



HUGHES CENTER®

3763 HOWARD HUGHES PARKWAY
LAS VEGAS, NV 89169

LAS VEGAS' CENTRAL BUSINESS DISTRICT

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CBRE



EQ Office

3763 HOWARD HUGHES PARKWAY

BUILDING HIGHLIGHTS

- 3763 Howard Hughes is a Class A, 3 story multi tenant building
- Located on the northern end of The HC® near Sands Ave.
- Beautifully manicured landscape and Wi-Fi enabled courtyards
- Flexible Lease Terms
- Spec Suites Available for Immediate Occupancy
- Professional users include Legal, Tech, Aviation, and Marketing



LOCATION
I-15 AND 215 BELTWAY
WITHIN 3 MILES



BUILDING SF
±61,723



LEASE RATE
\$2.65/SF/MO., FSG



PARKING
3.5/1,000

BUILDING AMENITIES

- 24/7 Roving Security Patrols
- Access-controlled parking garage
- Zagster bike sharing program
- Electric Vehicle charging stations
- WiFi enabled outdoor seating area





BANDITO LATIN KITCHEN & CANTINA

DYNAMIC AMENITIES & DINING OPTIONS WITHIN WALKING DISTANCE

PROJECT AMENITIES

- On-site Fitness Center available 24/7
- On-site Property Management
- On-site Building Engineers
- On-site Wells Fargo ATM
- Restaurant Row
Habit Burger, Pieology, Chipotle, Jamba Juice, Panera Bread, Fogo De Chao, Bandito Latin Kitchen, H2O Sushi & Izakaya, Bahama Breeze, Lawry's, Gordon Biersch and Del Frisco's
- Starbucks
- FedEx Kinkos
- Monthly Farmers Market
- Shuttle service to and from Restaurant Row
- Fitness & Wellness Classes offered to Tenants Free of Charge
- Connected Campus
- Planned Tenant Lounge and Outdoor Social Area
- Planned HC Innovation Hub
- Planned Central Flex Green Space



PRIME LOCATION

The HC | Hughes Center® provides a vibrant mix of class A office space and retail amenities. The project is conveniently located within close proximity to McCarran International Airport, the Las Vegas Strip, the new Las Vegas Stadium and the T-Mobile Arena, as well as numerous shopping, dining and entertainment venues.

DRIVING DISTANCE

- Fashion Show Mall | 1.3 miles
- Las Vegas Convention Center | 1.4 miles
- University of Nevada Las Vegas | 1.5 miles
- T-Mobile Arena | 2.2 miles
- McCarran International Airport | 2.9 miles
- Raiders Stadium | 3.5 miles
- Downtown Las Vegas | 4.4 miles



SITE PLAN

