

## **Summary of Project Features**

### **3753-3763 Howard Hughes Parkway**

Hughes Center

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

**Year Constructed:** 1991

**Architect:** WZMH Houstin Barnard

**Building Area:** 120,824 RSF

**Building Configuration:** Two three-story Class A office buildings with curved faces.

**Type of Construction:** Steel frame, Type V-N

**Building Materials:** Portuguese Limestone in mocha cream, with aluminum painted window and door system and a canted parapet wall at the roof line.

**Roof:** Single-ply membrane roof system with ballast 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:** Four each 3-stop hydraulic passenger elevators (two per building), operating at 150 F.P.M.

**Parking:** 47 surface visitor parking spaces, with 410 parking spaces for tenants in structured parking; combined parking ratio approximately 3.5/1,000 RSF.