

HUGHES CENTER PLUG & PLAY SUBLEASE OPPORTUNITY

2,527 SF AVAILABLE

3773

**HOWARD
HUGHES PKWY.**

LAS VEGAS, NEVADA 89169



[CLICK FOR A VIRTUAL TOUR](#)



**CUSHMAN &
WAKEFIELD**



**SUITE
160N**

FOR SUBLEASE **COLLABORATIVE WORK SPACE**

3773 Howard Hughes Parkway is a Class A, 5-story multi-tenant professional office building totaling ±169,054 RSF. Uniquely appointed dramatic lobby with center Atrium which extends past the 5th floor, separating the North and South wings of the building. Timeless finishes throughout, each tower is serviced by a bank of elevators and multiple “ingress and egress” access points. Convenient visitor and employee parking make this a popular choice for many businesses.

Move-in ready ground floor suite currently configured with a reception area, beautiful glass enclosed conference room, large bull pen area, three private offices and a collaborative open break area.

2,527 sf of unique office space

PROPERTY HIGHLIGHTS



Beautiful 5-story office building totaling $\pm 169,054$ RSF



24/7 access and security



Generous parking ratio of 3.5:1000



Ground floor suite consisting of $\pm 2,527$ RSF



Competitive Full Service Gross Lease Rate from \$2.75 RSF



Sublease expires May 31, 2026



Furniture negotiable



Conference Room



Open Floor Plan



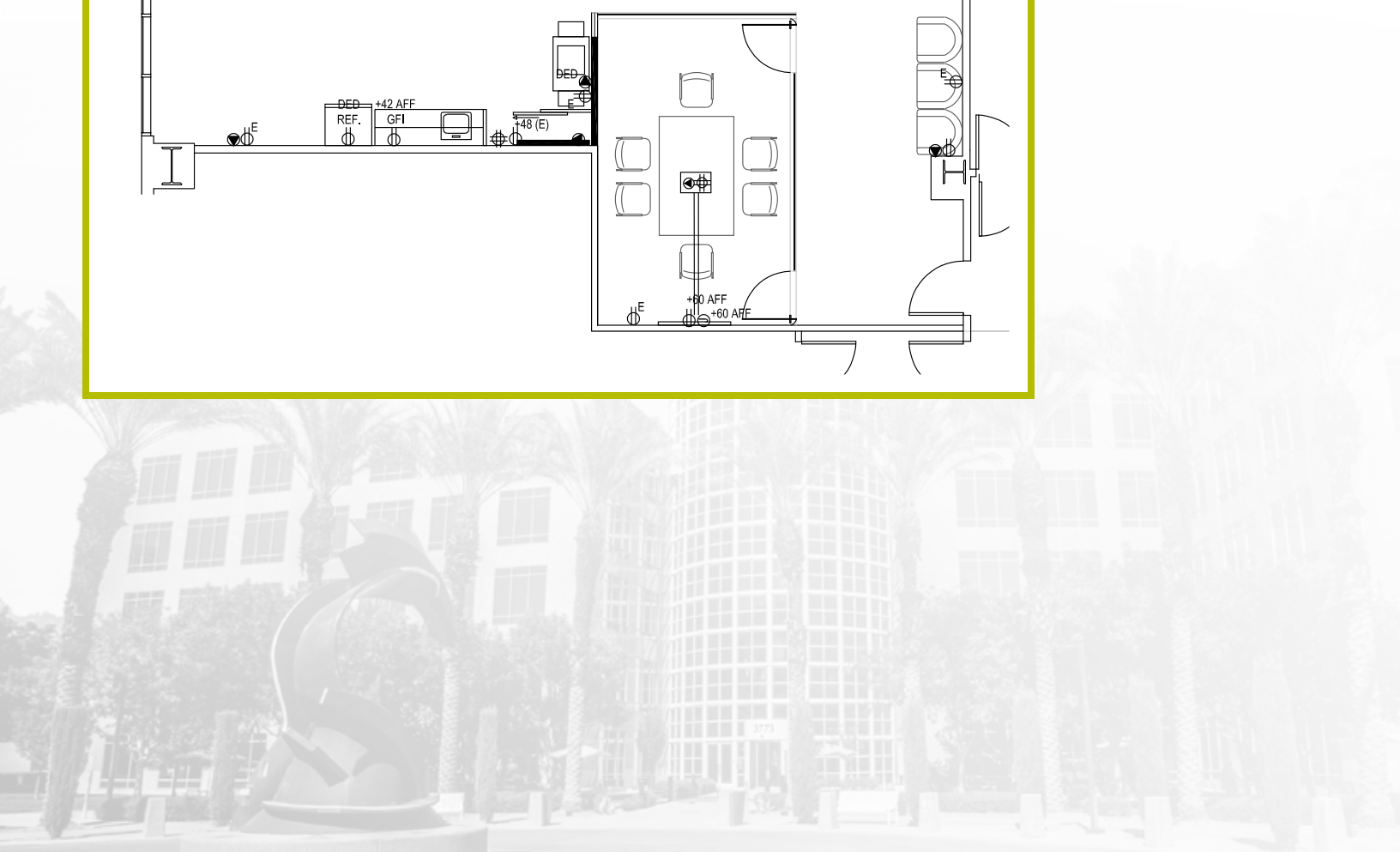
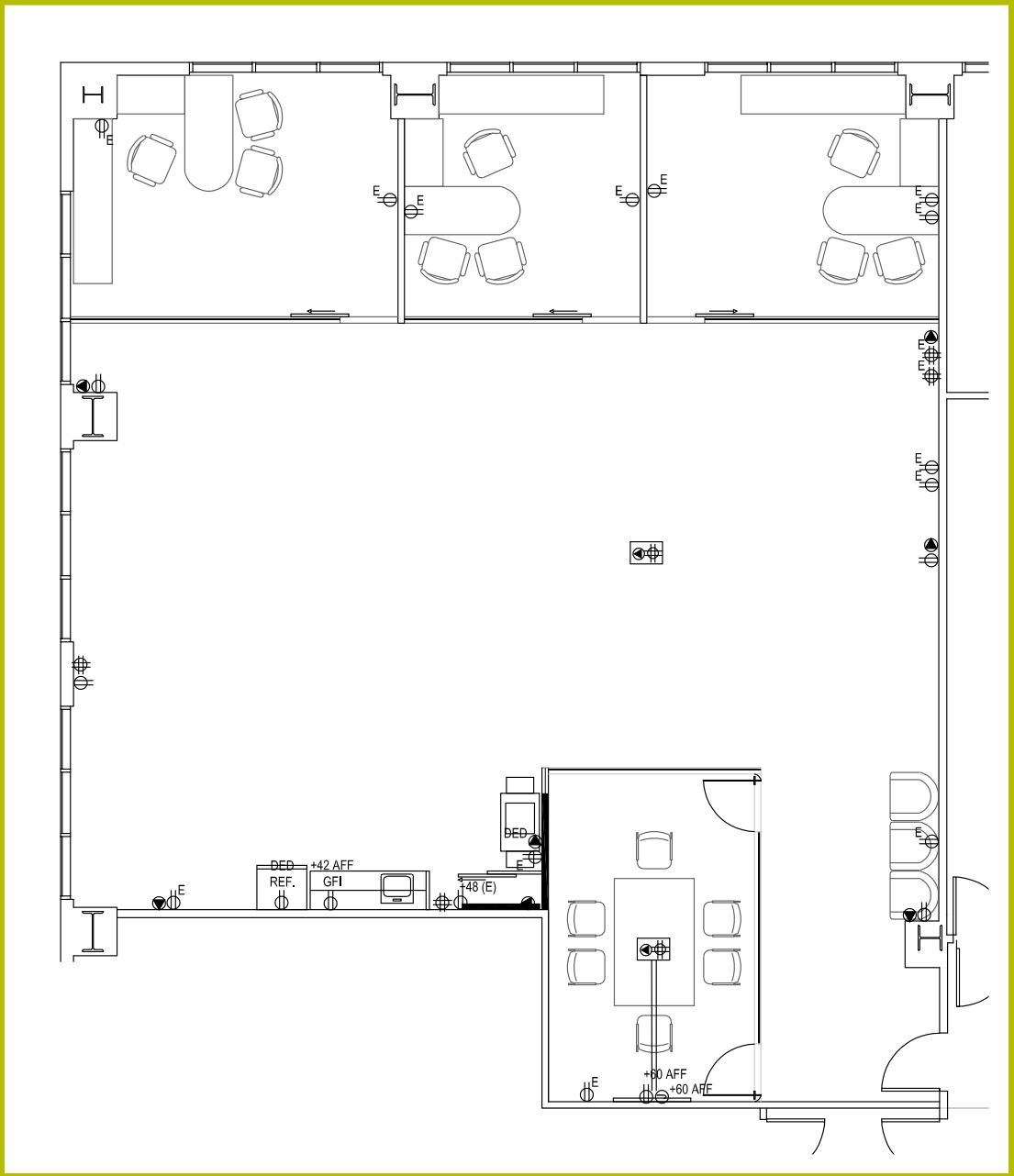
Break Room



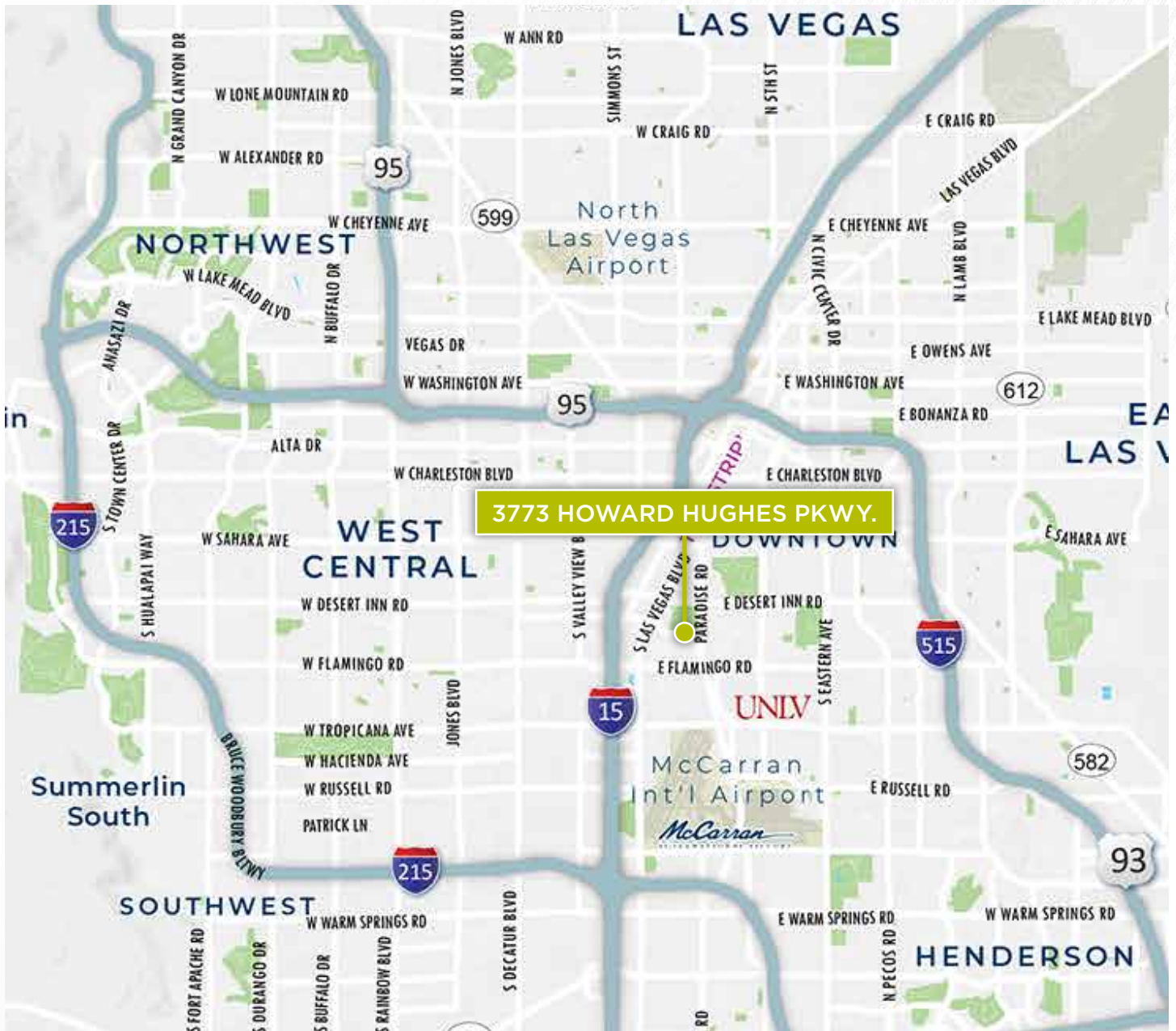
1ST FLOOR, SUITE 160N



CLICK FOR A VIRTUAL TOUR



LOCATION



CENTRALLY located

Paula Lea, CCIM

Associate Director
+1 702 688 6867
paula.lea@cushwake.com
LIC #BS.0040679

Dan Palmeri, SIOR

Senior Director
+1 702 688 6909
dan.palmeri@cushwake.com
LIC #S.0067467

Mike Zaher

Associate
+1 702 688 6873
mike.zaher@cushwake.com
LIC #S.0191230

6725 Via Austi Pkwy., Suite 275
Las Vegas, NV 89119
Main +1 702 796 7900
Fax +1 702 796 7920
cushmanwakefield.com

