

HUGHES CENTER PLUG & PLAY SUBLEASE OPPORTUNITY

3,815 SF AVAILABLE

3753

**HOWARD
HUGHES PKWY.**

LAS VEGAS, NEVADA 89169



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**Furniture
negotiable**

FOR SUBLEASE **IMMEDIATE OCCUPANCY**

3753 Howard Hughes Parkway is a Class A, 3-story multi-tenant professional office building totaling ±61,655 RSF. This ground floor suite offers double-door entry into large reception area with built in desk and separate seating areas, five small offices accessible from the reception area, separated by a doorway into the remainder of the space which comprises of a large open bull pen area, open air break room, IT room, four offices/huddle rooms and one conference room, all along the glass maximizing the efficiency of the space.

3,815 sf of unique office space

PROPERTY HIGHLIGHTS



Professional office building totaling $\pm 61,655$ RSF



Space renovated in 2019



First floor suite consisting of $\pm 3,815$ RSF



Competitive Full Service Gross Lease Rate from \$2.40 RSF



Generous Parking ratio of 3.5:1000



24/7 access and security



Sublease expires August 31, 2024



Conference Room



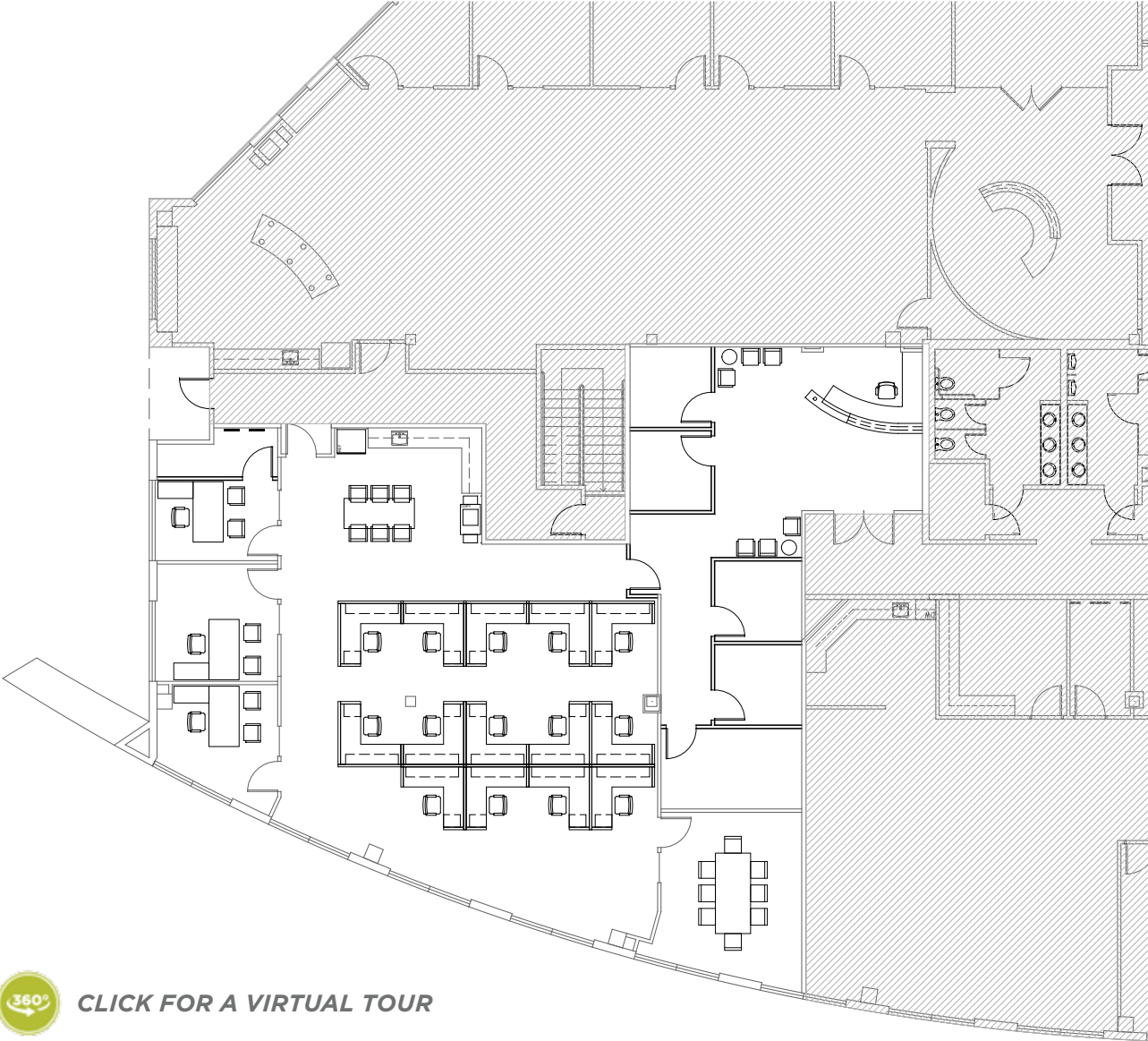
Open Floor Plan



Break Room

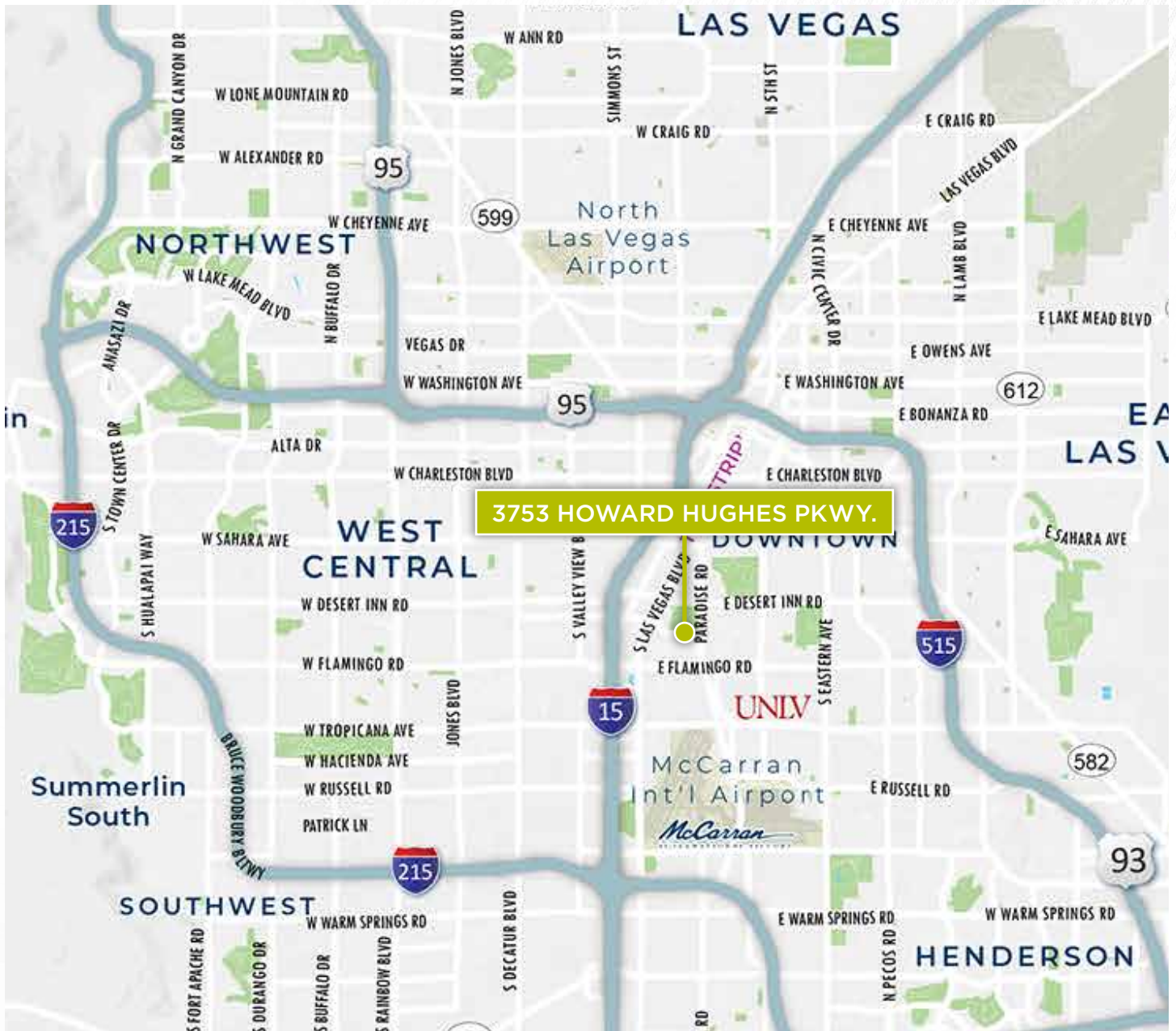


1ST FLOOR, SUITE 141



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LOCATION



CENTRALLY located

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