

THE CRESCENT DISTINCTION



3800 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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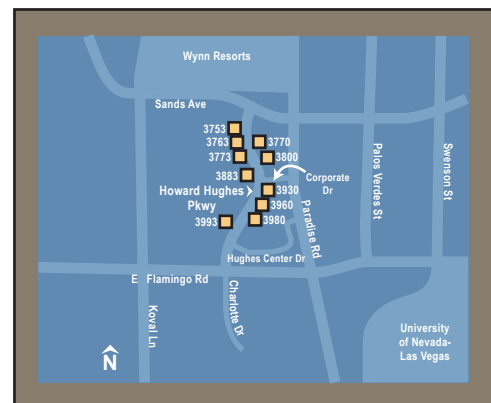
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BUILDING INFORMATION

- 3800 Howard Hughes Parkway is located between Sands Avenue and Flamingo Road in Hughes Center.
- 3800 Howard Hughes Parkway is a seventeen-story Class A office building with 259,080 rsf.
- The building has a flamed Carmen Red granite exterior, with a black glass and aluminum mullion system on a steel frame.
- HVAC is comprised of central boiler and chiller plants, feeding chilled water to the main air handlers (one per floor), final distribution via zoned pressure independent VAV boxes with hot water re-heat coils on perimeter zones.
- 3800 Howard Hughes Parkway has 164 surface visitor parking spaces and 703 spaces for tenants and visitors in structured parking; for a combined parking ratio of approximately 3.5/1,000 usf.
- Six each gearless traction elevators (Schindler Miconic V) serve the building, operating at 500 FPM and one 3-stop hydraulic elevator serves the parking garage.

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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