

Summary of Project Features

3930 Howard Hughes Parkway

Hughes Center

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

Year Constructed: 1995

Building Area: 85,923 RSF

Building Configuration: Distinctive Five-story Class A office building.

Type of Construction: Steel frame, Type II construction. Fire resistive, fully sprinklered; live load 100#/SF reducible.

Building Materials: Combination Italian Limestone and Spanish Granite, with aluminum painted window and door system.

Roof: Single-ply membrane roof system over concrete on 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 electric re-heat coils on perimeter zones. Automated after hours HVAC override capability.

Elevator System: Three 5-stop hydraulic elevators operating at 175 F.P.M.

Security: Hughes Center operates a 24 hour Security Staff with video and audio monitoring of this building as well as the adjacent parking structure. After hours access is controlled by magnetic card readers and video cameras at the building and parking structure.

Parking: 80 surface visitor parking spaces, with 291 parking spaces for tenants in structured parking, with 187 covered; combined parking ratio approximately 3.68/1,000 RSF.