

## Summary of Project Features

### 3993 Howard Hughes Parkway

Hughes Center

**Location:** Howard Hughes Parkway between Sands Avenue and Corporate Drive at Hughes Center.

**Year Constructed:** 1999

**Architect:** C.W. Fentress / JH Bradburn & Associates

**Building Area:** 170,868 RSF

**Building Configuration:** Distinctive eight-story Class A office building, featuring a rectangular floor plan, containing approximately 22,089 RSF/Floor. A two-story entry lobby with a 24' clear height and visual access from the second level. Finished ceilings in the first floor tenant areas are 10' with 8'10" finished ceilings in tenant areas for level two and above.

**Type of Construction:** Type II-FR, steel frame construction, fully sprinklered; Live load 100#/SF reducible, including fixed partition load.

**Building Materials:** Exterior stone and glass façade with an aluminum spandrel/window system. Exterior stone materials are both polished and flame finished granite. The glazing system consists of Low-E, bronze tinted, insulated vision units. Exterior doors are a glazed aluminum system.

**Roof:** Single-ply membrane roof system over rigid insulation on metal deck.

**Mechanical System:** Water-cooled VAV package unit (one per floor) with central closed circuit condenser water, central boiler plant providing hot water to perimeter VAV distribution boxes, direct digital control system. Average zone density, 950 square feet per zone. Central closed circuit condenser water available for tenants auxiliary off-hour water-cooled air-conditioning units.

**Elevator System:** Three each 3500 lb. Passenger cars serving eight floors. One each 4000 lb. Swing service car serving 8 floors. All rated 350 F.P.M.

**Parking:** 82 surface visitor parking spaces, with 513 parking spaces for tenants in structured parking garage for a total of 595 parking spaces: combined parking ratio approximately 3.5/1,000 RSF.

**Telecommunications Technology:** All of the buildings within the Hughes Center master plan are equipped with advanced fiber optic communications links via a minimum of three qualified carriers (Sprint, NextLink and Electric Lightwave International). Each provider owns and operates its own digital switching equipment and is served by a SONET – based ATM transport fiber network. Each building provides for two separate connection points on a ring network feeding to two geographically separate central offices – This is to ensure uninterrupted service in the event that the cable is severed. At present, Hughes Center is the only commercial development in the Las Vegas market with both route and central office diversity.