

# THE CRESCENT DISTINCTION



## 3773 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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# THE CRESCENT DISTINCTION

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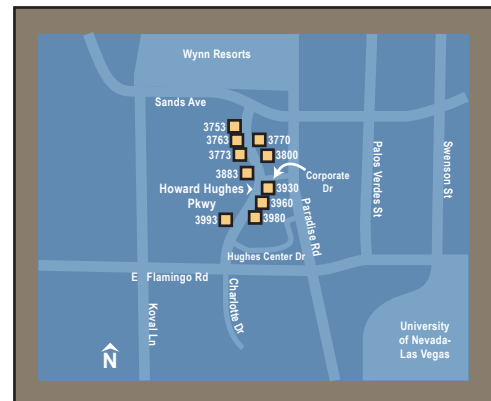
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### BUILDING INFORMATION

- 3773 Howard Hughes Parkway is located between Sands Avenue and Corporate Drive in Hughes Center.
- 3773 Howard Hughes Parkway is a distinctive five-story Class A office building with 164,673 rsf.
- The building has a stone-clad facade with a painted aluminum window and door system on a steel frame.
- 3773 Howard Hughes Parkway features a dramatic seven-story glass atrium lobby with two offset square office building elements.
- Floor plates average 15,500 rsf, 9'6" finished ceilings in first floor areas, with 8'10" finished ceilings in tenant areas.
- HVAC is comprised of a central chiller feeding chilled water to the main air handlers (one per floor).
- 3773 Howard Hughes Parkway has 59 surface visitor parking spaces and 549 spaces for tenants and visitors in a parking garage.
- Four 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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