

# THE CRESCENT DISTINCTION

## HUGHES CENTER

CLICK BELOW TO NAVIGATE

AMENITIES

SITE MAP



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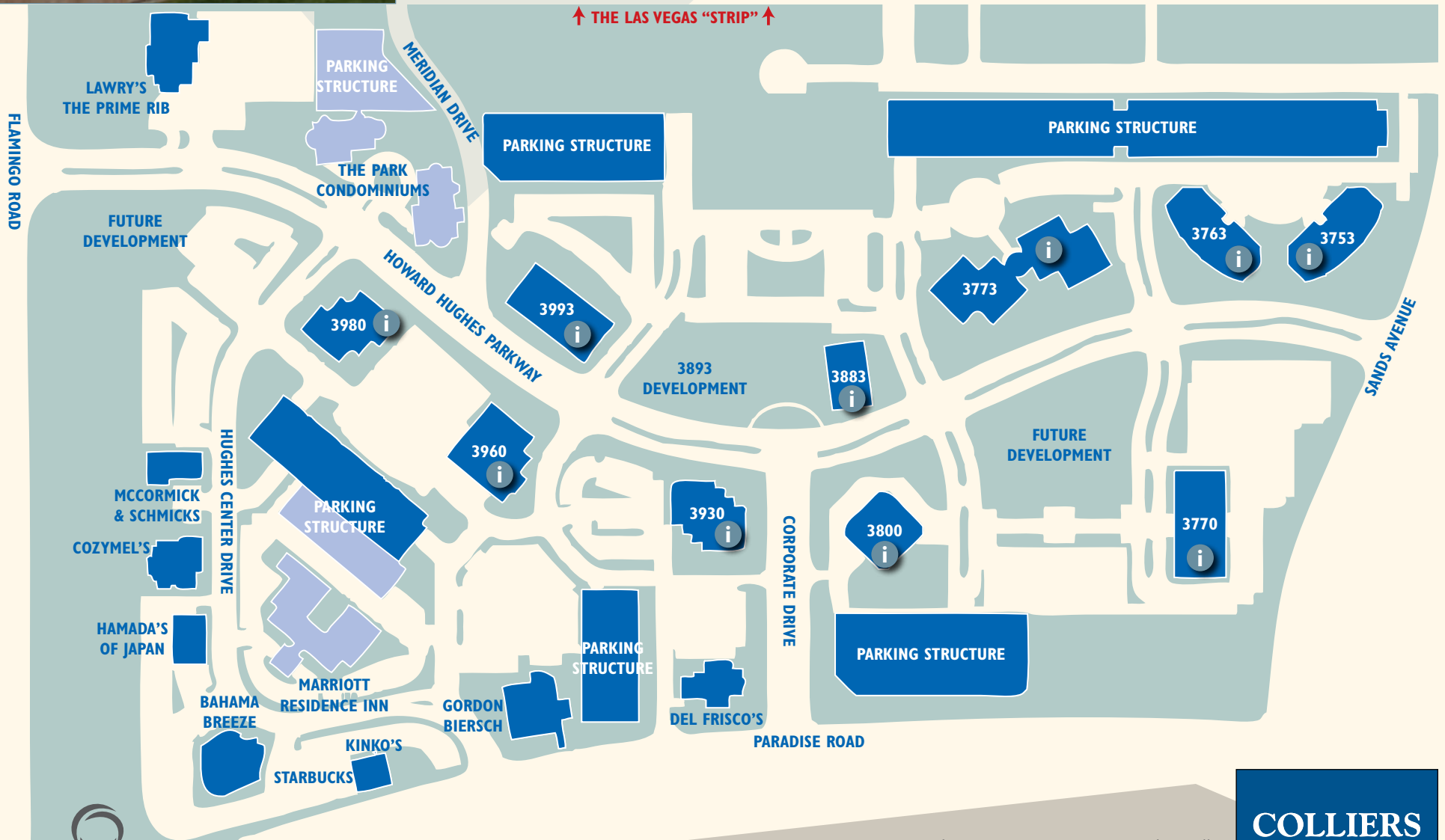


AMENITIES

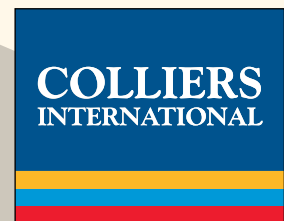
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# THE CRESCENT DISTINCTION HUGHES CENTER

CLICK THE "i" ICON ON THE BUILDINGS BELOW TO SEE MORE INFORMATION



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# THE CRESCENT DISTINCTION HUGHES CENTER

## PROJECT INFORMATION:

- ❑ Hughes Center is the premier 68-acre mixed-use, master-planned office complex in the central business district of Las Vegas, NV.
- ❑ The Project is bordered by Sands Avenue on the north, Flamingo Road on the south, Paradise Road on the east and Koval Lane on the west.
- ❑ Overall the Project contains ten buildings with approximately 1.4 million SF of Class “A” office space.
- ❑ The central location and excellent proximity to the “Las Vegas Strip” creates an unparalleled office project in the dynamic Southern Nevada Valley. Quick and easy access to McCarran International Airport, the “Strip”, Las Vegas Convention Center, UNLV, Interstate 15, Interstate 95 and Downtown Las Vegas sets Hughes Center apart as the cities superior business address.

## AMENITIES:

- ❑ Restaurant Row at Hughes Center features top-rated restaurants featuring a variety of cuisine, including:
  - Cozymel’s Coastal Mexican Grille
  - Gordon Biersch Brewery Restaurant
  - Lawry’s Prime Rib
  - McCormick & Schmick’s Seafood Restaurant
  - Hamada of Japan
  - Del Frisco’s
  - 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 in immediate proximity:
  - Residence Inn by Marriott
  - Meridian Suites
  - The Platinum Hotel and Spa, which includes the Kilawat Restaurant.
- ❑ Fed Ex Kinko’s, Starbucks and the Sidewalk Deli complete the project amenities.



The Fabulous Las Vegas Strip, just 3 blocks away, provides countless hotel, entertainment, shopping and dining opportunities.

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# THE CRESCENT DISTINCTION

3753-63 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

- 3753-63 Howard Hughes Parkway is located on the northwest corner of the Project.
- The Building is comprised of two three-story Class A buildings with curved faces, consisting of approximately 120,824 RSF.
- The Buildings steel frame is clad in Portuguese Limestone with painted aluminum window and door systems.
- Floor plates average 21,000 RSF.
- HVAC is comprised of a central chiller feeding chilled water to the main air handlers.
- The Buildings parking consists of 47 surface visitor parking spaces with 410 spaces for employees in the adjacent parking garage. The combined parking ratio is approximately 3.5/1000 USF.
- Two 3-stop hydraulic passenger elevators serve each Building.



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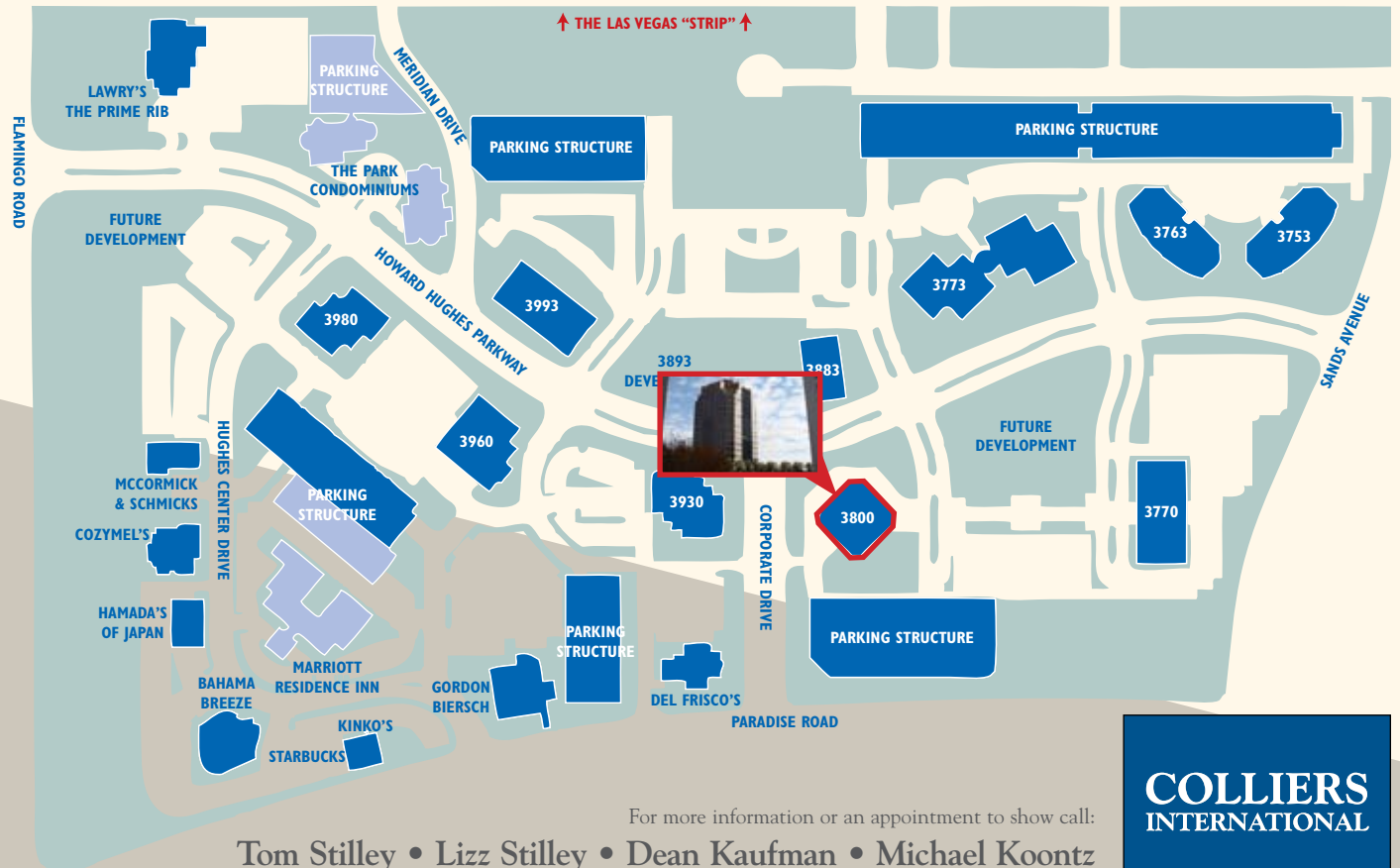


# THE CRESCENT DISTINCTION

3800 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

- 3800 Howard Hughes Parkway is located at the north east section of the Project.
- The Building is a distinctive seventeen-story Class A tower consisting of approximately 259,080 RSF, still the tallest office building in the state of Nevada.
- The Buildings steel frame is stone-clad with flamed Carmen Red granite, black glass and an aluminum window and door systems.
- Floor plates average 15,498 RSF.
- HVAC is comprised of a central chiller feeding chilled water to the main air handlers.
- The Buildings parking consists of 164 surface visitor parking spaces with 703 spaces for employees in the adjacent parking garage. The combined parking ratio is approximately 3.5/1000 USE.
- Six gearless traction elevators serve the Building.



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# THE CRESCENT DISTINCTION

3883 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

- 3883 Howard Hughes Parkway is located at the east entrance of the project, the project's newest building completed in 2007.
- The Building is a distinctive eleven-story Class A tower consisting of approximately 239,198 RSF.
- The Buildings steel frame is stone-clad with granite chip architectural pre-cast panels and composite metal wrapped columns. A unique architectural feature described as a metal "fin" adds prominence to the Building.
- Floor plates average 22,500 RSF.
- HVAC is a self contained unit on each floor served with condenser water from the cooling towers on the roof.
- The Buildings combined parking ratio is approximately 3.5/1000 USEF.
- Four high speed passenger elevators serve the Building.



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# THE CRESCENT DISTINCTION

3930 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

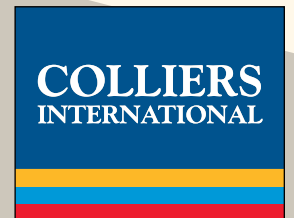
- 3930 Howard Hughes Parkway is located at the south east section of the Project.
- The Building is a five-story Class A building consisting of approximately 85,923 RSF.
- The Buildings steel frame is stone-clad with Italian Limestone and Spanish Granite and aluminum window and door systems.
- Floor plates average 17,000 RSF.
- HVAC is comprised of a central chiller feeding chilled water to the main air handlers.
- The Buildings parking consists of 80 surface visitor parking spaces with 478 spaces for employees in the adjacent parking garage. The combined parking ratio is approximately 3.5/1000 USF.
- Three 5-stop hydraulic elevators serve the Building.



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# THE CRESCENT DISTINCTION

3960 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

- 3960 Howard Hughes Parkway is located at the south east section of the Project.
- The Building is a distinctive nine-story Class A tower consisting of approximately 161,542 RSF.
- The Buildings steel frame is stone-clad with painted aluminum window and door systems.
- Floor plates average 18,000 RSF.
- HVAC is comprised of a central chiller feeding chilled water to the main air handlers.
- The Building's parking consists of 71 surface visitor parking spaces with 453 spaces for employees in the adjacent parking garage. The combined parking ratio is approximately 3.5/1000 USE.
- Four high-speed passenger elevators serve the Building.



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# THE CRESCENT DISTINCTION

3980 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

- 3980 Howard Hughes Parkway is located at the south east section of the Project.
- The Building is a five-story Class A building consisting of approximately 86,018 RSF.
- The Buildings steel frame is stone-clad with painted aluminum window and door systems.
- Floor plates average 18,000 RSF.
- HVAC is comprised of a central chiller feeding chilled water to the main air handlers.
- The Buildings parking consists of 68 surface visitor parking spaces with 268 spaces for employees in the adjacent parking garage. The combined parking ratio is approximately 3.5/1000 USE.
- Three 5-stop hydraulic elevators serve the Building.

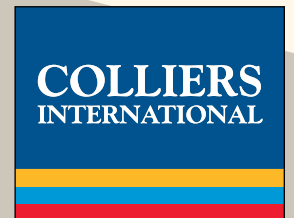


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# THE CRESCENT DISTINCTION

3993 HOWARD HUGHES PARKWAY, LAS VEGAS, NV 89169

## BUILDING INFORMATION:

- 3993 Howard Hughes Parkway is located at the south west section of the Project.
- The Building is a distinctive eight-story Class A building consisting of approximately 170,868 RSF.
- The Buildings steel frame is stone clad with polished and flame finished granite and painted aluminum spandrel window system. The entry features a two-story lobby with a 24' clear height and visual access from the second level.
- Floor plates average 22,000 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.
- The Buildings parking consists of 82 surface visitor parking spaces with 513 spaces for employees in the adjacent parking garage. The combined parking ratio is approximately 3.5/1000 USF.
- Four high-speed passenger cars serve the Building.



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