

## Summary of Project Features

**3883 Howard Hughes Parkway**  
Hughes Center

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

**Year Constructed:** 2006

**Architect:** HKS Architects, Inc.

**Building Area:** 238,957 rsf

**Building Configuration:** Modern eleven-story Class A office building, featuring a rectangular floor plan, containing approximately 22,530 RSF/Floor. A two-story entry lobby with a 25'4" clear height and visual access from the second floor. A two-story stone wall also accentuates the dramatic entry.

**Type of Construction:** Type I-B, 6 ¼" thick lightweight concrete composite deck supported by structural steel composite beams, fully sprinkled, seismic design category C.

**Building Materials:** The North and West sides consist of architectural precast with a sandblast exposed aggregate finish combined with an aluminum spandrel/window system. South and East sides consist of full height curtain wall. The glazing system consists of Low-E insulating glass. A striking accent wall and lighted spire on the exterior are wrapped in titanium colored metal panels. A covered walkway leads you to the main entrance from the garage.

**Roof:** Single ply roofing membrane on lightweight insulating concrete fill.

**Mechanical System:** Cooling tower provided condenser water to self-contained units on each floor. VAV controlled air handling system. Direct digital control system. Gas fired boilers provide hot water to exterior zones of each floor.

**Elevator System:** Three each 3500 lb. passenger cars and one 3500 lb. service elevator serving eleven floors. All rated 350 F.P.M. Two each 3500 lb. passenger elevators in the parking garage rated 200 F.P.M.

**Parking:** 826 total with 85 covered guest parking spaces. All structured parking. Combined parking ratio approximately 3.5/1,000 RSF.