

Summary of Project Features

3960 Howard Hughes Parkway

Hughes Center

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

Year Constructed: 1998

Architect: Mclarand Vasquez & partners

Building Area: 161,542 RSF

Building Configuration: Nine-story Class A office building with a modified rectangular floor plan and approximately 18,000 RSF/Floor; 9'6" finished ceiling in first floor areas; 8'10" finished ceilings in tenant areas.

Type of Construction: Steel frame, Type II, fire resistive, fully sprinkled; 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 on metal deck.

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

Elevator System: Three each 3500 lb. passenger cars serving 9 floors. One each 4500 lb. swing service car serving 9 floors plus penthouse. All rated at 350 F.P.M.

Parking: 71 surface visitor parking spaces, with 453 parking spaces for tenants in structured parking garage; combined parking ratio approximately 3.5/1,000 RSF.