

# THE CRESCENT DISTINCTION



## 3993 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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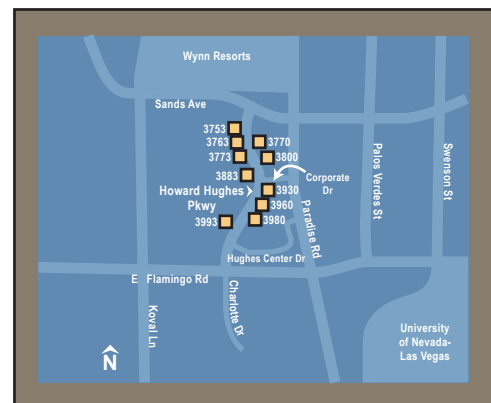
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### BUILDING INFORMATION

- 3993 Howard Hughes Parkway is located between Sands Avenue and Flamingo Road in Hughes Center.
- 3993 Howard Hughes Parkway is a distinctive eight-story Class A office building with 170,868 rsf.
- The building exterior is polished and flame finished granite and glass facade with an aluminum spandrel window system.
- 3993 Howard Hughes Parkway features a two-story entry lobby with a 24' clear height and visual access from the second level.
- Floor plates average 22,089 rsf.
- HVAC is comprised of a water-cooled VAV package unit (one per floor) with central closed circuit condenser water, central boiler plant and direct digital control system.
- 3993 Howard Hughes Parkway has 82 surface visitor parking spaces and 513 spaces for tenants and visitors in a parking garage.
- Four 3500 lb. passenger cars 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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