

# THE CRESCENT DISTINCTION



## 3883 HOWARD HUGHES PARKWAY

Las Vegas, Nevada 89169

For leasing information  
call Tom Stilley, Lizz Stilley  
or Michael Koontz at 702.735.5700

  
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# THE CRESCENT DISTINCTION

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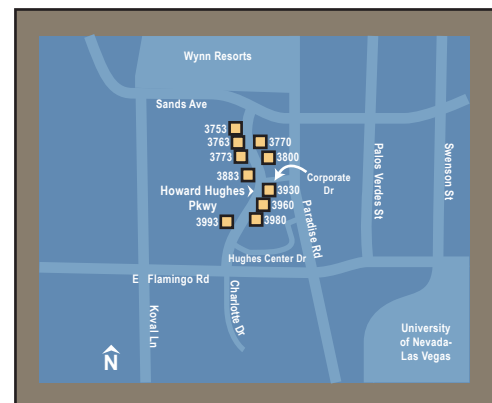
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### BUILDING INFORMATION

- 3883 Howard Hughes Parkway is located at the east entrance to Hughes Center.
- The project features imported and domestic granite, combined with granite chip architectural pre-cast panels and composite metal wrapped columns. A distinctive metal “fin” architectural feature adds prominence to the building.
- Average floor plate area is 22,500 sf.
- HVAC: Self-contained unit on each floor served with condenser water from cooling towers on the roof.
- Heating: Gas fired boilers providing hot water are provided for the exterior zones on each floor and all zones on the top floor.
- Air Handling Systems: The air handling units serving all areas are VAV. The ceiling plenum is used as a return air plenum wherever possible.
- The building has 4 passenger elevators and no freight elevators.

### AMENITIES

- The Row at Hughes Center features seven top-rated restaurants featuring a variety of cuisine, including Cozymels Coastal Mexican Grille, Gordon Biersch Brewery Restaurant, Lawry's The Prime Rib, McCormick & Schmick's Seafood Restaurant, Hamada of Japan, Del Frisco's and Bahama Breeze.
- The Park at Hughes Center is a 3.5 acre complex featuring two 20-story high-rise residential condominium towers located in the Southwestern portion of Hughes Center.
- Three hotels are located nearby, Residence Inn by Marriott, The Meridian Suites and The Platinum Hotel and Spa, which includes the Kilawat restaurant.
- Fed Ex Kinkos and Starbucks



A Property of



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