

# THE CRESCENT DISTINCTION



## 3753-3763 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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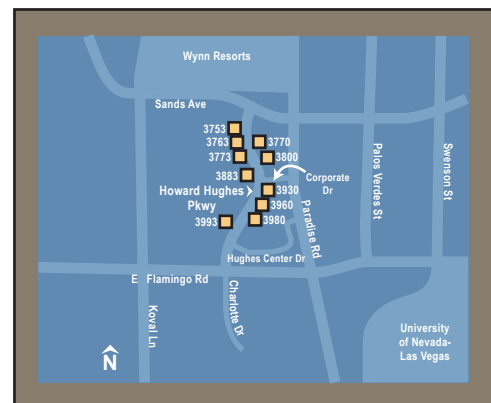
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### BUILDING INFORMATION

- 3753-3763 Howard Hughes Parkway is located between Sands Avenue and Corporate Drive in Hughes Center.
- 3753-3763 Howard Hughes Parkway are two three-story Class A office buildings with curved faces.
- The buildings' exteriors are Portuguese Limestone in mocha cream, with aluminum painted window and door systems, with a canted parapet wall at the roof line.
- HVAC is comprised of a central chiller plant, feeding chilled water to the main air handlers (one per floor), final distribution via zoned pressure independent VAV boxes with electric re-heat coils on perimeter zones.
- 3753-3763 Howard Hughes Parkway has 47 tenant parking spaces with 410 parking spaces for customers; combined parking ratio of approximately 3.5/1,000 usf.
- Two 3-stop hydraulic passenger elevators serve each 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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