

Summary of Project Features

3770 Howard Hughes Parkway

Hughes Center

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

Year Constructed: 1990

Architect: Ellerby Becket

Building Area: 63,758 RSF

Building Configuration: Three-story Class A rectangular office building.

Type of Construction: Steel frame, Type III, Non Rated.

Building Materials: Stone-clad in a polished Sunset Red granite exterior with punched window openings of silver reflective glass.

Roof: Four-ply built-up roof system on rigid insulation and metal deck.

Mechanical System: Central chiller and air handler plant providing supply air to zoned pressure independent VAV boxes with electric re-heat coils on perimeter zones. Automated after hours HVAC override capability.

Elevator System: Two each 3-stop hydraulic elevators running at 175 F.P.M.

Parking: 60 covered tenant parking spaces with 236 on grade parking spaces for tenants and visitors; combined parking ratio approximately 4.5/1,000 RSF.