

THE CRESCENT DISTINCTION



3980 HOWARD HUGHES PARKWAY

Las Vegas, Nevada 89169

For leasing information
call Tom Stilley, Lizz Stilley
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BUILDING INFORMATION

- 3980 Howard Hughes Parkway is located between Sands Avenue and Flamingo Road in Hughes Center.
- 3980 Howard Hughes Parkway is a five-story Class A office building with 86,018 rsf.
- The building exterior is a stone clad facade with a painted aluminum window and door system.
- Floor plates average 18,000 rsf.
- HVAC is comprised of a central chiller and boiler plant, 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.
- 3980 Howard Hughes Parkway has 68 surface visitor parking spaces and 268 spaces for tenants and visitors in a parking garage. The combined parking ratio is approximately 3.5/1,000 usf.
- Three 5-stop hydraulic elevators 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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