

## **Summary of Project Features**

### **3800 Howard Hughes Parkway**

Hughes Center

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

**Year Constructed:** 1986

**Architect:** Welton Becket

**Building Area:** 259,080 RSF

**Building Configuration:** Distinctive Seventeen-story Class A office building

**Type of Construction:** Steel frame, Type I, fire resistive, fully sprinklered; live load upgraded to 100#/SF reducible.

**Building Materials:** Flamed Carmen Red granite exterior, with black glass and aluminum mullion system.

**Roof:** Built-up roof system on rigid insulation and metal deck.

**Mechanical System:** Central boiler and chiller plants, 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:** Six each gearless traction elevators (Schindler Miconic V), serving the building, operating at 500 F.P.M. and one 3-stop hydraulic elevator serving the parking garage structure.

**Parking:** 164 surface visitor parking spaces, with 703 parking spaces for tenants in structured parking; combined parking ratio approximately 3.5/1,000 RSF.