

Summary of Project Features

3773 Howard Hughes Parkway

Hughes Center

Location: Howard Hughes Parkway between Sands Avenue and Corporate Drive at Hughes Center.

Year Constructed: 1995

Architect: Houstin Barnard

Building Area: 164,673 RSF

Building Configuration: Distinctive Five-story Class A office building, featuring a dramatic seven-story glass atrium lobby with two offset square office building elements. Floor plates average 15,500 RSF, 9'6" finished ceiling in first floor areas, with 8' – 10' finished ceiling in tenant areas.

Type of Construction: Steel frame, Type I, fully sprinkled, fire resistive, live load 100#/SF reducible.

Building Materials: Exterior stone-clad façade with painted aluminum window and door system.

Roof: Single-ply membrane roof system over concrete metal deck.

Mechanical System: Central chiller plant, feeding chilled water to the main air handlers (one per floor), final distribution via zoned pressure independent VAV boxes with hot water coils on perimeter zones. Automated after hours HVAC override capability.

Elevator System: Four each 5-stop hydraulic elevators running at 170 F.P.M.

Parking: 59 surface visitor parking spaces, with 549 parking spaces for tenants in structured parking garage; combined parking ratio approximately 3.5/1,000 RSF.