

THE CRESCENT DISTINCTION



3770 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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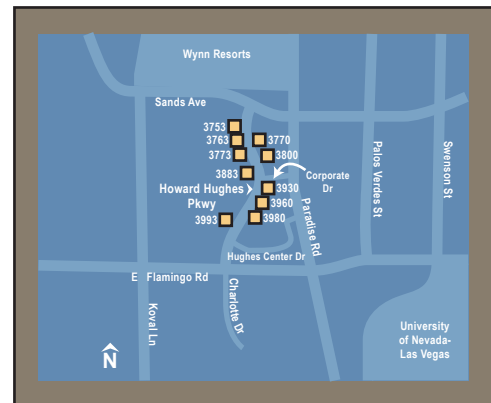
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BUILDING INFORMATION

- 3770 Howard Hughes Parkway is located between Sands Avenue and Corporate Drive in Hughes Center.
- 3770 Howard Hughes Parkway is a three-story Class A rectangular office building with 63,758 rsf.
- The building is stone-clad in a polished Sunset Red granite exterior with punched window openings of silver reflective glass on a steel frame.
- HVAC is comprised of a central chiller and air handler plant providing supply air to zoned pressure independent VAV boxes with electric re-heat coils on perimeter zones.
- 3770 Howard Hughes Parkway has 60 covered tenant parking spaces with 236 on grade parking spaces for customers and visitors; combined parking ratio of approximately 4.5/1,000 usf.
- Two 3-stop hydraulic elevators running at 175 FPM serve the building.

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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