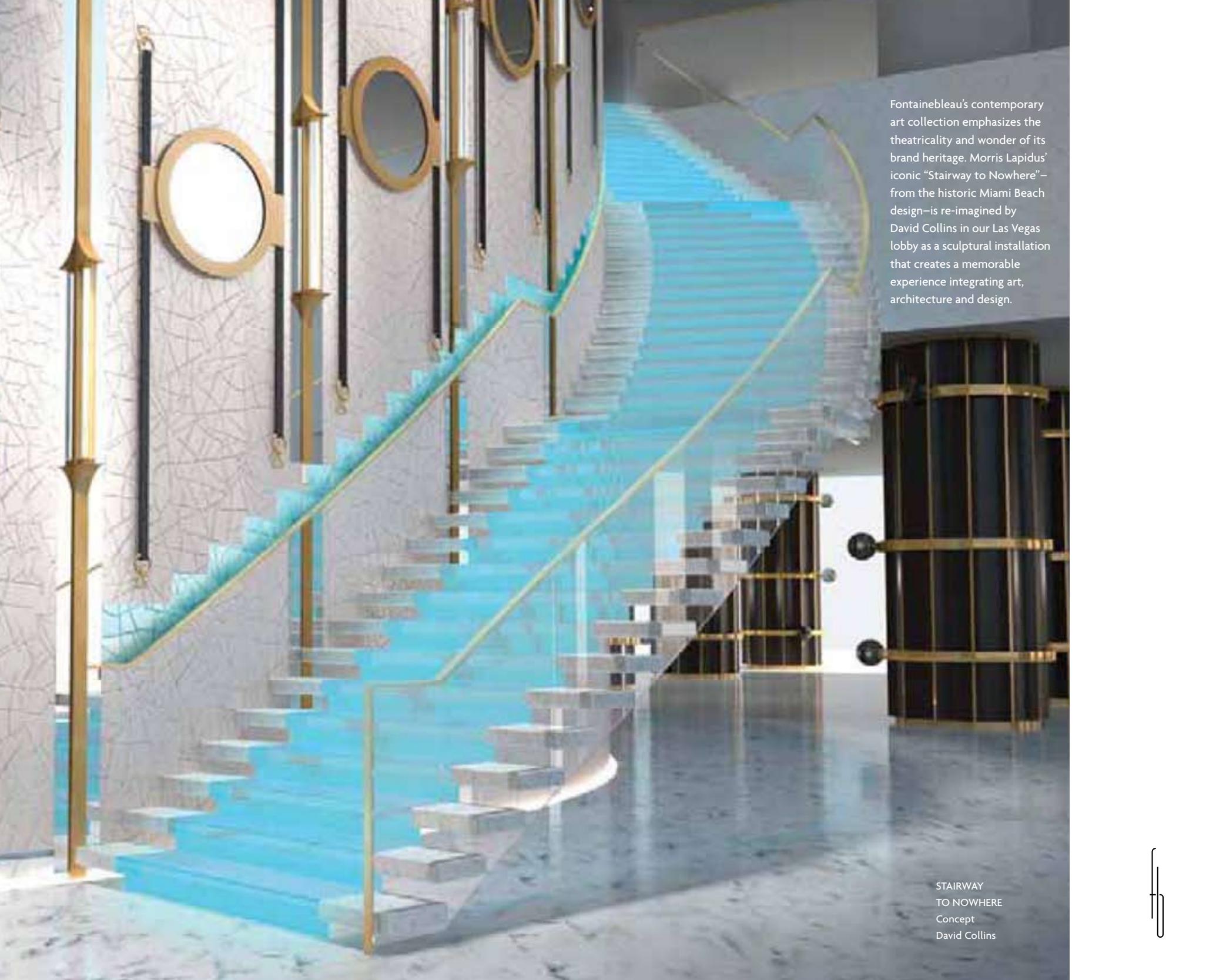
OBSERVATION BECOMES PARTICIPATION

ENTERTAINMENT
IS EXPERIENCING
A REVOLUTION.
OBSERVATION
HAS BECOME
PARTICIPATION.

Fontainebleau introduces
a new culture—one that
blurs the line between the
glamour of the past, the
luxury of the present and
a new vision for tomorrow.

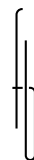
Defined by inspiration,
expression and engagement,
it is a new culture in which
anticipation exists from
first awareness to long after
departure...participation
allows guests to tailor
experiences to their
own desires...technology
encourages guests
to share unique
memories and create
a perpetual experience.





Fontainebleau's contemporary art collection emphasizes the theatricality and wonder of its brand heritage. Morris Lapidus' iconic "Stairway to Nowhere"—from the historic Miami Beach design—is re-imagined by David Collins in our Las Vegas lobby as a sculptural installation that creates a memorable experience integrating art, architecture and design.

STAIRWAY
TO NOWHERE
Concept
David Collins





ACCOMMODATIONS

A total of 3,889 guest rooms range from 500 to 10,000 square feet, including junior and one-bedroom condominium/hotel suites, and specialty suites that offer a spacious retreat from the action and excitement of the Las Vegas Strip. Rooms and suites are fully equipped with plasma screen TVs, iMacs,[®] advanced sound systems and ultra luxurious amenities. Modern, sophisticated interior design creates an atmosphere of comfort and calm for effortless relaxation.

DIGITAL MEDIA PROGRAM

Fontainebleau guests experience a new sensory landscape through utilization of Apple[®] technology. The program includes intuitive and simple options for booking and pre-planning stays online and interactive programming throughout the resort. An iMac[®] in every guest room inspires guests to share memories and encourages personal expression.

GAMING

Approximately 100,000 square feet of innovative gaming entertainment is designed to excite the senses. This dynamic casino offers gaming at its most thrilling; a comprehensive experience that includes 125 table games, 21 poker tables, 1,700 of the latest and most popular slots and a high-tech race and sports book.

FOOD AND BEVERAGE

At the direction of award-winning culinary stars from around the globe, Fontainebleau Las Vegas offers twenty-four fine dining and casual restaurants and lounges introducing new culinary concepts that are developed, created and prepared daily in the resort's on-site, state-of-the-art facilities.

Fontainebleau puts food first, with a dining philosophy that expresses a passionate, unpretentious approach to great food.

Signature dining experiences include:

- The Michelin star-rated cuisine of Executive Chef Alfred Portale at Gotham Bar and Grill
- A regional Italian menu at Sprezza presented by James Beard Award recipient Scott Conant
- A renowned Chinese restaurant featuring Michelin star-rated Cantonese cuisine
- Sweet indulgences at a 5,000-square-foot chocolate experience

Other mainstays include an American-style bistro, a noodle shop, a gelato and gourmet coffee shop and a beach club-style bar and restaurant.

CLUBS, BARS AND LOUNGES

Fontainebleau Las Vegas is about to become one of Las Vegas' hottest night spots from the day it opens. A uniquely designed 40,000-square-foot nightclub houses an eclectic mix of trendsetting entertainment within its highly stylized décor. Nine additional bars and lounges offer a variety of unmatched experiences and environments.



A
SENSORY
LANDSCAPE
RESPONSIVE
TO
YOU



LAPIS SPA

At 60,000 square feet, one of the largest luxury spas in the United States, Lapis has an uncommonly spacious feel, with 33-foot-high ceilings soaring above gin-clear plunge pools. The Lapis experience, which takes inspiration from the famed Blue Lagoon in Reykjavik, Iceland, reveals how one space and one moment flow into another—evoking the sensations of light, movement and temperature. Guests are transported from one relaxed state to the next, guided by emanations of warmth in the pool, by the rhythmic, hypnotic columns of light throughout Lapis, and by the varying intensities of rain showers that gently pull them from a light steam toward a climactic and therapeutic downpour.

Lapis is comprised of 55 treatment rooms, four wet rooms, a 96-foot-long co-ed pool, men's and women's rain corridors, luxurious locker rooms with private VIP sections, a hair and nail salon, wet and dry relaxation areas with large steam rooms and a fitness center. In addition, Lapis features VIP Spa Suites for high-profile guests who seek a customized spa experience in a private setting. Spa Suites are also integrated for guests who prefer an intimate relaxation experience alone or as a couple.

POOLSCAPE

The Fontainebleau Las Vegas poolscape is an expansive setting that caters to a new generation of trendsetters. The lavish environment presents various sensory stimulations and allows guests to frolic and indulge in a multi-tiered experience of pools, private cabanas, daybeds and chic chaise lounges.

Anchored by an entertaining central pool, the poolscape also offers exclusive privacy in the Oasis pool; sophisticated champagne and caviar service in the Serenity pool and a whimsical topiary garden setting in the Euro pool. At night, the poolscape is a canvas for the imagination.

CENTER BAR

A floating island in the center of the pool, the Center Bar is an invigorating refuge from the sun and an intoxicating meeting point at night. Sip late-night drinks over the "infinity bar" or admire the mesmerizing illuminated ceiling.

POOL CAFÉ

Reminiscent of St. Tropez's dynamic vibe and elegant flair, the Pool Café celebrates casual dining and indulgent lounging—featuring an open kitchen that serves refreshing meals and energizing snacks.





CONFERENCE AND BANQUET FACILITIES

Fontainebleau Las Vegas caters to groups of every type, from executive board meetings to large-scale conventions, with nearly 400,000 square feet of indoor and outdoor conference space. The resort offers 58 meeting rooms and four permanent board rooms, totaling 76,000 square feet, plus more than 107,000 square feet of pre-function space to assure flexibility and diversity.

The al fresco Hospitality Garden, at 15,000 square feet, is dedicated to group customers.

Unrivaled facilities are equipped with cutting-edge technology such as top-of-the-line sound systems and video distribution, digital signage with high-definition displays, technology-enabled interactive wayfinding, a distributed antenna system for two-way radio, WiFi and cellular systems.

Meeting space also includes three ballrooms totaling more than 179,000 square feet, including a 105,264-square-foot pillarless ballroom, currently the largest in the United States. The ballroom accommodates up to 10,000 people theater style and up to 7,000 people banquet style.

WEDDING SERVICES

Design a wedding to express you—unique, chic, perhaps a bit unconventional. Mix in the pleasures of luxury surroundings, fine cuisine and superlative venues designed with striking sophistication. Fontainebleau Las Vegas offers two wedding chapels, dressing rooms for bride and groom and a lush 15,000-square-foot al fresco Hospitality Garden for elegant festivities out of doors. Our event planners provide personal, imaginative and discreet planning. The focus is on you—your passion, your preferences, your happy wedding day.

THEATER

The 3,200-seat performing arts theater is a lavish entertainment venue.

“THE RUNWAY”

Designed to dazzle, The Runway is reserved for high-style boutiques—iconic fashion and jewelry houses, avant-garde designers and youthful brands known for their fresh sense of style and singular personality. A grand departure from the ordinary, impressive in size and scope, The Runway is open to retailers by invitation only. A 300,000-square-foot enclosed shopping destination that employs imaginative lighting, music, architectural and sculptural artistry to stunning effect, The Runway sets the stage for a tangible experience that invites the shopper to enter, linger and engage with each distinct brand. The Runway caters to both men and women and presents both established and emerging brands with a fun, fashion-forward image. More than a collection of pricey luxury stores, The Runway is poised to become the ultimate shopping destination in Las Vegas.

PROJECT COST

\$2.9 billion

WEBSITE

fontainebleau.com

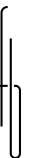
GROUP INQUIRIES

LVsales@fontainebleau.com

866 495 7980

GENERAL INQUIRIES

LVinfo@fontainebleau.com



FONTAINEBLEAU LAS VEGAS

IMAGINATION
ACTUALIZATION
FASCINATION
INTUITION
INSPIRATION
CREATION
REALIZATION
INVENTION
EXHILARATION

