

THE CRESCENT DISTINCTION



3960 HOWARD HUGHES PARKWAY

Las Vegas, Nevada 89169

For leasing information
call Tom Stilley, Lizz Stilley
or Michael Koontz at 702.735.5700



www.crescent.com
www.hughescenter.com

THE CRESCENT DISTINCTION

3960 Howard Hughes Parkway

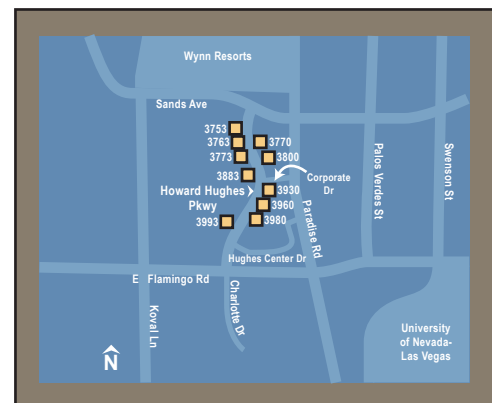
Las Vegas, Nevada 89169

BUILDING INFORMATION

- 3960 Howard Hughes Parkway is located between Hughes Center Drive and Flamingo Road in Hughes Center.
- 3960 Howard Hughes Parkway is a nine-story Class A office building with 161,542 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.
- 3960 Howard Hughes Parkway has 71 surface visitor parking spaces and 453 spaces for tenants and visitors in a parking garage. The combined parking ratio is approximately 3.5/1,000 usf.
- Four 3500/4500 lb. passenger 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



For leasing information contact
Tom Stilley, Lizz Stilley or
Michael Koontz at 702.735.5700 or
tstilley@lvcolliers.com,
lstilley@lvcolliers.com or
mkoontz@lvcolliers.com
www.hughescenter.com